

# THE WALK AT MARS HILL

4900 Ivey Road | Acworth, GA



THE WALK AT MARS HILL



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GROUP

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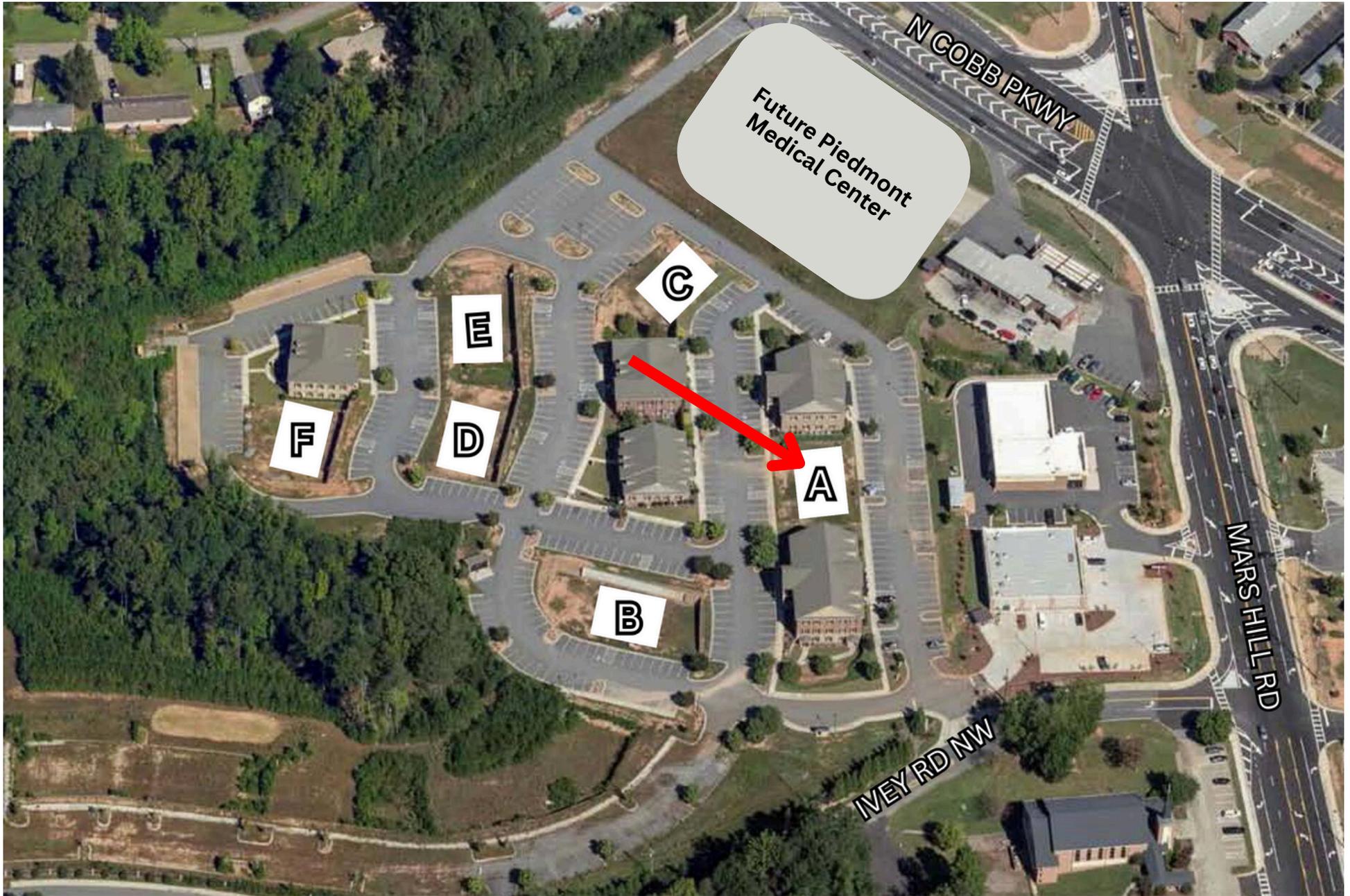
# Office Development **OPPORTUNITY**

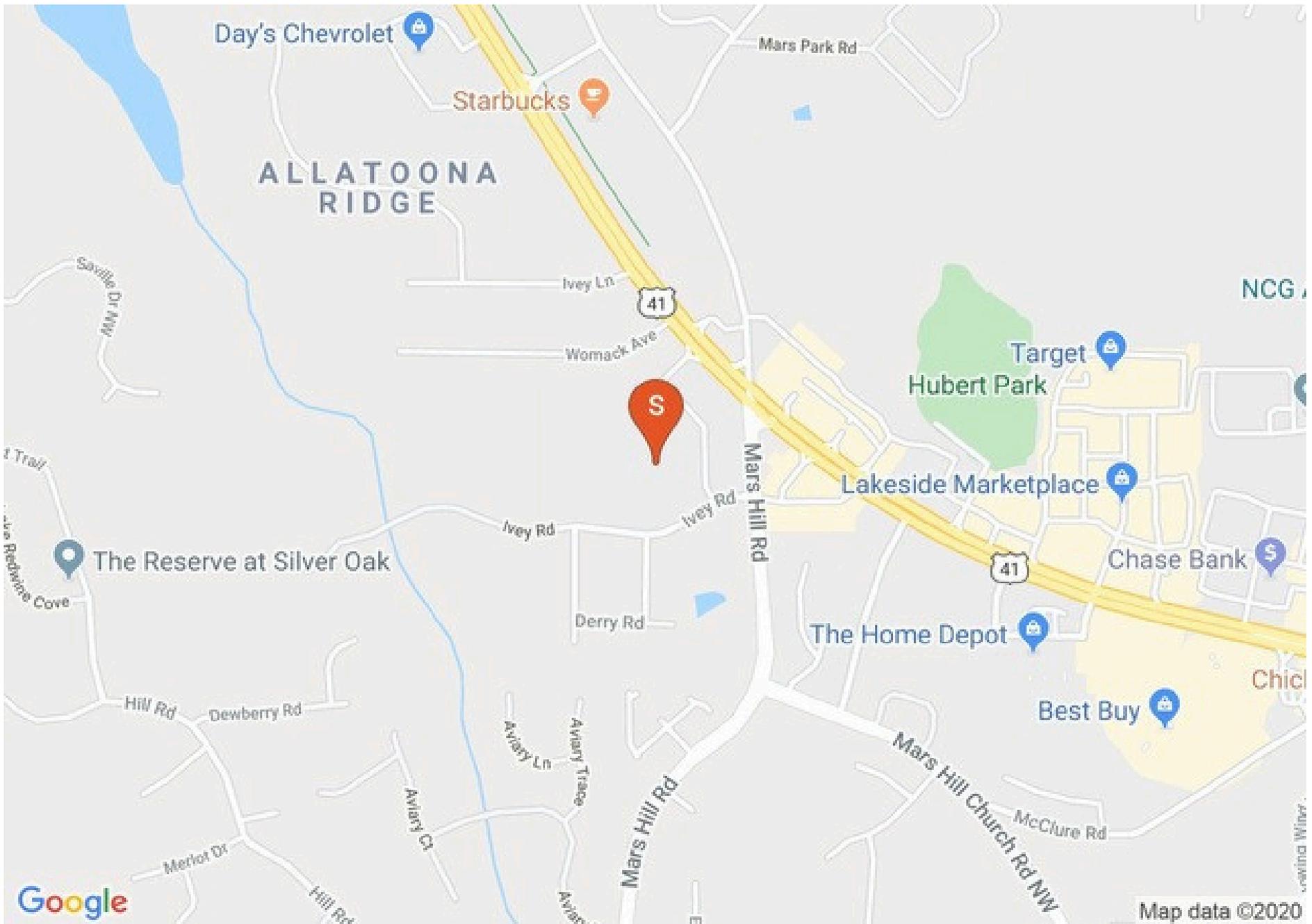
Sever Consulting & Management Group is pleased to present this office development opportunity in Acworth, Georgia. Situated 33 miles north of Atlanta, Acworth is a thriving submarket and residential community within the Atlanta metropolitan area. The Walk at Mars Hill is strategically located at the intersection of Cobb Parkway (Hwy 41) and Mars Hill Road. This opportunity includes the following features:

- **Developed pad ready site** that is situated within a 26-acre master-planned business park.
- **Professionally managed**
- Ideal location for medical or professional office development

Acworth is a prosperous northern suburb of Atlanta, which ranks as the fourth fastest-growing metropolitan area in the nation. The region boasts an abundance of affluent households, with an average income exceeding \$140,000 within a 5-mile radius.



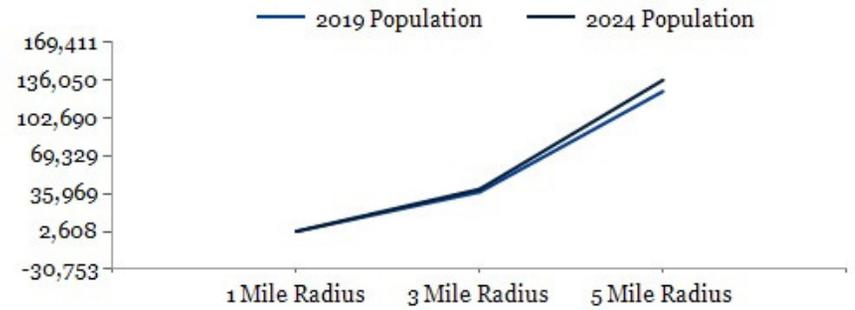




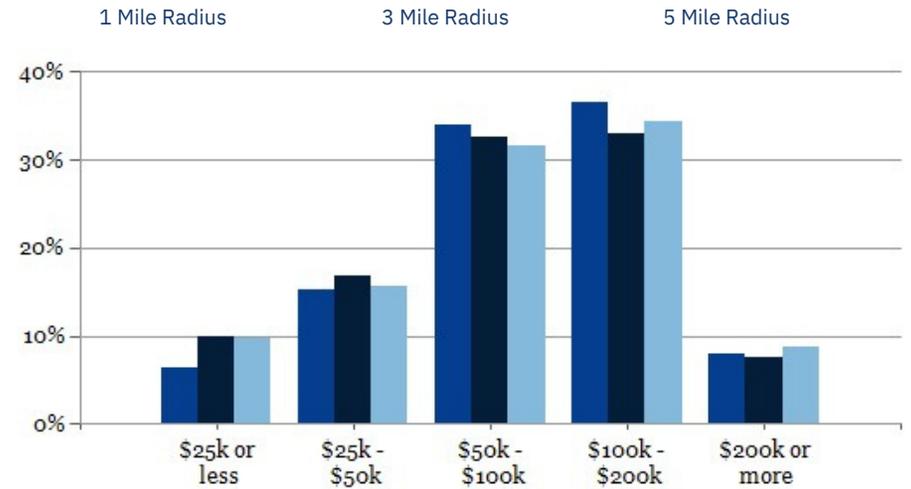
POPULATION				1 MILE	3 MILE	5 MILE
2000	Population	2010	Population	1,804	24,165	79,133
2019	Population	2024	Population	2,346	33,697	111,461
2019-2024: Population: Growth Rate				2,608	37,459	126,140
				2,782	39,929	136,050
				6.50%	6.45%	7.60%

2019 HOUSEHOLD INCOME				1 MILE	3 MILE	5 MILE
less than \$15,000				28	601	2,061
\$15,000-\$24,999				31	699	2,043
\$25,000-\$34,999				50	915	2,590
\$35,000-\$49,999				92	1,279	4,047
\$50,000-\$74,999				159	2,418	6,776
\$75,000-\$99,999				156	1,820	6,691
\$100,000-\$149,999				198	2,710	9,124
\$150,000-\$199,999				140	1,589	5,515
\$200,000 or greater				73	986	3,736
Median HH Income				\$89,810	\$81,674	\$87,242
Average HH Income				\$109,594	\$102,363	\$107,605

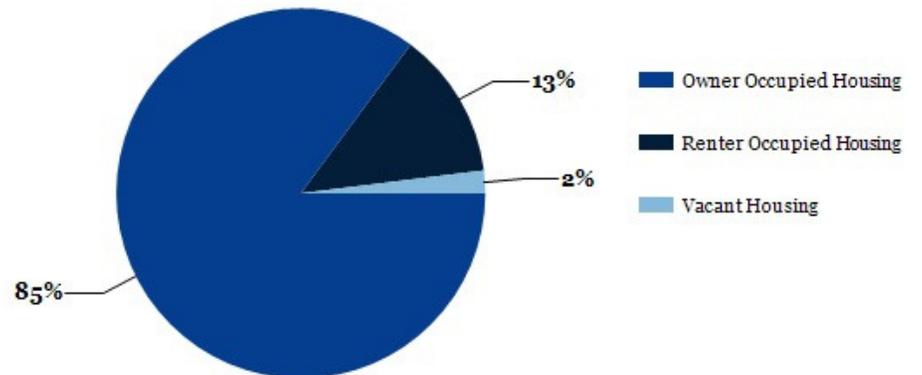
HOUSEHOLDS				1 MILE	3 MILE	5 MILE	
2000	Total	Housing	2010	Total	658	8,785	28,547
Households	2019	Total	Households	829	11,760	37,897	
2024	Total	Households	2019	Average	926	13,016	42,584
Household	Size	2019-2024:	988	13,850	45,775		
Households: Growth Rate				2.82	2.88	2.96	
				6.50%	6.25%	7.30%	



2019 Household Income

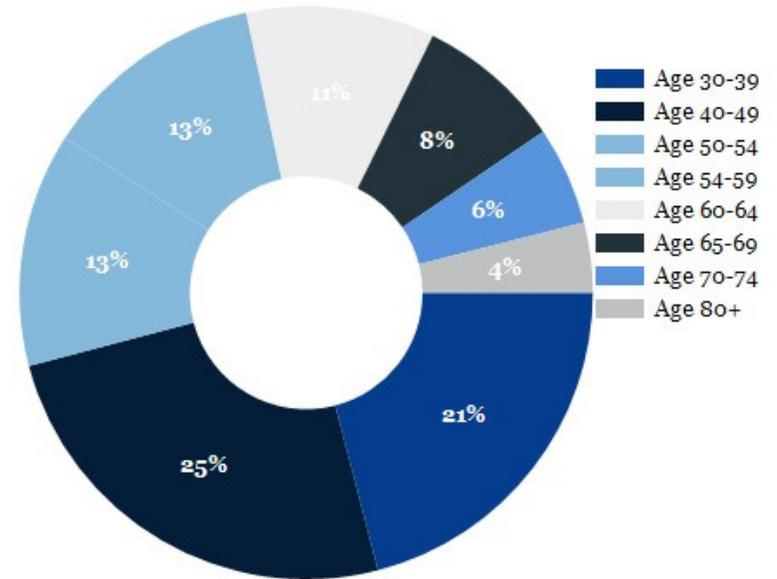


2019 Own vs. Rent - 1 Mile Radius

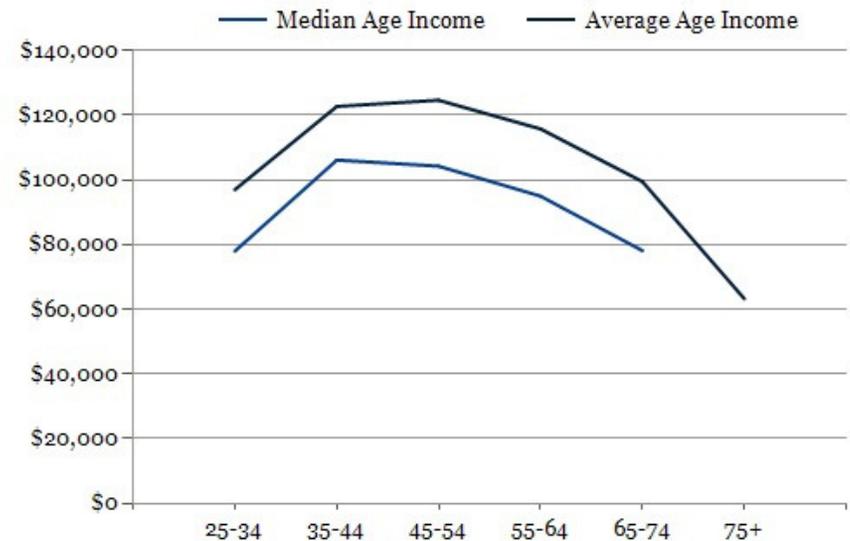


Source: esri

2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	158	2,526	8,689
2019 Population Age 35-39	171	2,379	8,613
2019 Population Age 40-44	184	2,449	8,736
2019 Population Age 45-49	207	2,931	9,860
2019 Population Age 50-54	207	2,985	9,800
2019 Population Age 55-59	197	2,935	9,265
2019 Population Age 60-64	167	2,242	7,092
2019 Population Age 65-69	129	1,676	5,238
2019 Population Age 70-74	87	1,214	3,621
2019 Population Age 75-79	62	764	2,212
2019 Population Age 80-84	33	453	1,227
2019 Population Age 85+	31	367	1,002
2019 Population Age 18+	1,968	28,621	94,463
2019 Median Age 2024	40	39	37
Median Age	41	40	38



2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,954	\$69,493	\$75,678
Average Household Income 25-34	\$96,986	\$87,678	\$89,101
Median Household Income 35-44	\$106,138	\$98,254	\$103,551
Average Household Income 35-44	\$122,743	\$109,536	\$116,966
Median Household Income 45-54	\$104,256	\$103,137	\$108,374
Average Household Income 45-54	\$124,665	\$122,069	\$129,845
Median Household Income 55-64	\$94,994	\$89,141	\$92,688
Average Household Income 55-64	\$115,785	\$110,965	\$115,983
Median Household Income 65-74	\$78,124	\$66,636	\$67,242
Average Household Income 65-74	\$99,484	\$89,973	\$88,431
Average Household Income 75+	\$63,252	\$54,384	\$56,694



# The Walk at Mars Hill

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