



METRO BROKERS



PORTFOLIO SALE – TOTAL 11,928 ± SF COMBINED TWO (2) X 5,964 ± SF DULUTH OFFICE BUILDINGS

PREPARED BY:

Coldwell Banker Commercial
METRO BROKERS

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5775 Glenridge Drive Bldg. D
Second Floor
Atlanta, GA 30328

FOR SALE

4227 Pleasant Hill Rd, Bldg. 14 & 15
Duluth, GA 30096

CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.

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EXECUTIVE SUMMARY

THE PROPERTY

4227 Pleasant Hill Road, Bldg. 14 & 15
Duluth, GA 30096

PROPERTY SPECIFICATIONS

Property Type:	Office
Building #14 - Size:	5,964 ± SF - Vacant
Building #15 - Size:	5,964 ± SF (9.17% CAP)
Combined Bldg. Size:	11,928 ± SF
Land (Bldg. 14):	1.09 ± Acres
Land (Bldg. 15):	1.1 ± Acres
Combined Land Size:	2.19 ± Acres
Number of Stories:	2
Year Built:	2000



TAXES / OFFICE PARK ASSOCIATION FEES

- Annual Gwinnett County/Duluth City Tax:
Bldg. 14: \$8,469.61 ±
Bldg. 15: \$8,469.61 ±
- Office Park Association Fees: \$288.67 ± per month / per building / payable every quarter

PRICE

Sale Price	\$1,400,000 USD
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INVESTMENT HIGHLIGHTS

- A portfolio sale consisting of two (2) X 5,964 ± SF office buildings / a total of **11,928 ± SF two buildings combined**
- **Building #15 is fully leased** – 9.17% CAP based on \$700,000 price allocation (contact to request for additional details including rent roll)
- Tenant in Bldg. #15: Enercon (www.enercon.com) / a national engineering firm with offices in 27 cities in the US and 1 in Abu Dhabi, UAE
- **Building #14 is vacant** – ready for owner-occupant
- Outstanding opportunity for various types of professional service firms to collect rent from Building #15 (9.17% CAP) and occupy Building #14 – holding on to Building #15 for possible future expansion and/or supplemental rental income
- Roof replaced in the Year 2013 / 10-year warranty – approx. 5 years remaining
- HVAC replaced in the Year 2015 / 12-year warranty – approx. 9 years remaining

LOCATION HIGHLIGHTS

- Convenient location near the border of the City of Duluth and City of Johns Creek
- Property inside the City Limit of Duluth
- Affluent Duluth/Johns Creek Submarket
- Just 0.5 ± mile east of the City of Johns Creek
- 0.3 ± mile west of the intersection of Pleasant Hill Road and Peachtree Industrial Blvd. in Duluth
- 1.5 ± mile east of the intersection of 141 (Peachtree Parkway) and State Bridge Road in Johns Creek
- 12 ± miles northeast of I-285
- Convenient access to major corridors in the area including 141 (Peachtree Parkway), State Bridge Road, Pleasant Hill Road, Peachtree Ind. Blvd. etc.
- Multiple points-of-access to the office complex
- Strong national credit tenant presence in the general surrounding area

North River Professional – Bldg. 14 & 15 – For Sale

PROPERTY PHOTOS



North River Professional – Bldg. 14 & 15 – For Sale

PROPERTY PHOTOS – BLDG. 14



North River Professional – Bldg. 14 & 15 – For Sale

PROPERTY PHOTOS – BLDG. 14



North River Professional – Bldg. 14 & 15 – For Sale

PROPERTY PHOTOS – BLDG. 15

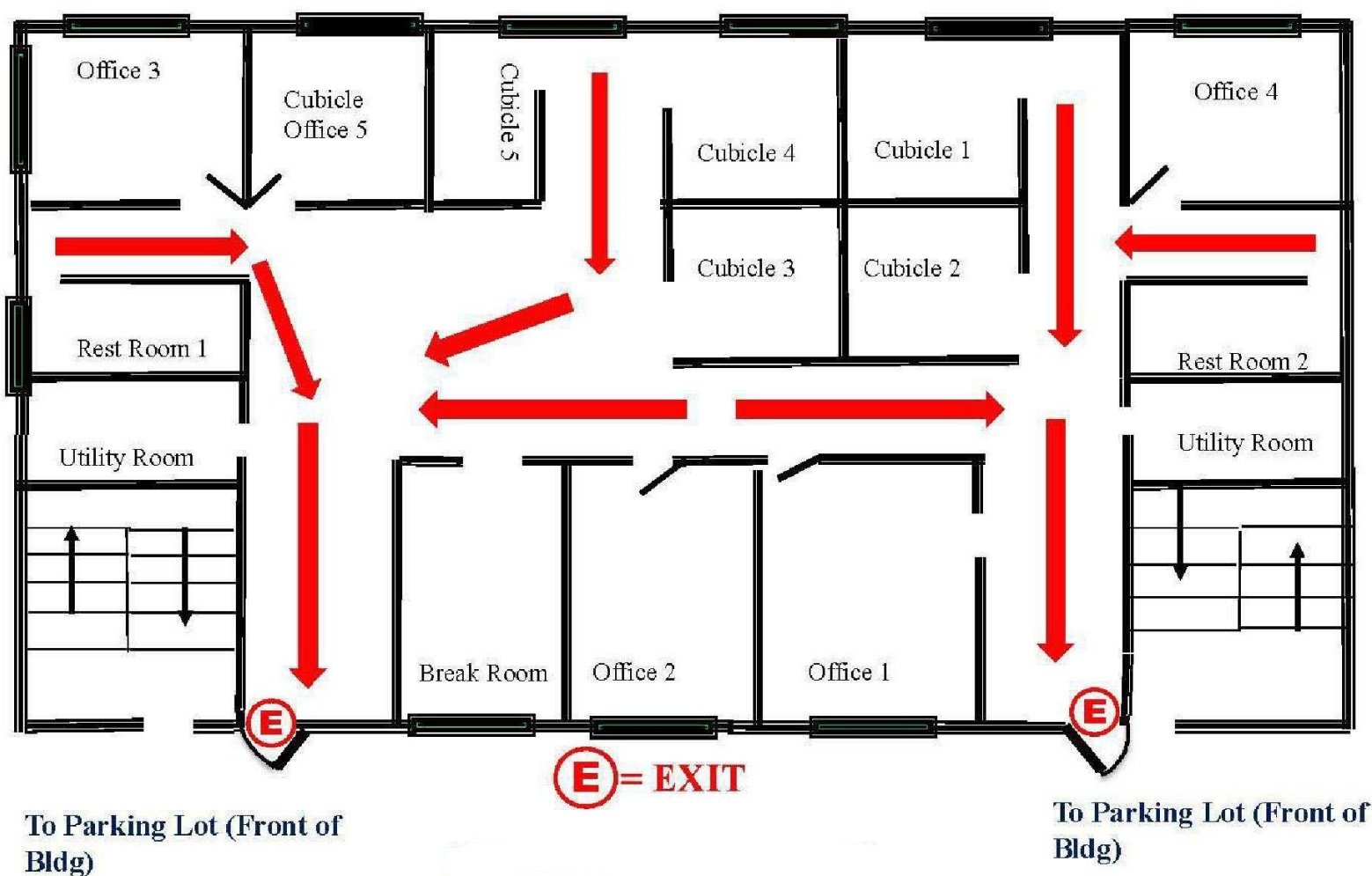


North River Professional – Bldg. 14 & 15 – For Sale

PROPERTY PHOTOS – BLDG. 15

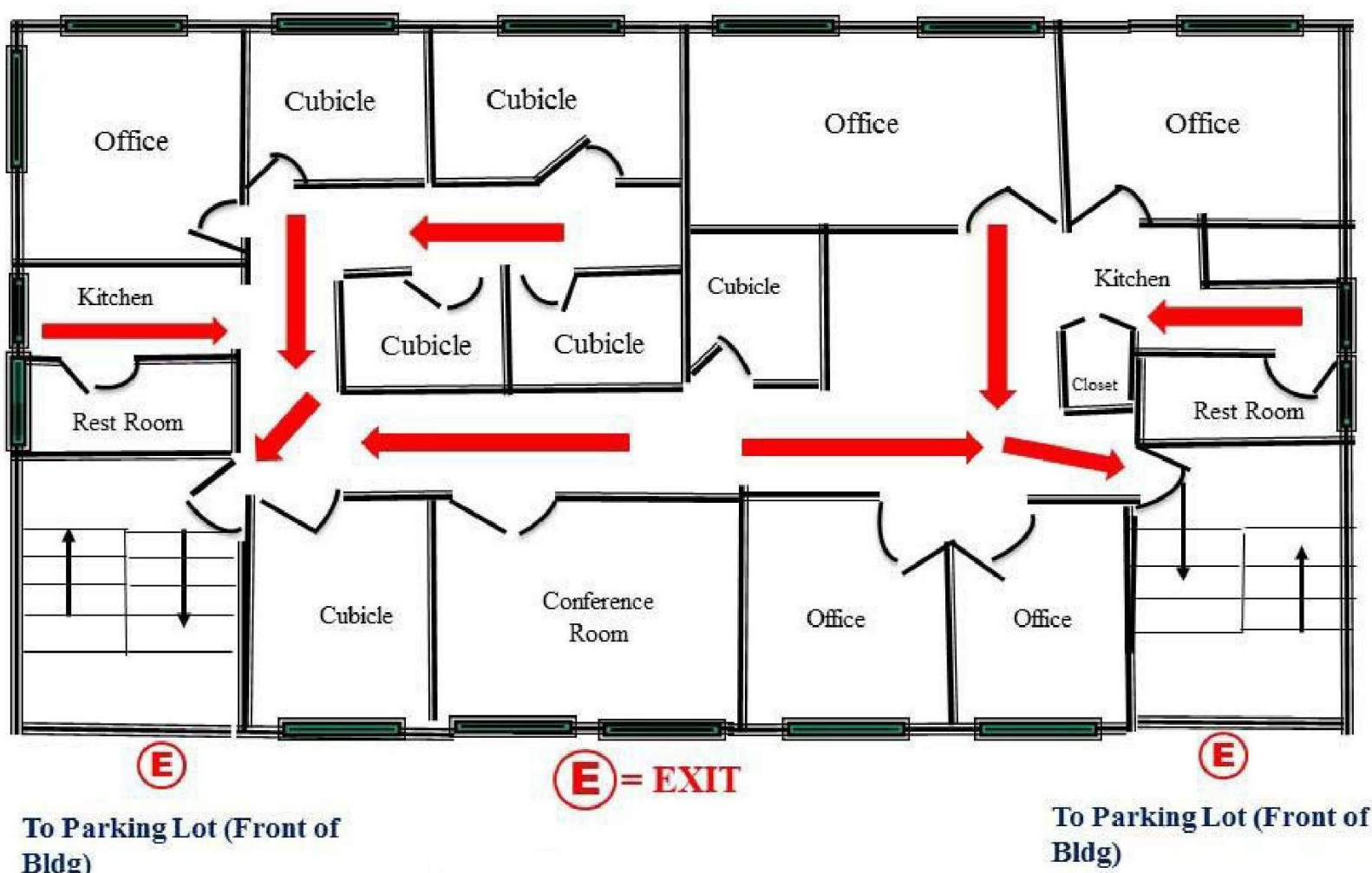


North River Professional – Bldg. 14 & 15 – For Sale

FLOOR PLAN - FIRST FLOOR – BLDG. 14


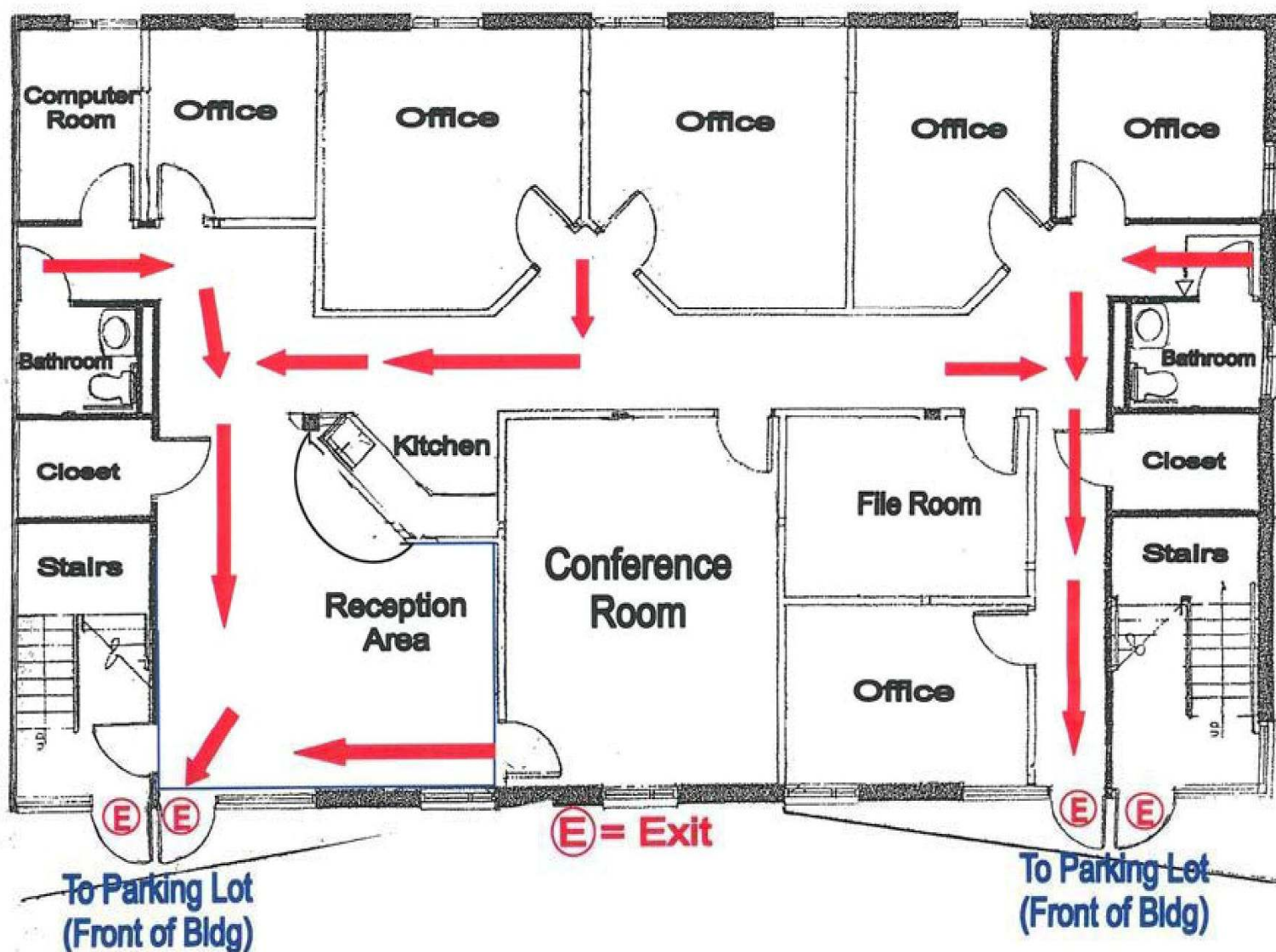
The floor plan is subject to errors and/or omissions and may not be drawn to scale. No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein.

North River Professional – Bldg. 14 & 15 – For Sale

FLOOR PLAN - SECOND FLOOR – BLDG. 14


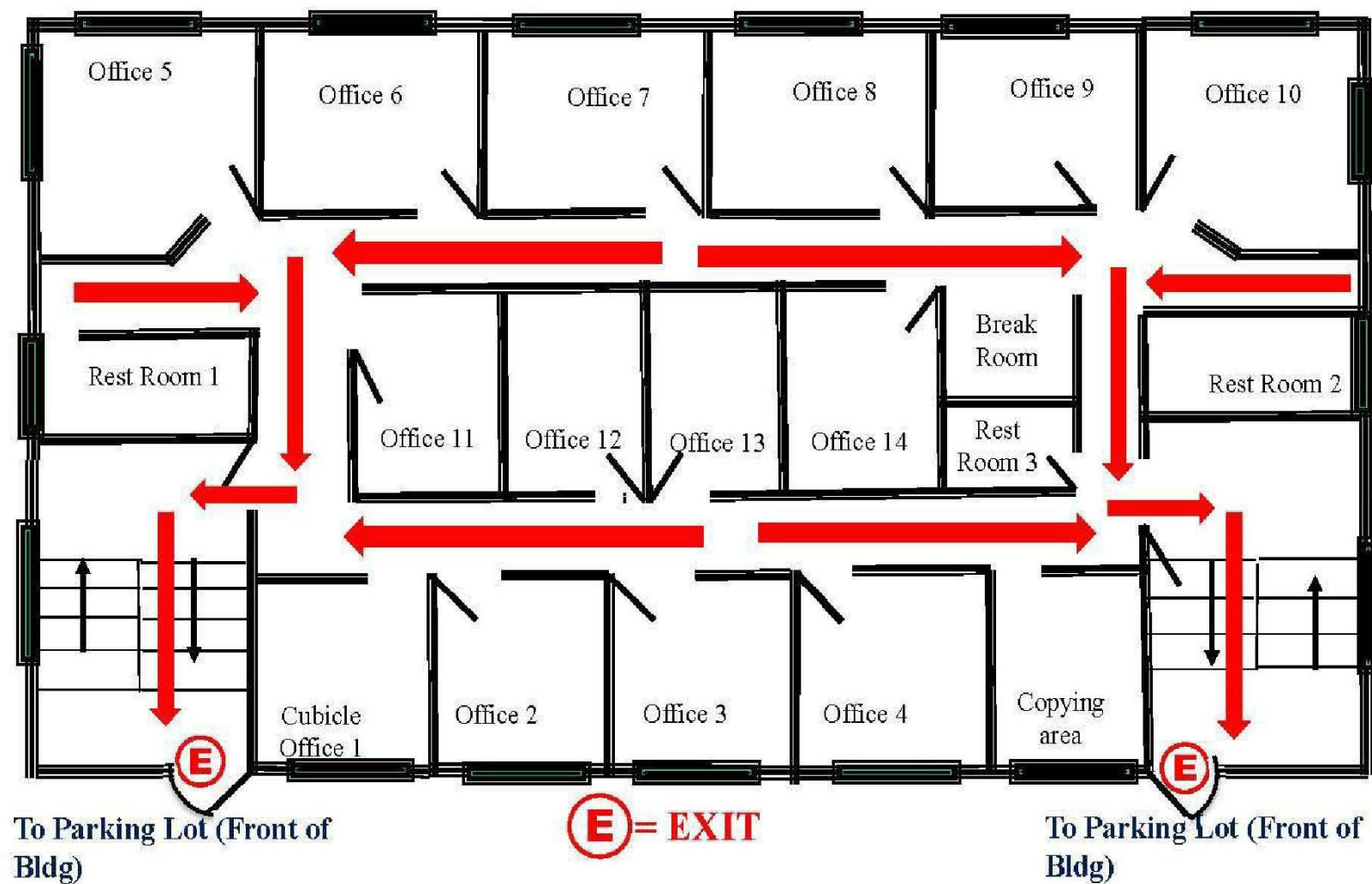
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North River Professional – Bldg. 14 & 15 – For Sale

FLOOR PLAN - FIRST FLOOR – BLDG. 15


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North River Professional – Bldg. 14 & 15 – For Sale

FLOOR PLAN - SECOND FLOOR – BLDG. 15


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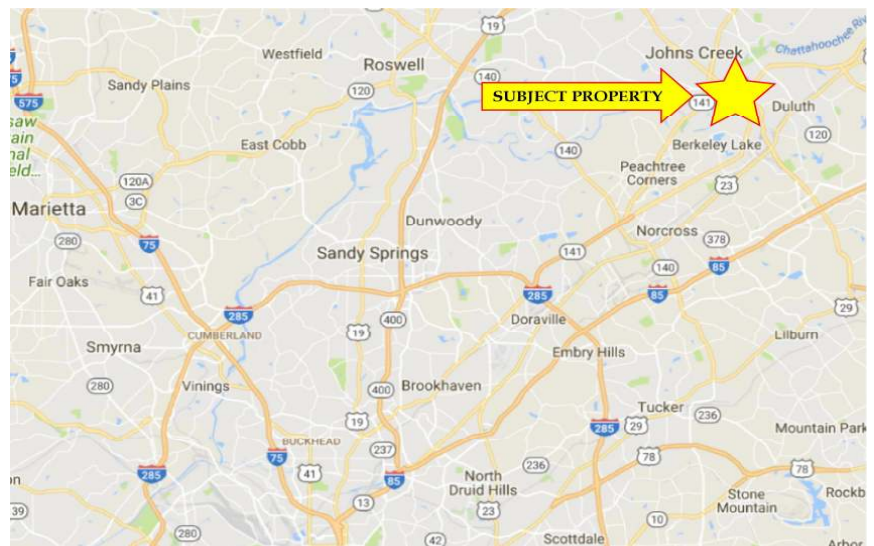


TAX PARCEL MAP



North River Professional – Bldg. 14 & 15 – For Sale

MAPS & AERIALS



Investment Information

4227 Pleasant Hill Road, Bldg. #15, Duluth, GA 30096

Price Allocation for Bldg. #15 only	\$700,000 (Bldg. 15 only) out of \$1,400,000 portfolio sale price		
Current CAP Rate: (based on current occupancy level of 100%)	9.17%	Building SF	5,964, S.F.
Price Per S.F.	\$117.37	Available Space for Sale	5,964 S.F.
Estimated Expenses per S.F.	\$2.23 per SF ± est.	Percent Occupied	100%

Estimated Annualized Operating Data – contact to request

Estimated Annualized Expenses – contact to request

Rent Schedule – contact to request

Contact to request additional financial details including rent roll on Bldg. #15

DEMOGRAPHICS

Population	1-mi.	3-mi.	5-mi.
Total Population (US Census 2010)	8,649	62,708	179,849
Total Population (Current Year)	9,224	69,756	203,363
Total Population (Five Year Projection)	9,139	75,064	220,658
Adult Population (US Census 2010)	6,573	46,220	129,196
Adult Population (Current Year)	7,099	52,736	150,042
Adult Population (Five Year Projection)	6,958	57,622	165,726
% Female Population (US Census 2010)	53.49%	51.37%	51.07%
% Male Population (US Census 2010)	46.51%	48.63%	48.93%
% Female Population (Current Year)	53.92%	51.64%	51.4%
% Male Population (Current Year)	46.08%	48.36%	48.6%
% Female Population (Five Year Projection)	53.33%	51.52%	51.39%
% Male Population (Five Year Projection)	46.67%	48.48%	48.61%
Total Daytime Population	20,372	87,194	255,499
Population aged 16 and under (Children)	1,880	18,757	56,568
Daytime population (Age 16+)	18,491	68,437	198,931
Civilian 16+, at Workplace	16,778	51,634	152,565
Retired population (Age 65+)	743	5,792	14,554
Homemakers (Age 16+)	584	5,237	17,353
Population Mosaic (Current Year)	1-mi.	3-mi.	5-mi.
% Power Elite	1.34%	22.57%	17.77%
% Flourishing Families	7.69%	16.93%	36.01%
% Booming with Confidence	20.81%	16.85%	9.93%
% Suburban Style	0%	0%	0.35%
% Thriving Boomers	0%	0%	0%
% Promising Families	0%	5.51%	2.44%
% Young City Solos	20.29%	13.3%	7.23%
% Middle-class Melting Pot	0%	13.06%	8.09%
% Family Union	0%	0%	2.24%
% Autumn Years	0%	0%	0%
% Significant Singles	0%	0%	2.47%
% Blue Sky Boomers	0%	0%	0%
% Families in Motion	0%	0%	0%
% Pastoral Pride	0%	0%	0%
% Singles and Starters	49.87%	11.78%	11.71%
% Cultural Connections	0%	0%	1.35%
% Golden Year Guardians	0%	0%	0%
% Aspirational Fusion	0%	0%	0.41%
% Economic Challenges	0%	0%	0%
% Unclassified	0%	0%	0%

North River Professional – Bldg. 14 & 15 – For Sale
DEMOGRAPHICS

Ethnicity	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	50.2%	57.31%	55.37%
% Black/African American (2010 US Census, Not Hispanic/Latino)	29.21%	15.41%	16%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	0.31%	0.18%	0.17%
% Asian (2010 US Census, Not Hispanic/Latino)	16.88%	24.3%	25.77%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	0.05%	0.05%	0.04%
% Some other race (2010 US Census, Not Hispanic/Latino)	0.26%	0.28%	0.31%
% Two or more races (2010 US Census, Not Hispanic/Latino)	3.08%	2.47%	2.34%
% White (2010 US Census, Hispanic/Latino)	43.06%	50.57%	47.91%
% Black/African American (2010 US Census, Hispanic/Latino)	4.22%	3.76%	3.49%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	2.3%	1.1%	1.31%
% Asian (2010 US Census, Hispanic/Latino)	0.29%	0.59%	0.51%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0.07%	0.04%	0.05%
% Some other race (2010 US Census, Hispanic/Latino)	42.91%	37.82%	40.85%
% Two or more races (2010 US Census, Hispanic/Latino)	7.15%	6.12%	5.88%
% White (Current Year, Not Hispanic/Latino)	43.22%	51.58%	49.32%
% Black/African American (Current Year, Not Hispanic/Latino)	33.61%	16.95%	17.37%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	0.27%	0.17%	0.15%
% Asian (Current Year, Not Hispanic/Latino)	18.83%	28%	29.98%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	0.05%	0.04%	0.03%
% Some other race (Current Year, Not Hispanic/Latino)	0.26%	0.29%	0.32%
% Two or more races (Current Year, Not Hispanic/Latino)	3.76%	2.97%	2.81%
% White (Current Year), Hispanic/Latino	42.78%	50.5%	46.98%
% Black/African American (Current Year, Hispanic/Latino)	4.37%	3.84%	3.92%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	2%	0.99%	1.16%
% Asian (Current Year, Hispanic/Latino)	0.31%	0.57%	0.49%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0.06%	0.03%	0.05%
% Some other race (Current Year, Hispanic/Latino)	42.99%	37.91%	41.13%
% Two or more races (Current Year, Hispanic/Latino)	7.49%	6.15%	6.28%
% White (Five Year Projection, Not Hispanic/Latino)	41.54%	49.16%	46.8%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	33.92%	17.09%	17.58%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	0.27%	0.17%	0.15%
% Asian (Five Year Projection, Not Hispanic/Latino)	19.69%	29.86%	31.93%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	0.05%	0.04%	0.03%
% Some other race (Five Year Projection, Not Hispanic/Latino)	0.26%	0.3%	0.33%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	4.27%	3.38%	3.18%
% White (Five Year Projection, Hispanic/Latino)	42.53%	50.38%	47.13%
% Black/African American (Five Year Projection, Hispanic/Latino)	4.28%	3.83%	4.04%
% American Indian & Alaska Native (Five Year Projection, Hispanic/Latino)	1.98%	0.92%	1.07%
% Asian (Five Year Projection, Hispanic/Latino)	0.35%	0.57%	0.48%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Hispanic/Latino)	0.06%	0.03%	0.04%
% Some other race (Five Year Projection, Hispanic/Latino)	43.35%	37.88%	40.72%
% Two or more races (Five Year Projection, Hispanic/Latino)	7.46%	6.39%	6.51%

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

DEMOGRAPHICS

Age	1-mi.	3-mi.	5-mi.
Median Age, Total	34.67	38.76	37.37
% Age 18+	76.3%	75.47%	73.56%
% Age 55+	20.55%	23.81%	21.25%
% Age 65+	9.4%	10.41%	9%
Housing and Households	1-mi.	3-mi.	5-mi.
Land Area (Estimated Square Miles)	3.32	25.74	75.87
Total Housing Units (Current Year)	4,143	26,128	74,483
Total Households (Current Year)	4,107	25,830	73,035
Total Households (Five Year Projection)	4,049	28,005	80,117
Owner-Occupied: Owned with a mortgage or loan	1,150	12,806	37,535
Owner-Occupied: Owned free and clear	298	3,566	9,173
Renter-Occupied	2,657	9,343	26,058
Housing Value (Current Year)	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	0	19	99
Housing Value \$10,000-\$14,999	2	41	166
Housing Value \$15,000-\$19,999	0	16	62
Housing Value \$20,000-\$24,999	0	12	62
Housing Value \$25,000-\$29,999	1	18	78
Housing Value \$30,000-\$34,999	0	40	96
Housing Value \$35,000-\$39,999	0	16	77
Housing Value \$40,000-\$49,999	2	39	129
Housing Value \$50,000-\$59,999	9	40	116
Housing Value \$60,000-\$69,999	12	52	199
Housing Value \$70,000-\$79,999	17	129	343
Housing Value \$80,000-\$89,999	27	166	469
Housing Value \$90,000-\$99,999	37	165	484
Housing Value \$100,000-\$124,999	177	664	1,480
Housing Value \$125,000-\$149,999	120	762	1,916
Housing Value \$150,000-\$174,999	118	1,015	2,350
Housing Value \$175,000-\$199,999	135	1,181	2,805
Housing Value \$200,000-\$249,999	214	2,317	5,612
Housing Value \$250,000-\$299,999	193	2,460	6,919
Housing Value \$300,000-\$399,999	132	2,709	8,438
Housing Value \$400,000-\$499,999	48	1,843	5,990
Housing Value \$500,000-\$749,999	94	1,601	5,308
Housing Value \$750,000-\$999,999	67	700	2,226
Housing Value \$1,000,000 or more	44	365	1,284
Total Owner-occupied housing units (OOHU)	1,448	16,372	46,707

North River Professional – Bldg. 14 & 15 – For Sale

DEMOGRAPHICS

Income	1-mi.	3-mi.	5-mi.
Per Capita Income (2010 US Census, based on Total Population)	\$31,312	\$38,872	\$40,484
Per Capita Income (Current Year, based on Total Population)	\$33,030	\$40,619	\$41,716
Per Capita Income (Five Year Projection, based on Total Population)	\$37,871	\$47,464	\$48,759
Average (Mean) Household Income (Current Year)	\$74,207	\$110,168	\$116,581
Median Household Income (Current Year)	\$51,229	\$76,712	\$79,484
% Households by Income (Current Year)	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	3.8%	3.04%	3.43%
% Household Income \$10,000-\$14,999	2.9%	2.53%	2.54%
% Household Income \$15,000-\$19,999	4.36%	2.79%	3.04%
% Household Income \$20,000-\$24,999	5.92%	3.9%	3.84%
% Household Income \$25,000-\$29,999	5.77%	3.63%	3.63%
% Household Income \$30,000-\$34,999	7.03%	4.11%	3.78%
% Household Income \$35,000-\$39,999	4.91%	3.51%	3.88%
% Household Income \$40,000-\$44,999	8.72%	4.79%	4.14%
% Household Income \$45,000-\$49,999	5.22%	2.97%	2.87%
% Household Income \$50,000-\$59,999	10.99%	7.68%	6.9%
% Household Income \$60,000-\$74,999	11.26%	9.97%	9.39%
% Household Income \$75,000-\$99,999	10.7%	14.27%	13.14%
% Household Income \$100,000-\$124,999	5.45%	9.58%	10.08%
% Household Income \$125,000-\$149,999	4.96%	8.37%	8.12%
% Household Income \$150,000-\$199,999	4.05%	8.9%	9.6%
% Household Income \$200,000-\$249,999	1.61%	4.17%	4.72%
% Household Income \$250,000-\$499,999	1.21%	3.43%	4.15%
% Household Income \$500,000+	1.13%	2.36%	2.77%
Education	1-mi.	3-mi.	5-mi.
College undergraduate	520	3,865	11,645
Graduate or prof school	104	959	2,338
Business Summary by SIC	1-mi.	3-mi.	5-mi.
Agriculture, Forestry, & Fishing (01-09)	4	44	136
Construction (15-17)	23	180	532
Finance, Insurance, & Real Estate (60-69)	57	388	1,269
Manufacturing (20-39)	24	166	536
Mining (10-14)	0	4	9
Public Administration (90-98)	3	21	55
Retail Trade (52-59)	97	586	1,824
Services (70-89)	362	2,128	6,114
Transportation, Communications, Electric, Gas, & Sanitary Services (40-49)	23	148	510
Wholesale Trade (50-51)	31	220	707

North River Professional – Bldg. 14 & 15 – For Sale

DEMOGRAPHICS

Educational Attainment	1-mi.	3-mi.	5-mi.
No schooling completed	34	316	1,027
Nursery to 4th grade	38	234	637
5th and 6th grade	53	435	1,829
7th and 8th grade	42	431	1,248
9th grade	53	377	1,062
10th grade	94	356	860
11th grade	62	398	1,044
12th grade, no diploma	101	631	1,874
High school graduate, GED	1,388	8,117	22,930
Some college, <1 year	299	1,641	4,437
Some college, 1+ years	991	6,059	16,228
Associate's degree	497	3,701	10,529
Bachelor's degree	1,855	15,640	43,901
Master's degree	595	6,326	19,095
Professional school degree	182	1,387	3,619
Doctorate degree	59	917	2,521

Employment and Occupation	1-mi.	3-mi.	5-mi.
Employment and Occupation	1-mi.	3-mi.	5-mi.
Total Civilian employed population aged 16+ (2010 US Census)	4,923	33,082	89,953
Total Civilian employed population aged 16+ (Current Year)	5,581	38,345	106,116
Total Civilian employed population aged 16+ (Five Year Projection)	5,474	41,562	116,592
% Employment by Industry (2010 US Census)	1-mi.	3-mi.	5-mi.
% Armed Forces (2010 US Census)	0%	0.22%	0.19%
% Civilian, Employed (2010 US Census)	95.39%	93.79%	92.29%
% Civilian, Unemployed (2010 US Census)	4.61%	5.99%	7.51%
% Not in Labor Force (2010 US Census)	23.7%	26.86%	27.88%
% Armed Forces (Current Year)	0%	0.2%	0.18%
% Civilian, Employed (Current Year)	97.31%	96.28%	95.41%
% Civilian, Unemployed (Current Year)	2.69%	3.52%	4.41%
% Not in Labor Force (Current Year)	21.45%	27.53%	29.11%
% Armed Forces (Five Year Projection)	0%	0.17%	0.16%
% Civilian, Employed (Five Year Projection)	97.82%	96.84%	96.13%
% Civilian, Unemployed (Five Year Projection)	2.18%	2.99%	3.71%
% Not in Labor Force (Five Year Projection)	21.67%	28.29%	29.85%
Transportation to Work (Current Year)	1-mi.	3-mi.	5-mi.
Total Workers 16+	5,581	38,345	106,116
Car, truck, or van	5,078	34,263	93,181
Public transport (not taxi)	51	361	1,309
Worked at home	300	2,795	8,554

DEMOGRAPHICS

Travel Time to Work (Current Year)	1-mi.	3-mi.	5-mi.
< 5 minutes	32	487	1,360
5-9 minutes	517	2,373	6,238
10-14 minutes	543	3,991	10,095
15-19 minutes	813	4,363	12,374
20-24 minutes	725	5,002	14,048
25-29 minutes	422	2,411	5,990
30-34 minutes	1,069	6,033	17,041
35-39 minutes	145	1,290	3,236
40-44 minutes	210	2,120	5,494
45-59 minutes	419	4,103	11,228
60-89 minutes	328	2,918	8,529
90+ minutes	58	460	1,929
Consumer Expenditures	1-mi.	3-mi.	5-mi.
Total Alcoholic beverages	\$1,790,829	\$14,972,098	\$43,524,649
Total Apparel and services	\$8,907,929	\$52,755,193	\$150,698,565
Total Cash contributions	\$7,188,094	\$63,760,928	\$180,195,623
Total Education	\$4,563,947	\$53,554,856	\$163,625,385
Total Entertainment	\$9,165,794	\$78,669,531	\$221,064,254
Total Food	\$23,656,649	\$185,614,008	\$533,226,351
Total Gifts	\$3,845,817	\$41,897,392	\$122,669,966
Total Healthcare	\$16,987,603	\$146,288,721	\$414,080,873
Total Housing	\$68,923,350	\$543,611,665	\$1,549,250,530
Total Miscellaneous	\$2,395,508	\$18,800,300	\$52,061,032
Total Personal care products and services	\$2,103,095	\$16,699,986	\$47,261,690
Total Personal insurance and pensions	\$27,191,630	\$270,983,221	\$789,318,085
Total Reading	\$292,466	\$2,497,595	\$7,016,783
Total Tobacco products and smoking supplies	\$1,479,197	\$9,532,100	\$26,543,838
Total Transportation	\$44,929,640	\$352,106,589	\$1,009,793,644
Retail Demand by Store Type	1-mi.	3-mi.	5-mi.
Total Retail Demand	\$168,901,179	\$1,318,488,124	\$3,754,664,970
Building Material & Garden Equipment & Supply Dealers	\$8,943,995	\$79,413,167	\$220,555,236
Clothing & Clothing Accessories Stores	\$10,382,381	\$62,609,932	\$178,525,978
Food & Beverage Stores	\$19,604,038	\$149,361,784	\$425,540,764
Food Services & Drinking Places	\$16,849,295	\$140,379,542	\$407,279,445
Gasoline stations	\$14,841,789	\$110,536,015	\$316,257,371
General Merchandise Stores	\$19,947,413	\$147,943,532	\$420,439,338
General Merchandise, Apparel and Accessories, Furniture and Other Sales	\$39,336,204	\$284,880,596	\$810,314,352
Health & Personal Care Stores	\$8,291,322	\$68,073,106	\$190,952,043
Motor Vehicle & Parts Dealers	\$42,057,764	\$338,209,873	\$966,290,171
Nonstore retailers	\$16,464,595	\$126,823,990	\$359,171,041
Sporting Goods, Hobby, Musical Instrument, and Book Stores	\$2,401,478	\$18,529,502	\$52,875,873

2016/2017 Demographics provided by Experian through Alteryx

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

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