



Heritage Commercial Realty, Inc.

Serving your commercial real estate needs since 1984.

Suite 225, 5579-B Chamblee Dunwoody Road, Atlanta, Georgia 30338

Phone: 770-395-9111 Fax: 770-394-0867 Email: hcrinc@comcast.net



2009 GA DOT TRAFFIC COUNTS:
East-West Connector: 36,240
Powder Springs Road (north): 18,260
Powder Springs Road (south): 29,140
2007 COBB COUNTY DOT:
Barrett Parkway: 22,800

DEMOGRAPHICS:
(2015 Projections — 5 Mile):
Population: 153,092
Households: 51,105

(2010 Estimates - 5 Mile):
Population: 142,833
Households: 47,992
Avg. HH Income: \$73,686

4 OUTLOTS AVAILABLE

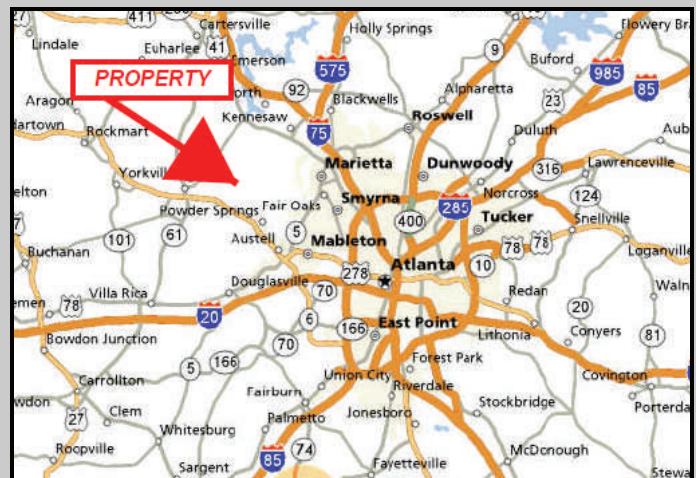
BARRETT PARKWAY @ MACEDONIA ROAD

Cobb County, Georgia

PROPERTY DETAILS

Located next to the Super Walmart at Barrett Parkway (East-West Connector) and Powder Springs Road, this property is convenient to major roads as well as shopping, dining, entertainment and medical facilities. Besides Walmart, businesses located in the area are Regal Cinema, Stella's, Kaiser Permanente, Carnettes, Outback Steakhouse, Zaxby's, Bank of America, South Trust Bank, Marathon, Lockheed Federal Credit Union, McDonald's and Racetrac as well as many others.

Zoned CRC, LRO and R-20
 (Sale can be "subject to.")



For additional information, contact: JERRY PRESCOTT
770-395-9111



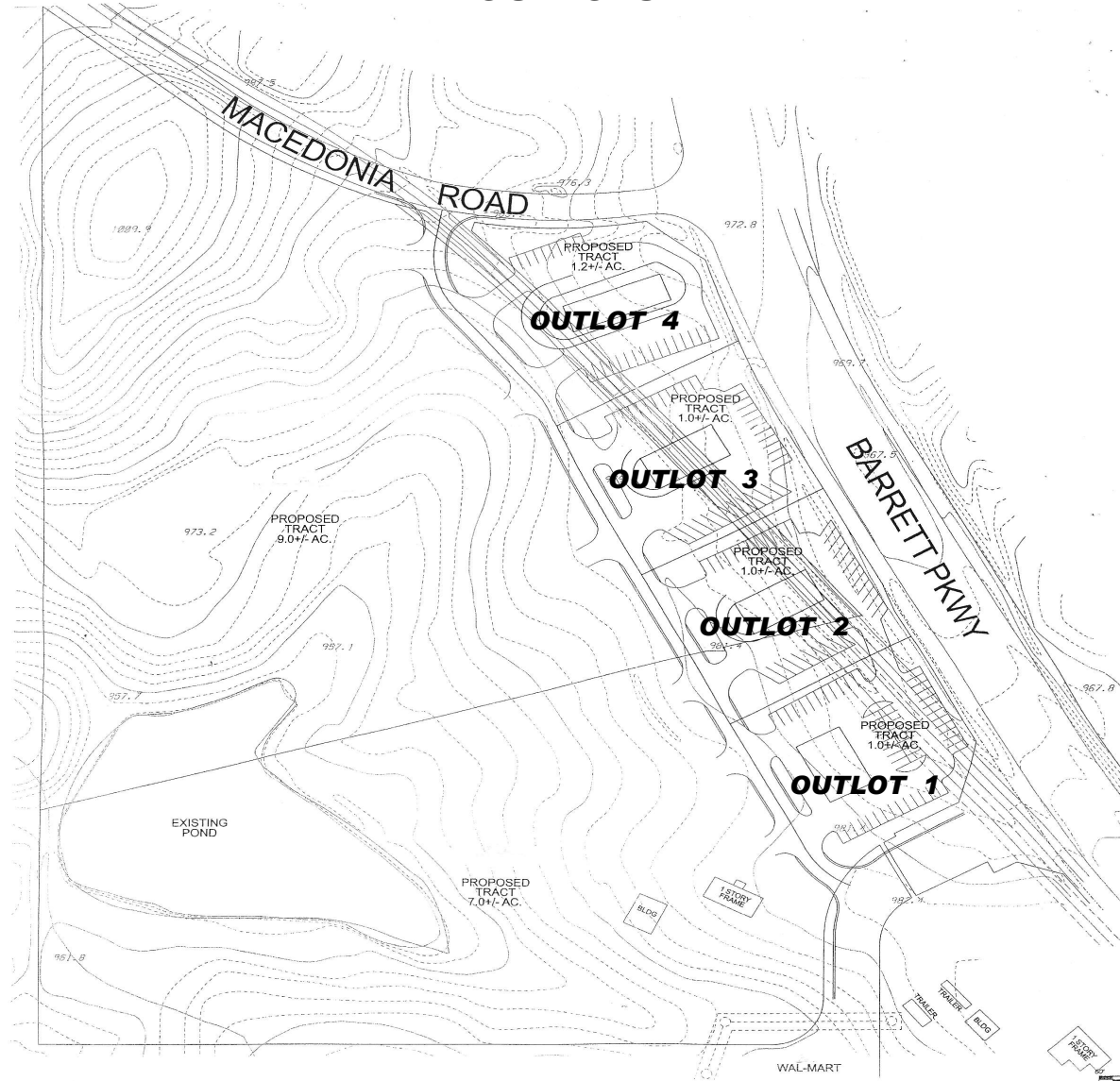
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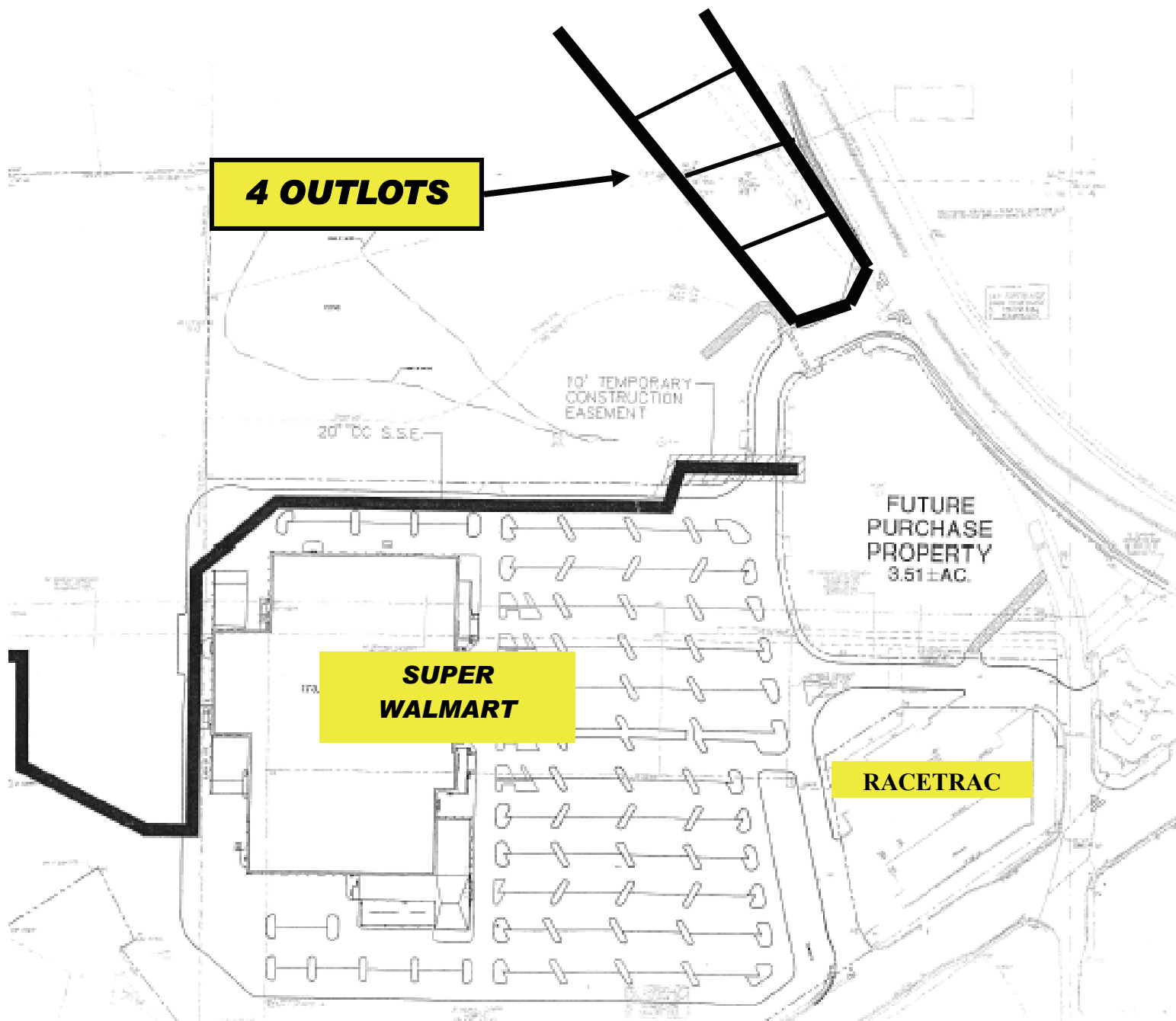
OUTLOTS



PRICING:

LOT 1 \$880,000	LOT 2 \$600,000
LOT 3 \$600,000	LOT 4 \$800,000

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4 OUTLOTS

**SUPER
WALMART**

RACETRAC

**FUTURE
PURCHASE
PROPERTY
3.51 ± AC.**

10' TEMPORARY
CONSTRUCTION
EASEMENT

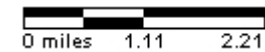
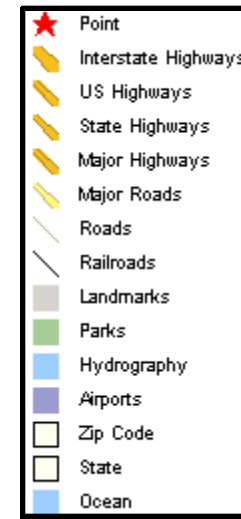
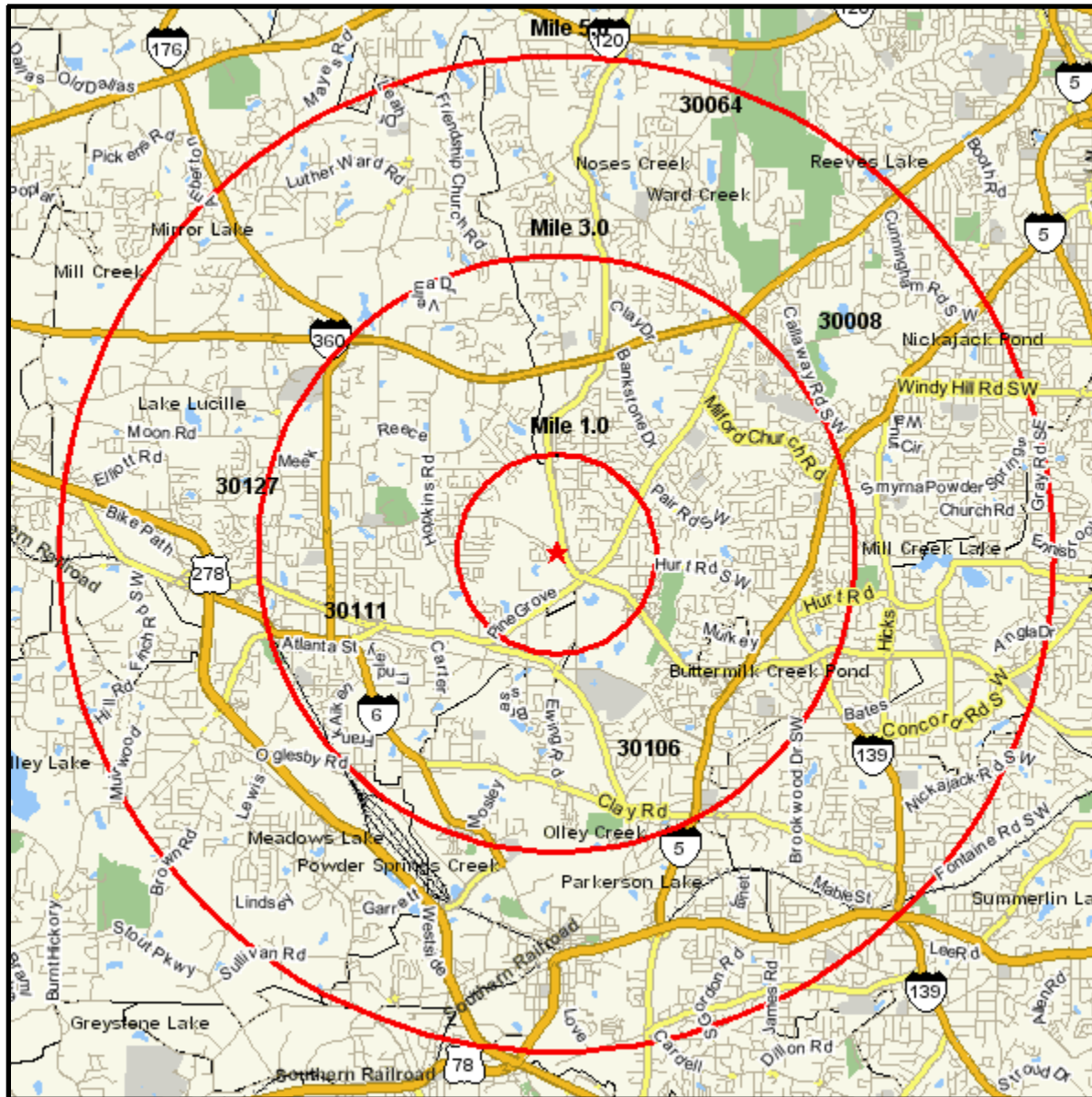
20' CC S.S.E.

Area Map

Prepared For: Heritadge Commercial Realty, Inc.

Order #: 969671703
Site: 01

2761 MACEDONIA RD
POWDER SPRINGS, GA 30127-2195
Coord: 33.871134, -84.635944
Radius - See Appendix for Details



Pop-Facts: Demographic Quick Facts 2010 Report

Radius 1: 2761 MACEDONIA RD, POWDER SPRINGS, GA 30127-2195, aggregate

Radius 2: 2761 MACEDONIA RD, POWDER SPRINGS, GA 30127-2195, aggregate

Radius 3: 2761 MACEDONIA RD, POWDER SPRINGS, GA 30127-2195, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2015 Projection	7,459		61,376		153,092	
2010 Estimate	7,068		57,678		142,833	
2000 Census	6,292		50,688		122,529	
1990 Census	4,008		34,555		86,364	
Growth 1990 - 2000	56.99%		46.69%		41.88%	
Households						
2015 Projection	2,371		20,664		51,106	
2010 Estimate	2,252		19,498		47,992	
2000 Census	2,048		17,396		42,101	
1990 Census	1,324		11,698		30,095	
Growth 1990 - 2000	54.68%		48.71%		39.89%	
2010 Est. Population by Single Classification Race						
	7,068		57,678		142,833	
White Alone	2,386	33.76	25,744	44.63	72,175	50.53
Black or African American Alone	4,054	57.36	26,189	45.41	55,106	38.58
American Indian and Alaska Native Alone	34	0.48	237	0.41	530	0.37
Asian Alone	108	1.53	1,349	2.34	3,327	2.33
Native Hawaiian and Other Pacific Islander Alone	5	0.07	69	0.12	145	0.10
Some Other Race Alone	264	3.74	2,414	4.19	7,465	5.23
Two or More Races	217	3.07	1,677	2.91	4,085	2.86
2010 Est. Population Hispanic or Latino						
	7,068		57,678		142,833	
Hispanic or Latino	697	9.86	5,061	8.77	15,250	10.68
Not Hispanic or Latino	6,370	90.12	52,617	91.23	127,583	89.32
2010 Tenure of Occupied Housing Units						
	2,252		19,498		47,992	
Owner Occupied	1,890	83.93	16,426	84.24	39,086	81.44
Renter Occupied	362	16.07	3,072	15.76	8,906	18.56
2010 Average Household Size						
	2.95		2.88		2.87	

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Radius 3: 2761 MACEDONIA RD, POWDER SPRINGS, GA 30127-2195, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2010 Est. Households by Household Income	2,252		19,498		47,992	
Income Less than \$15,000	111	4.93	1,133	5.81	3,081	6.42
Income \$15,000 - \$24,999	227	10.08	1,355	6.95	3,322	6.92
Income \$25,000 - \$34,999	183	8.13	1,621	8.31	4,389	9.15
Income \$35,000 - \$49,999	466	20.69	3,361	17.24	7,445	15.51
Income \$50,000 - \$74,999	601	26.69	5,031	25.80	11,503	23.97
Income \$75,000 - \$99,999	362	16.07	3,301	16.93	7,839	16.33
Income \$100,000 - \$124,999	169	7.50	1,836	9.42	5,013	10.45
Income \$125,000 - \$149,999	81	3.60	989	5.07	2,685	5.59
Income \$150,000 - \$199,999	40	1.78	494	2.53	1,548	3.23
Income \$200,000 - \$499,999	12	0.53	321	1.65	1,001	2.09
Income \$500,000 and over	1	0.04	55	0.28	166	0.35
2010 Est. Average Household Income	\$62,631		\$71,084		\$73,686	
2010 Est. Median Household Income	\$55,814		\$61,323		\$62,516	
2010 Est. Per Capita Income	\$21,592		\$24,815		\$25,606	
2010 Median HH Inc by Single Race Class or Ethn						
White Alone	58,333		61,240		65,617	
Black or African American Alone	53,617		61,043		58,887	
American Indian and Alaska Native Alone	81,250		85,795		82,440	
Asian Alone	60,714		78,163		70,982	
Native Hawaiian and Other Pacific Islander Alone	20,000		36,500		60,417	
Some Other Race Alone	80,682		64,046		60,013	
Two or More Races	49,118		52,970		52,510	
Hispanic or Latino	43,250		55,955		53,727	
Not Hispanic or Latino	56,389		61,537		63,146	