



Heritage Commercial Realty, Inc.

Serving your commercial real estate needs since 1984.

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

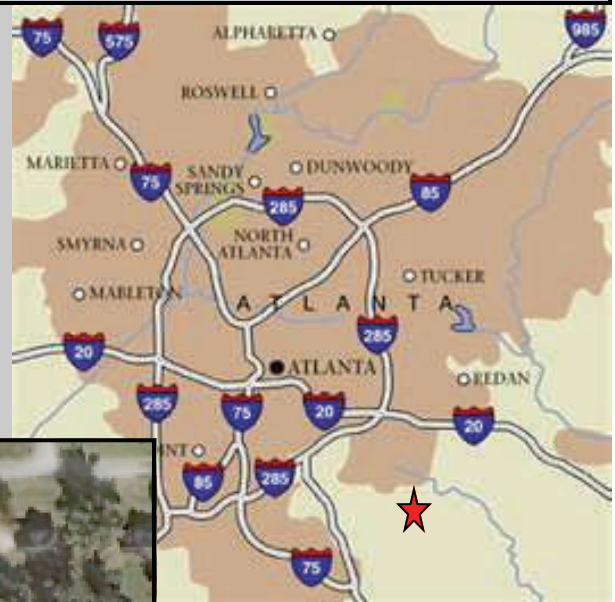
Phone: 770-395-9111 Fax: 770-394-0867 Email: hcrinc@comcast.net

AVAILABLE — SALE , GROUND LEASE or BUILD-TO-SUIT FAIRVIEW ROAD @ CENTENNIAL DRIVE

Stockbridge, Henry County, Georgia

These 2 parcels at the corner of Centennial Drive are just 7/10 mile from the busy Panola Road / Fairview Road intersection and 2 parcels from Fairview Elementary School. Ideal for a florist, day care, medical or professional office. Businesses in this area include Ingles, Kroger, Advance Auto, Waffle House, NAPA Auto Parts, Home Depot Wendy's, Walgreens, CVS, Burger King and many others.

Price: Northwest Corner: \$250,000
Southwest Corner: \$275,000



5 MILE DEMOGRAPHICS:

2011 Estimates:

Population: 101,569

Households: 34,020

(2016 Projections)

Population: 113,775

Households: 38,293

Avg. HH Income (2011 Est.):

1 Mile: \$69,360

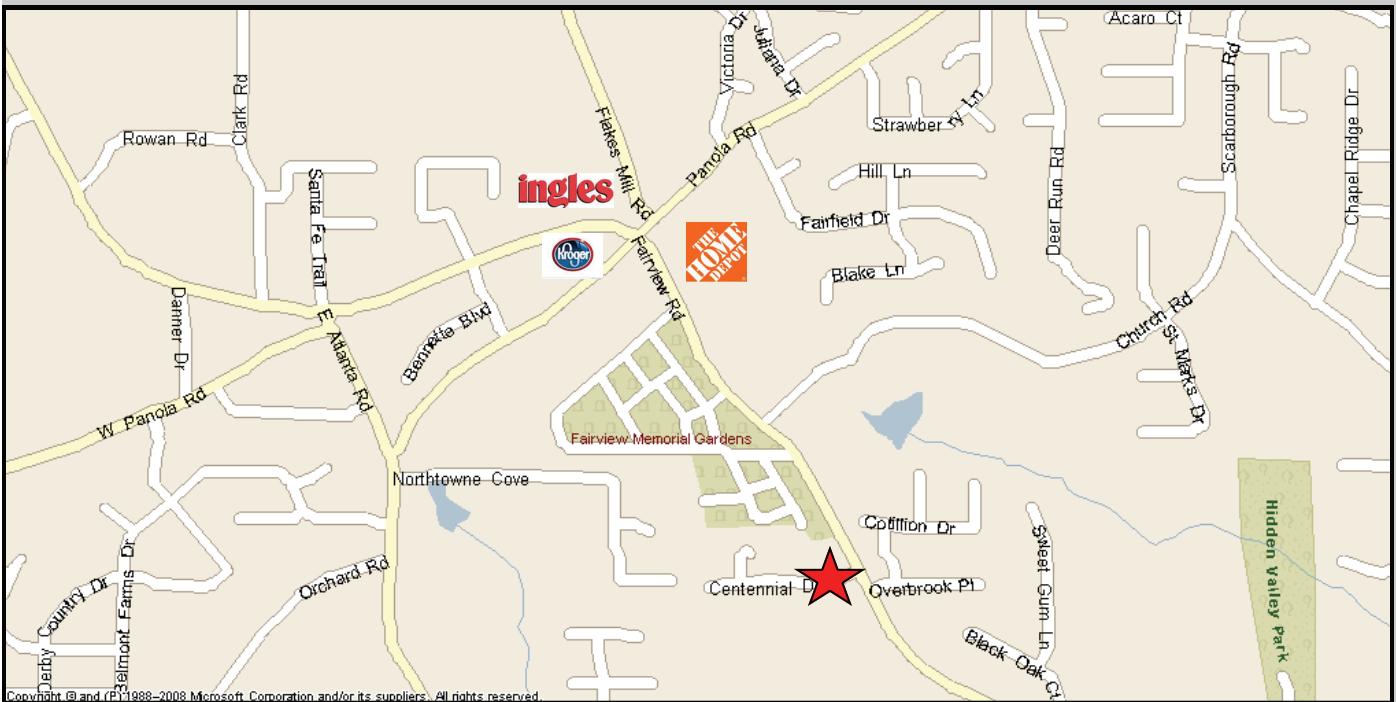
3 Mile: \$70,406

5 Mile: \$64,984

2010 GA DOT Traffic Count:

9,630

**For additional information, contact: JERRY PRESCOTT
770-395-9111 (office) or 770-595-9289 (cell)**



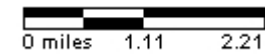
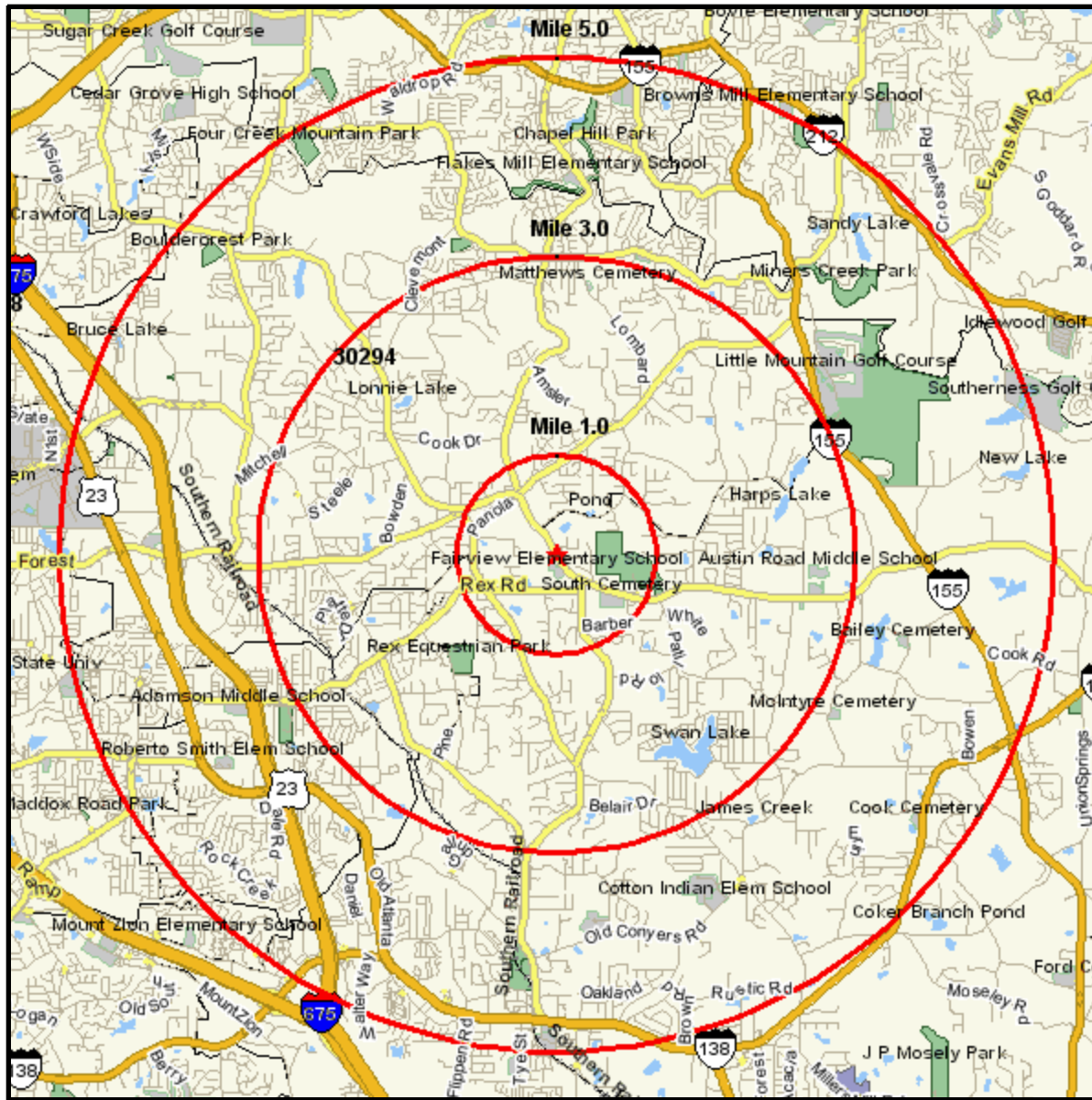
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Area Map

FAIRVIEW RD AT CENTENNIAL DR
 STOCKBRIDGE,GA 30281
 Coord: 33.611884, -84.229054
 Radius - See Appendix for Details



Pop-Facts: Demographic Quick Facts 2011 Report

Radius 1: FAIRVIEW RD AT CENTENNIAL DR, STOCKBRIDGE, GA 30281, aggregate

Radius 2: FAIRVIEW RD AT CENTENNIAL DR, STOCKBRIDGE, GA 30281, aggregate

Radius 3: FAIRVIEW RD AT CENTENNIAL DR, STOCKBRIDGE, GA 30281, aggregate

Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
		%		%		%
Population						
2016 Projection	3,513		36,242		113,775	
2011 Estimate	3,032		31,577		101,569	
2000 Census	2,365		22,723		77,083	
1990 Census	1,702		15,677		49,622	
Growth 1990 - 2000	38.95%		44.94%		55.34%	
Households						
2016 Projection	1,196		12,120		38,293	
2011 Estimate	1,020		10,475		34,020	
2000 Census	792		7,583		25,959	
1990 Census	565		5,176		16,254	
Growth 1990 - 2000	40.18%		46.50%		59.71%	
2011 Est. Population by Single Classification Race						
White Alone	998	32.92	11,557	36.60	30,355	29.89
Black or African American Alone	1,938	63.92	18,708	59.25	64,725	63.73
American Indian and Alaska Native Alone	3	0.10	55	0.17	247	0.24
Asian Alone	25	0.82	403	1.28	2,032	2.00
Native Hawaiian and Other Pacific Islander Alone	0	0.00	10	0.03	47	0.05
Some Other Race Alone	22	0.73	255	0.81	1,760	1.73
Two or More Races	46	1.52	590	1.87	2,402	2.36
2011 Est. Population Hispanic or Latino						
Hispanic or Latino	93	3.07	973	3.08	4,834	4.76
Not Hispanic or Latino	2,939	96.93	30,603	96.92	96,735	95.24
2011 Tenure of Occupied Housing Units						
Owner Occupied	887	86.96	9,324	89.01	28,247	83.03
Renter Occupied	133	13.04	1,152	11.00	5,773	16.97
2011 Average Household Size						
	2.97		3.01		2.97	

Pop-Facts: Demographic Quick Facts 2011 Report

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Radius 3: FAIRVIEW RD AT CENTENNIAL DR, STOCKBRIDGE, GA 30281, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2011 Est. Households by Household Income	1,020		10,475		34,020	
Income Less than \$15,000	32	3.14	397	3.79	2,081	6.12
Income \$15,000 - \$24,999	67	6.57	605	5.78	2,424	7.13
Income \$25,000 - \$34,999	86	8.43	901	8.60	3,393	9.97
Income \$35,000 - \$49,999	202	19.80	1,909	18.22	6,033	17.73
Income \$50,000 - \$74,999	287	28.14	3,002	28.66	9,605	28.23
Income \$75,000 - \$99,999	184	18.04	1,921	18.34	5,754	16.91
Income \$100,000 - \$124,999	84	8.24	912	8.71	2,632	7.74
Income \$125,000 - \$149,999	42	4.12	415	3.96	1,083	3.18
Income \$150,000 - \$199,999	22	2.16	232	2.21	589	1.73
Income \$200,000 - \$499,999	14	1.37	166	1.58	377	1.11
Income \$500,000 and over	1	0.10	15	0.14	50	0.15
2011 Est. Average Household Income	\$69,360		\$70,406		\$64,984	
2011 Est. Median Household Income	\$60,775		\$61,873		\$58,018	
2011 Est. Per Capita Income	\$23,325		\$23,362		\$21,927	
2011 Median HH Inc by Single Race Class or Ethn						
White Alone	58,773		60,717		55,626	
Black or African American Alone	62,352		62,861		59,669	
American Indian and Alaska Native Alone	110,532		76,494		78,051	
Asian Alone	42,917		49,263		49,850	
Native Hawaiian and Other Pacific Islander Alone	14,999		14,999		49,578	
Some Other Race Alone	45,950		50,968		46,770	
Two or More Races	63,496		63,901		57,628	
Hispanic or Latino	64,157		66,864		47,050	
Not Hispanic or Latino	60,736		61,787		58,386	