

FOR SALE - 1.159 Acres

7 CHURCH STREET

Auburn, Barrow County, Georgia

*Zoned C-2
General Commercial District*

*Demographics (5-Mile):
(2013 Projections)*

Population: 56,746

Households: 18,575

Avg. HH Income: \$74,591 (2008 Est.)

2007 Georgia DOT Traffic County:

At site: 15,480

West of site: 19,080

East of site: 14,750

\$550,000



HERITAGE COMMERCIAL REALTY, INC.

5579-B Chamblee-Dunwoody Road
Suite 225

Atlanta, GA 30338

Phone: 770/395-9111

Fax: 770/394-0867

Email: hcrinc@comcast.net

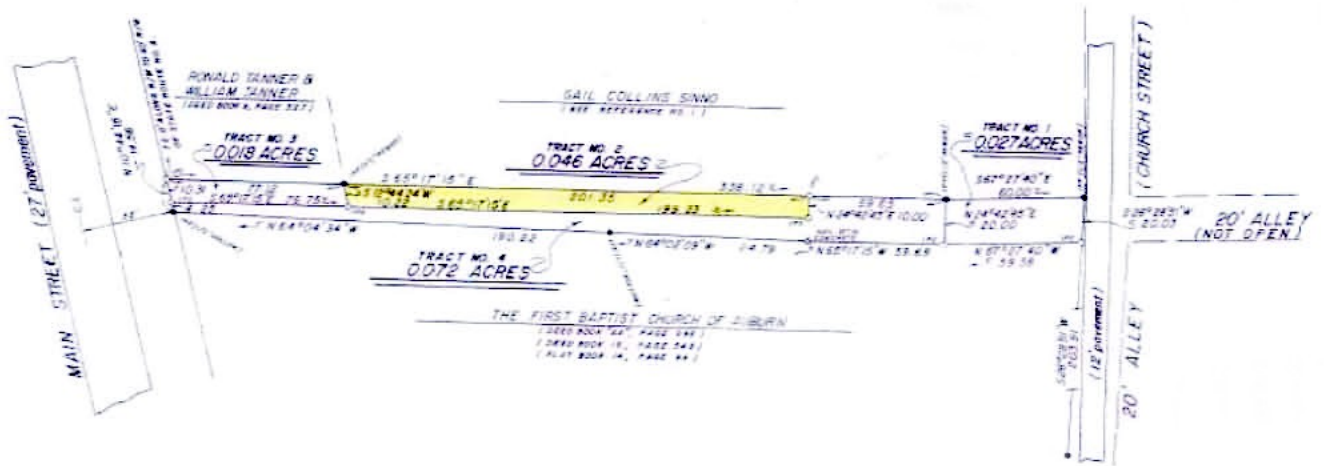
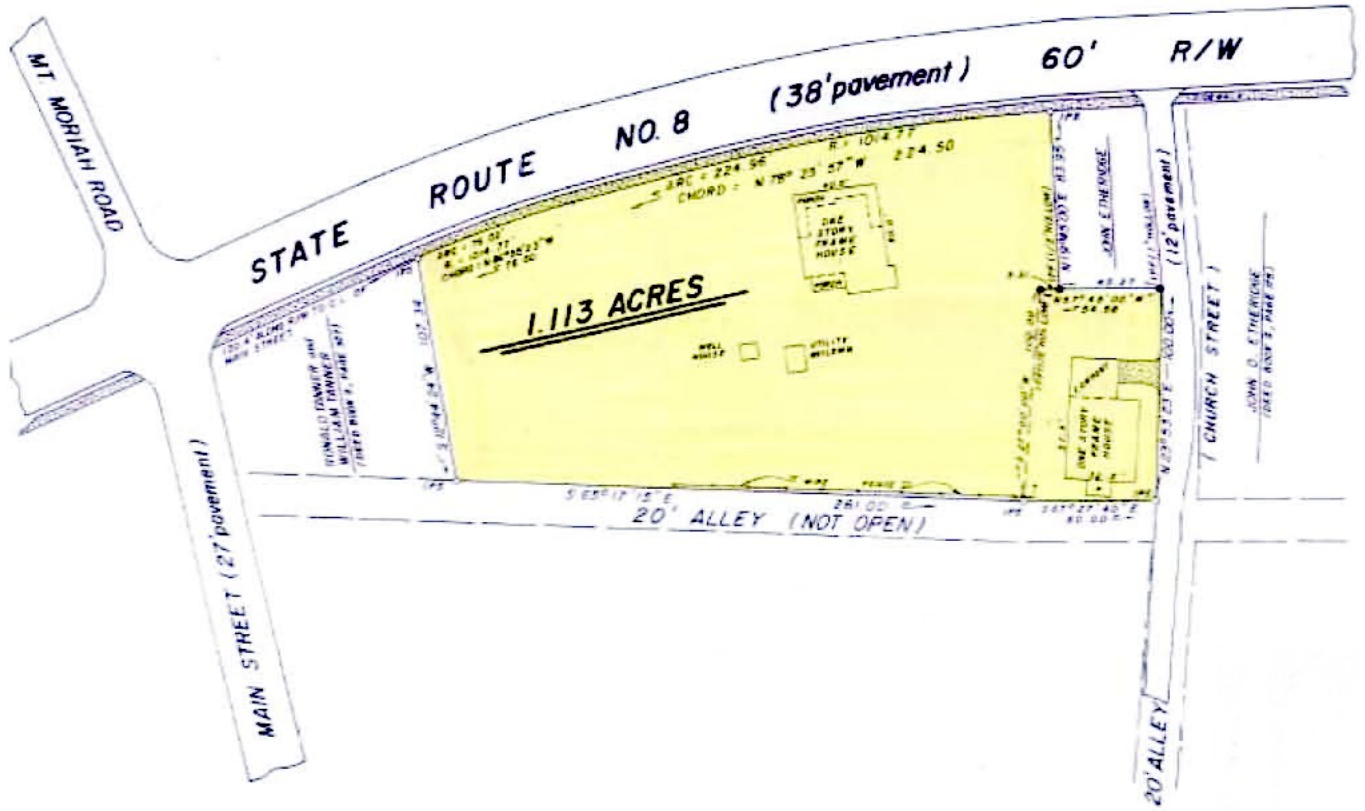
www.heritagecommercialrealty.com



This property is located in downtown Auburn, Georgia. Across Hwy. 8 from the City Offices, it is in the Downtown Auburn Overlay District which is designed to encourage high quality development and growth in the core area of the city. It is ideal for a bank, restaurant, professional office and many other commercial uses.

FOR ADDITIONAL INFORMATION, CONTACT:
JERRY PRESCOTT
770/395-9111

The information contained herein is from sources believed to be reliable. No independent investigation of the property or the information contained herein has been made and no representation is made as to the accuracy or completeness thereof. Property and terms are subject to prior sale, withdrawal, errors, omissions and change without notice. (309)



Pop-Facts: Demographic Quick Facts Report

Radius 1: 7 CHURCH ST, AUBURN, GA 30011, aggregate

Radius 2: 7 CHURCH ST, AUBURN, GA 30011, aggregate

Radius 3: 7 CHURCH ST, AUBURN, GA 30011, 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						
2013 Projection	3,260		19,162		56,746	
2008 Estimate	2,835		16,423		45,587	
2000 Census	2,244		12,488		27,540	
1990 Census	1,258		6,898		14,197	
Growth 1990 - 2000	78.38%		81.04%		93.98%	
Households						
2013 Projection	1,066		6,288		18,575	
2008 Estimate	940		5,461		15,113	
2000 Census	756		4,216		9,264	
1990 Census	436		2,391		4,896	
Growth 1990 - 2000	73.39%		76.33%		89.22%	
2008 Est. Population by Single Classification Race						
White Alone	2,391	84.34	13,988	85.17	38,393	84.22
Black or African American Alone	124	4.37	773	4.71	3,436	7.54
American Indian and Alaska Native Alone	16	0.56	79	0.48	184	0.40
Asian Alone	124	4.37	641	3.90	1,425	3.13
Native Hawaiian and Other Pacific Islander Alone	2	0.07	14	0.09	38	0.08
Some Other Race Alone	104	3.67	544	3.31	1,152	2.53
Two or More Races	74	2.61	383	2.33	959	2.10
2008 Est. Population Hispanic or Latino						
Hispanic or Latino	213	7.51	1,197	7.29	3,273	7.18
Not Hispanic or Latino	2,621	92.45	15,226	92.71	42,314	92.82
2008 Tenure of Occupied Housing Units						
Owner Occupied	758	80.64	4,500	82.40	13,160	87.08
Renter Occupied	181	19.26	961	17.60	1,953	12.92
2008 Average Household Size						
	3.02		3.01		3.00	



Pop-Facts: Demographic Quick Facts Report

Radius 1: 7 CHURCH ST, AUBURN, GA 30011, aggregate

Radius 2: 7 CHURCH ST, AUBURN, GA 30011, aggregate

Radius 3: 7 CHURCH ST, AUBURN, GA 30011, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
2008 Est. Households by Household Income	940		5,461		15,113	
Income Less than \$15,000	63	6.70	363	6.65	912	6.03
Income \$15,000 - \$24,999	43	4.57	243	4.45	724	4.79
Income \$25,000 - \$34,999	103	10.96	560	10.25	1,234	8.17
Income \$35,000 - \$49,999	165	17.55	962	17.62	2,333	15.44
Income \$50,000 - \$74,999	297	31.60	1,694	31.02	4,147	27.44
Income \$75,000 - \$99,999	156	16.60	895	16.39	2,712	17.94
Income \$100,000 - \$149,999	99	10.53	610	11.17	2,208	14.61
Income \$150,000 - \$249,999	12	1.28	105	1.92	640	4.23
Income \$250,000 - \$499,999	1	0.11	24	0.44	159	1.05
Income \$500,000 and over	0	0.00	5	0.09	44	0.29
2008 Est. Average Household Income	\$62,300		\$64,983		\$74,591	
2008 Est. Median Household Income	\$58,054		\$58,894		\$64,188	
2008 Est. Per Capita Income	\$20,657		\$21,608		\$24,746	

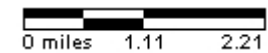
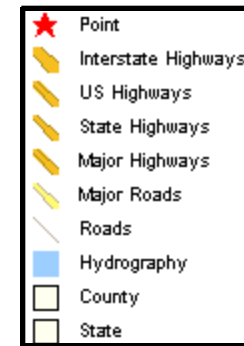
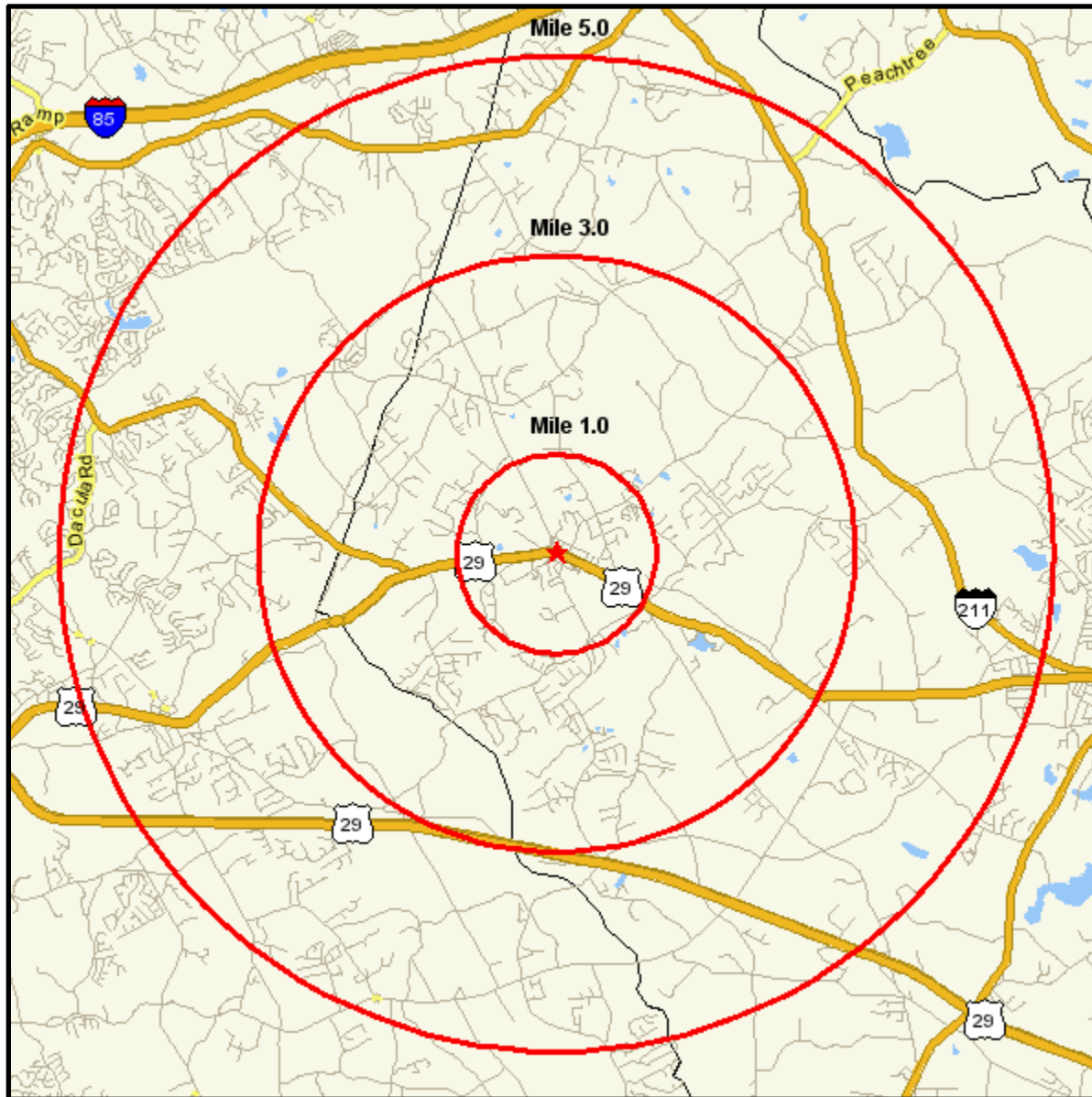


Area Map

Prepared For: Heritage Commercial Realty, Inc.

Order #: 967492280
Site: 01

7 CHURCH ST
AUBURN, GA 30011
Coord: 34.012526, -83.826913
Radius - See Appendix for Details



Executive Summary

Radius 1: 7 CHURCH ST, AUBURN, GA 30011, 0.00 - 1.00 Miles, Total



- The population in this area is estimated to change from 2,244 to 2,835, resulting in a growth of 26.3% between 2000 and the current year. Over the next five years, the population is projected to grow by 15.0%.

The population in the United States is estimated to change from 281,421,906 to 304,141,549, resulting in a growth of 8.1% between 2000 and the current year. Over the next five years, the population is projected to grow by 4.9%.

- The current year median age for this population is 31.4, while the average age is 31.7. Five years from now, the median age is projected to be 32.6.

The current year median age for the United States is 36.7, while the average age is 37.5. Five years from now, the median age is projected to be 37.6.

- Of this area's current year estimated population:

84.4% are White Alone, 4.4% are Black or African Am. Alone, 0.6% are Am. Indian and Alaska Nat. Alone, 4.4% are Asian Alone, 0.1% are Nat. Hawaiian and Other Pacific Isl. Alone, 3.7% are Some Other Race, and 2.6% are Two or More Races.

For the entire United States:

72.7% are White Alone, 12.4% are Black or African Am. Alone, 0.9% are Am. Indian and Alaska Nat. Alone, 4.4% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 6.6% are Some Other Race, and 2.8% are Two or More Races.

- This area's current estimated Hispanic or Latino population is 7.5%, while the United States current estimated Hispanic or Latino population is 15.2%.



- The number of households in this area is estimated to change from 756 to 940, resulting in an increase of 24.3% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 13.4%.

The number of households in the United States is estimated to change from 105,480,101 to 114,694,201, resulting in an increase of 8.7% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 5.3%.



- The average household income is estimated to be \$62,300 for the current year, while the average household income for the United States is estimated to be \$67,918 for the same time frame.

The average household income in this area is projected to increase 10.1% over the next five years, from \$62,300 to \$68,565. The United States is projected to have a 11.7% increase in average household income.

- The current year estimated per capita income for this area is \$20,657, compared to an estimate of \$25,933 for the United States as a whole.

Executive Summary

Radius 1: 7 CHURCH ST, AUBURN, GA 30011, 0.00 - 1.00 Miles, Total



- For this area, 53.9% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:
0.1% are in the Armed Forces, 74.1% are employed civilians, 2.3% are unemployed civilians, and 23.5% are not in the labor force.
For the United States, 47.2% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:
0.5% are in the Armed Forces, 60.2% are employed civilians, 3.6% are unemployed civilians, and 35.7% are not in the labor force.
- For this area, 53.9% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:
38.3% have occupation type blue collar, 51.3% are white collar, and 10.4% are Service & farm workers.
For the United States, 47.2% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:
23.9% have occupation type blue collar, 60.1% are white collar, and 16.0% are Service & farm workers.
- For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:
8.0% are in "Management, Business, and Financial Operations", 13.3% are in "Professional and Related Occupations", 9.8% are in "Service", and 30.4% are in "Sales and Office".
0.2% are in "Farming, Fishing, and Forestry", 16.8% are in "Construction, Extraction, and Maintenance", and 21.5% are in "Production, Transportation, and Material Moving".
For the civilian employed population age 16 and over in the United States, it is estimated that they are employed in the following occupational categories:
13.7% are in "Management, Business, and Financial Operations", 20.3% are in "Professional and Related Occupations", 14.6% are in "Service", and 26.7% are in "Sales and Office".
0.7% are in "Farming, Fishing, and Forestry", 9.5% are in "Construction, Extraction, and Maintenance", and 14.4% are in "Production, Transportation, and Material Moving".



- Currently, it is estimated that 2.3% of the population age 25 and over in this area had earned a Master's, Professional, or Doctorate Degree and 7.7% had earned a Bachelor's Degree.
In comparison, for the United States, it is estimated that for the population over age 25, 8.9% had earned a Master's, Professional, and Doctorate Degree, while 15.8% had earned a Bachelor's Degree.
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Executive Summary

Radius 1: 7 CHURCH ST, AUBURN, GA 30011, 0.00 - 1.00 Miles, Total



- Most of the dwellings in this area (80.7%) are estimated to be Owner-Occupied for the current year. For the entire country the majority of the housing units are Owner-Occupied (67.1%).
- The majority of dwellings in this area are estimated to be structures of 1 Unit Detached (74.4%) for the current year. In the United States, the majority of dwellings are estimated to be structures of 1 Unit Detached (60.8%) for the same year.
- The majority of housing units in this area (26.5%) are estimated to have been Housing Unit Built 1980 to 1989 for the current year. The majority of housing units in the United States (16.2%) are estimated to have been Housing Unit Built 1970 to 1979 for the current year.



Executive Summary

Radius 2: 7 CHURCH ST, AUBURN, GA 30011, 0.00 - 3.00 Miles, Total



- The population in this area is estimated to change from 12,488 to 16,423, resulting in a growth of 31.5% between 2000 and the current year. Over the next five years, the population is projected to grow by 16.7%.

The population in the United States is estimated to change from 281,421,906 to 304,141,549, resulting in a growth of 8.1% between 2000 and the current year. Over the next five years, the population is projected to grow by 4.9%.

- The current year median age for this population is 31.7, while the average age is 32.0. Five years from now, the median age is projected to be 33.0.

The current year median age for the United States is 36.7, while the average age is 37.5. Five years from now, the median age is projected to be 37.6.

- Of this area's current year estimated population:

85.2% are White Alone, 4.7% are Black or African Am. Alone, 0.5% are Am. Indian and Alaska Nat. Alone, 3.9% are Asian Alone, 0.1% are Nat. Hawaiian and Other Pacific Isl. Alone, 3.3% are Some Other Race, and 2.3% are Two or More Races.

For the entire United States:

72.7% are White Alone, 12.4% are Black or African Am. Alone, 0.9% are Am. Indian and Alaska Nat. Alone, 4.4% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 6.6% are Some Other Race, and 2.8% are Two or More Races.

- This area's current estimated Hispanic or Latino population is 7.3%, while the United States current estimated Hispanic or Latino population is 15.2%.
-



- The number of households in this area is estimated to change from 4,216 to 5,461, resulting in an increase of 29.5% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 15.1%.

The number of households in the United States is estimated to change from 105,480,101 to 114,694,201, resulting in an increase of 8.7% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 5.3%.



- The average household income is estimated to be \$64,983 for the current year, while the average household income for the United States is estimated to be \$67,918 for the same time frame.

The average household income in this area is projected to increase 10.2% over the next five years, from \$64,983 to \$71,626. The United States is projected to have a 11.7% increase in average household income.

- The current year estimated per capita income for this area is \$21,608, compared to an estimate of \$25,933 for the United States as a whole.
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Executive Summary

Radius 2: 7 CHURCH ST, AUBURN, GA 30011, 0.00 - 3.00 Miles, Total



- For this area, 53.7% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:
0.1% are in the Armed Forces, 73.6% are employed civilians, 2.4% are unemployed civilians, and 23.9% are not in the labor force.

For the United States, 47.2% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:

0.5% are in the Armed Forces, 60.2% are employed civilians, 3.6% are unemployed civilians, and 35.7% are not in the labor force.

- For this area, 53.7% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:
36.6% have occupation type blue collar, 53.4% are white collar, and 10.0% are Service & farm workers.

For the United States, 47.2% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:

23.9% have occupation type blue collar, 60.1% are white collar, and 16.0% are Service & farm workers.

- For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:
9.0% are in "Management, Business, and Financial Operations", 14.1% are in "Professional and Related Occupations", 9.4% are in "Service", and 30.7% are in "Sales and Office".
0.2% are in "Farming, Fishing, and Forestry", 16.1% are in "Construction, Extraction, and Maintenance", and 20.5% are in "Production, Transportation, and Material Moving".

For the civilian employed population age 16 and over in the United States, it is estimated that they are employed in the following occupational categories:

13.7% are in "Management, Business, and Financial Operations", 20.3% are in "Professional and Related Occupations", 14.6% are in "Service", and 26.7% are in "Sales and Office".

0.7% are in "Farming, Fishing, and Forestry", 9.5% are in "Construction, Extraction, and Maintenance", and 14.4% are in "Production, Transportation, and Material Moving".



- Currently, it is estimated that 2.5% of the population age 25 and over in this area had earned a Master's, Professional, or Doctorate Degree and 9.2% had earned a Bachelor's Degree.

In comparison, for the United States, it is estimated that for the population over age 25, 8.9% had earned a Master's, Professional, and Doctorate Degree, while 15.8% had earned a Bachelor's Degree.

Executive Summary

Radius 2: 7 CHURCH ST, AUBURN, GA 30011, 0.00 - 3.00 Miles, Total



- Most of the dwellings in this area (82.4%) are estimated to be Owner-Occupied for the current year. For the entire country the majority of the housing units are Owner-Occupied (67.1%).
- The majority of dwellings in this area are estimated to be structures of 1 Unit Detached (77.6%) for the current year. In the United States, the majority of dwellings are estimated to be structures of 1 Unit Detached (60.8%) for the same year.
- The majority of housing units in this area (28.0%) are estimated to have been Housing Unit Built 1999 to present for the current year. The majority of housing units in the United States (16.2%) are estimated to have been Housing Unit Built 1970 to 1979 for the current year.



Executive Summary

Radius 3: 7 CHURCH ST, AUBURN, GA 30011, 0.00 - 5.00 Miles, Total



- The population in this area is estimated to change from 27,540 to 45,587, resulting in a growth of 65.5% between 2000 and the current year. Over the next five years, the population is projected to grow by 24.5%.

The population in the United States is estimated to change from 281,421,906 to 304,141,549, resulting in a growth of 8.1% between 2000 and the current year. Over the next five years, the population is projected to grow by 4.9%.

- The current year median age for this population is 33.1, while the average age is 33.1. Five years from now, the median age is projected to be 34.7.

The current year median age for the United States is 36.7, while the average age is 37.5. Five years from now, the median age is projected to be 37.6.

- Of this area's current year estimated population:

84.2% are White Alone, 7.5% are Black or African Am. Alone, 0.4% are Am. Indian and Alaska Nat. Alone, 3.1% are Asian Alone, 0.1% are Nat. Hawaiian and Other Pacific Isl. Alone, 2.5% are Some Other Race, and 2.1% are Two or More Races.

For the entire United States:

72.7% are White Alone, 12.4% are Black or African Am. Alone, 0.9% are Am. Indian and Alaska Nat. Alone, 4.4% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 6.6% are Some Other Race, and 2.8% are Two or More Races.

- This area's current estimated Hispanic or Latino population is 7.2%, while the United States current estimated Hispanic or Latino population is 15.2%.



- The number of households in this area is estimated to change from 9,264 to 15,113, resulting in an increase of 63.1% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 22.9%.

The number of households in the United States is estimated to change from 105,480,101 to 114,694,201, resulting in an increase of 8.7% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 5.3%.



- The average household income is estimated to be \$74,591 for the current year, while the average household income for the United States is estimated to be \$67,918 for the same time frame.

The average household income in this area is projected to increase 9.5% over the next five years, from \$74,591 to \$81,656. The United States is projected to have a 11.7% increase in average household income.

- The current year estimated per capita income for this area is \$24,746, compared to an estimate of \$25,933 for the United States as a whole.

Executive Summary

Radius 3: 7 CHURCH ST, AUBURN, GA 30011, 0.00 - 5.00 Miles, Total



- For this area, 52.7% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:
0.1% are in the Armed Forces, 71.5% are employed civilians, 2.3% are unemployed civilians, and 26.1% are not in the labor force.
For the United States, 47.2% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:
0.5% are in the Armed Forces, 60.2% are employed civilians, 3.6% are unemployed civilians, and 35.7% are not in the labor force.
- For this area, 52.7% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:
31.0% have occupation type blue collar, 59.6% are white collar, and 9.4% are Service & farm workers.
For the United States, 47.2% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:
23.9% have occupation type blue collar, 60.1% are white collar, and 16.0% are Service & farm workers.
- For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:
12.8% are in "Management, Business, and Financial Operations", 16.3% are in "Professional and Related Occupations", 8.7% are in "Service", and 30.8% are in "Sales and Office".
0.4% are in "Farming, Fishing, and Forestry", 14.3% are in "Construction, Extraction, and Maintenance", and 16.7% are in "Production, Transportation, and Material Moving".
For the civilian employed population age 16 and over in the United States, it is estimated that they are employed in the following occupational categories:
13.7% are in "Management, Business, and Financial Operations", 20.3% are in "Professional and Related Occupations", 14.6% are in "Service", and 26.7% are in "Sales and Office".
0.7% are in "Farming, Fishing, and Forestry", 9.5% are in "Construction, Extraction, and Maintenance", and 14.4% are in "Production, Transportation, and Material Moving".



- Currently, it is estimated that 4.1% of the population age 25 and over in this area had earned a Master's, Professional, or Doctorate Degree and 13.9% had earned a Bachelor's Degree.
In comparison, for the United States, it is estimated that for the population over age 25, 8.9% had earned a Master's, Professional, and Doctorate Degree, while 15.8% had earned a Bachelor's Degree.

Executive Summary

Radius 3: 7 CHURCH ST, AUBURN, GA 30011, 0.00 - 5.00 Miles, Total



- Most of the dwellings in this area (87.1%) are estimated to be Owner-Occupied for the current year. For the entire country the majority of the housing units are Owner-Occupied (67.1%).
- The majority of dwellings in this area are estimated to be structures of 1 Unit Detached (85.9%) for the current year. In the United States, the majority of dwellings are estimated to be structures of 1 Unit Detached (60.8%) for the same year.
- The majority of housing units in this area (46.0%) are estimated to have been Housing Unit Built 1999 to present for the current year. The majority of housing units in the United States (16.2%) are estimated to have been Housing Unit Built 1970 to 1979 for the current year.

