



Offering Memorandum

**217 Millard Farmer Industrial Boulevard
Newnan, GA 30625
\$190,000**



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EXECUTIVE SUMMARY

217 Millard Farmer Industrial Boulevard is a .99 acre parcel located along Rt 34 in Newnan, GA. It features 210' of frontage and is approximately 190' deep, backing up to a residential community.

Access is via right turn in/right turn out with a median break 800 feet away in either direction.

The area is zoned Commercial Industrial and allows for a variety of uses. The neighboring parcels are currently medical/professional offices, and as the commercial area close to Bullsboro Drive becomes more populated, this section of Rt. 34 is seeing more commercial development and less industrial overall.

Its proximity to major roadways and commercial districts should not be overlooked. Any number of the estimated 65k daytime population could be potential clients, customers, or patients.



IMAGES



AREA OVERVIEW

217 Millard Farmer Industrial Blvd. 35 miles SW of Atlanta via I85, the entrance to which is just 1.7 miles away. It is 1.5 miles from Piedmont Hospital/Newnan, 2 miles from Rt. 29 and intersects with Rt 27.

This location is within minutes of one of Newnan's busiest commercial corridors-Bullsboro Drive, Piedmont Hospital Newnan, countless medical and professional offices, and many residential communities making it an ideal location for any number of uses.



ABOUT COWETA COUNTY



148,089

Total Population
for the County



\$100,243

Average
Household Income



4,025

Businesses Operate
in the County

The top five industries within the County are as follows:

- Retail Trade 17%
- Manufacturing 13%
- Healthcare and Social Assistance 15%
- Accommodation and Food Services 11%
- Local Government 12%

*2020 Comprehensive Annual Financial Report

2021 Noteworthy Numbers

- Over 800 new jobs
- 76 new projects
- Over \$333 million in new investments
- Creation of 4,000 Jobs since 2018
- \$630 MM investments since 2018
- Home to 18 international companies

*2020 Comprehensive Annual Financial Report

Top 10 employers

- Cargill Meat Solutions Corporation
- Hello Fresh
- Kellermeyer Building Services, LLC
- Petsmart Distribution, Inc.
- Piedmont Newnan Hospital, Inc.
- Publix Super Markets, Inc.
- Southeastern Regional Medical Center
- Variety Wholesalers, Inc.
- Walmart
- Yamaha Motor Manufacturing

Headquartered in Coweta:

- Bonnell Aluminum
- Hitachi
- Corvaglia Closures USA
- Yokogawa
- Semperit Industrial
- Blickle USA
- EGO North America
- Grenzebach
- Nyco America
- Cassioli USA



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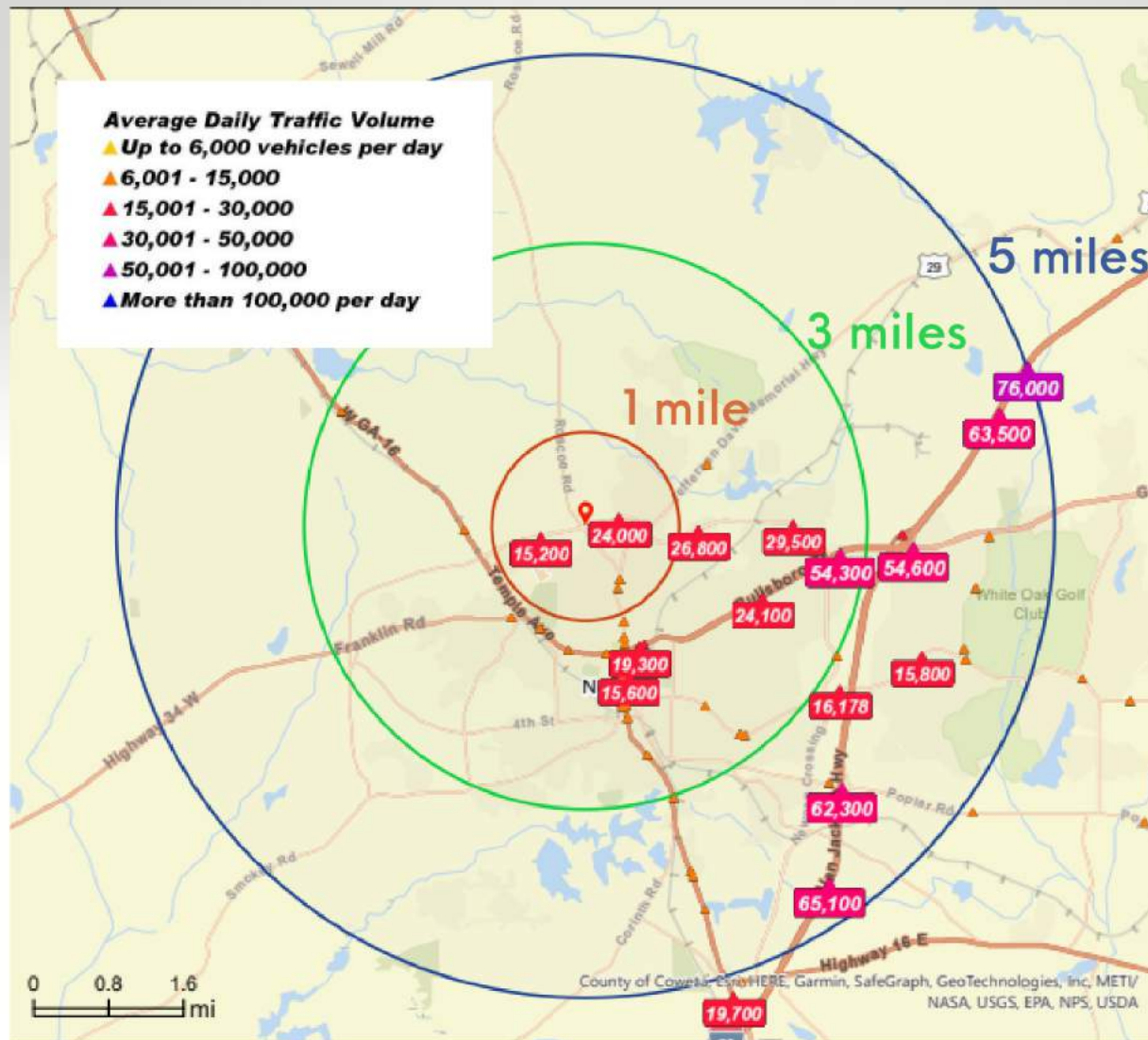
NEARBY BUSINESSES

With the population growth and increased density of the commercial corridor of Bullsboro Drive, more and more businesses and offices are starting to look for space along Millard Farmer Industrial Blvd. What was once a primarily industrial area, has already begun to transition to a more commercial/professional area.



TRAFFIC COUNTS

This area of Millard Farmer Industrial Boulevard has an average daily traffic volume of approximately 24,000 cars per day. At its intersection with Bullsboro Dr./Rt 34 those numbers increase dramatically, reaching over 54,000 cars and higher.



AREA BUSINESS

There are over 2,000 businesses within a 5 mile radius of 211 Millard Farmer Industrial Blvd., but more importantly, there is a daytime population in the area of over 65,000 people. It is no wonder so many national retailers, corporations and service providers have chosen this location.



Business Summary

Millard Farmer Industrial Blvd, Newnan, Georgia, 30263
Rings: 1, 3, 5 mile radii

Prepared by Atlas Real Estate Advisors

Latitude: 33.39999

Longitude: -84.80704

Data for all businesses in area	1 mile		3 miles		5 miles							
	Number	Percent	Number	Percent	Number	Percent						
Total Businesses:	88		1,463		2,177							
Total Employees:	728		16,458		27,391							
Total Residential Population:	4,346		32,749		63,465							
Employee/Residential Population Ratio (per 100 Residents)	17		50		43							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	1	1.1%	10	1.4%	20	1.4%	103	0.6%	39	1.8%	220	0.8%
Construction	4	4.5%	12	1.6%	59	4.0%	409	2.5%	110	5.1%	681	2.5%
Manufacturing	1	1.1%	5	0.7%	44	3.0%	1,556	9.5%	65	3.0%	1,968	7.3%
Transportation	2	2.3%	38	5.2%	28	1.9%	149	0.9%	47	2.2%	228	0.8%
Communication	0	0.0%	0	0.0%	13	0.9%	127	0.8%	17	0.8%	145	0.5%
Utility	0	0.0%	3	0.4%	3	0.2%	110	0.7%	4	0.2%	183	0.7%
Wholesale Trade	3	3.4%	13	1.8%	39	2.7%	708	4.3%	58	2.7%	1,291	4.7%
Retail Trade Summary	23	26.1%	197	27.1%	365	24.9%	5,084	30.9%	535	24.6%	10,603	38.7%
Home Improvement	2	2.3%	5	0.7%	14	1.0%	113	0.7%	23	1.1%	469	1.7%
General Merchandise Stores	1	1.1%	9	1.2%	21	1.4%	592	3.6%	30	1.4%	1,354	4.9%
Food Stores	1	1.1%	14	1.9%	33	2.3%	404	2.5%	54	2.5%	722	2.6%
Auto Dealers, Gas Stations, Auto Aftermarket	2	2.3%	10	1.4%	51	3.5%	878	5.3%	75	3.4%	3,454	12.6%
Apparel & Accessory Stores	2	2.3%	4	0.5%	33	2.3%	239	1.5%	40	1.8%	259	0.9%
Furniture & Home Furnishings	2	2.3%	18	2.5%	35	2.4%	371	2.3%	43	2.0%	419	1.5%
Eating & Drinking Places	5	5.7%	102	14.0%	100	6.8%	1,778	10.8%	152	7.0%	2,948	10.8%
Miscellaneous Retail	7	8.0%	35	4.8%	78	5.3%	708	4.3%	117	5.4%	978	3.6%
Finance, Insurance, Real Estate Summary	11	12.5%	29	4.0%	166	11.3%	1,055	6.4%	234	10.7%	1,417	5.2%
Banks, Savings & Lending Institutions	2	2.3%	7	1.0%	44	3.0%	245	1.5%	62	2.8%	336	1.2%
Securities Brokers	1	1.1%	2	0.3%	16	1.1%	42	0.3%	20	0.9%	52	0.2%
Insurance Carriers & Agents	4	4.5%	11	1.5%	46	3.1%	171	1.0%	60	2.8%	220	0.8%
Real Estate, Holding, Other Investment Offices	4	4.5%	9	1.2%	60	4.1%	597	3.6%	93	4.3%	810	3.0%
Services Summary	33	37.5%	294	40.4%	580	39.6%	5,256	31.9%	875	40.2%	8,480	31.0%
Hotels & Lodging	0	0.0%	0	0.0%	9	0.6%	119	0.7%	17	0.8%	213	0.8%
Automotive Services	3	3.4%	16	2.2%	52	3.6%	219	1.3%	74	3.4%	305	1.1%
Motion Pictures & Amusements	1	1.1%	0	0.0%	25	1.7%	151	0.9%	46	2.1%	296	1.1%
Health Services	6	6.8%	33	4.5%	119	8.1%	2,092	12.7%	193	8.9%	3,565	13.0%
Legal Services	0	0.0%	0	0.0%	35	2.4%	157	1.0%	40	1.8%	169	0.6%
Education Institutions & Libraries	4	4.5%	150	20.6%	29	2.0%	834	5.1%	44	2.0%	1,378	5.0%
Other Services	19	21.6%	95	13.0%	312	21.3%	1,684	10.2%	462	21.2%	2,555	9.3%
Government	5	5.7%	122	16.8%	93	6.4%	1,773	10.8%	109	5.0%	1,991	7.3%
Unclassified Establishments	5	5.7%	6	0.8%	53	3.6%	128	0.8%	85	3.9%	163	0.6%
Totals	88	100.0%	728	100.0%	1,463	100.0%	16,458	100.0%	2,177	100.0%	27,391	100.0%

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

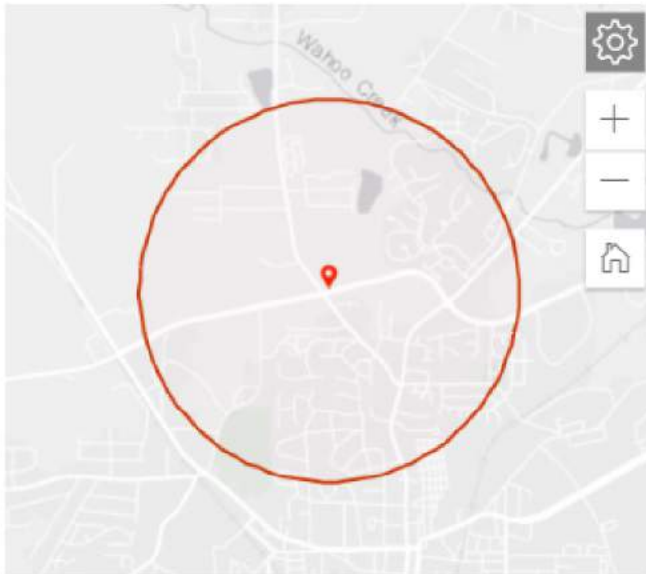
Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

October 11, 2022



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POPULATION TRENDS



POPULATION TRENDS AND KEY INDICATORS

Millard Farmer Industrial Blvd, Newnan, Georgia, 30263

4,346	1,593	2.69	37.4	\$82,497	\$247,854	79	152	58
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$11,150

Avg Spent on Mortgage & Basics



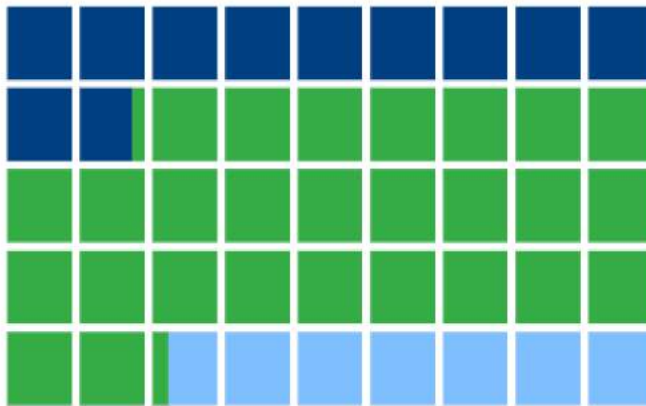
15.8%

Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION



4.5%

Greatest Gen:
Born 1945/Earlier



19.0%

Baby Boomer:
Born 1946 to 1964



20.4%

Generation X:
Born 1965 to 1980



24.6%

Millennial:
Born 1981 to 1998



23.3%

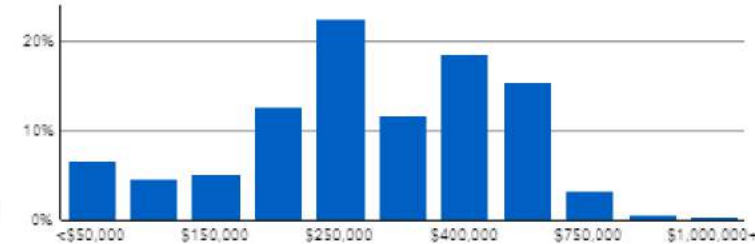
Generation Z:
Born 1999 to 2016



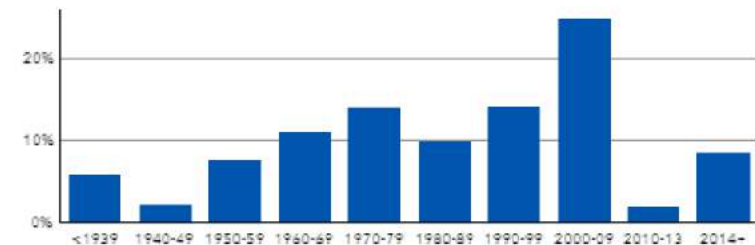
8.2%

Alpha: Born
2017 to Present

Home Value



Housing: Year Built



COMMUNITY PROFILE

COMMUNITY PROFILE

Ring of 5 miles

Millard Farmer Industrial Blvd, Newnan, Georgia, 30263

63,465	1.14%	2.56	66.6	35.7	\$73,047	\$253,575	\$95,099	25.6%	61%	8,701
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



14.0%
Services

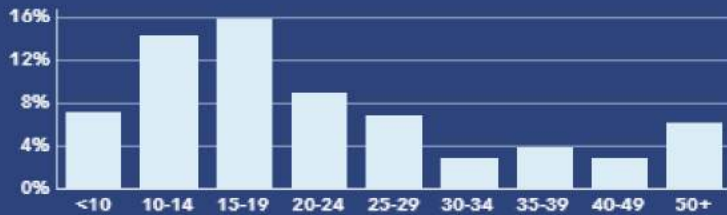


28.8%
Blue Collar

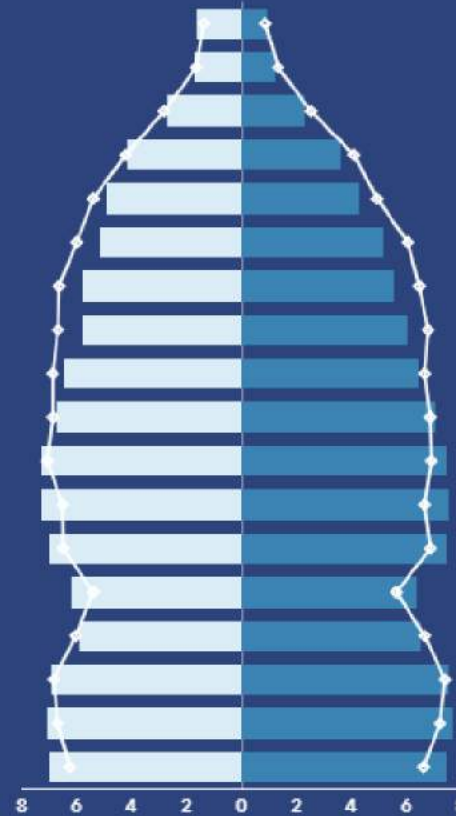


57.2%
White Collar

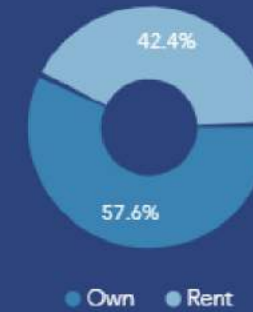
Mortgage as Percent of Salary



Age Profile: 5 Year Increments



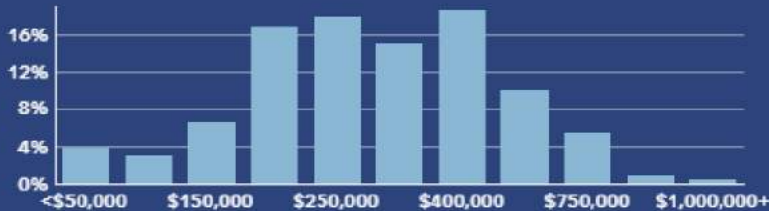
Home Ownership



Housing: Year Built



Home Value



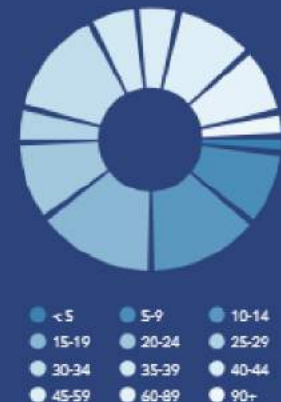
Household Income



Educational Attainment



Commute Time: Minutes



Source: Esri, ACS
Esri forecasts for 2022, 2016-2020, 2027

Data show comparison to **Coweta County**



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