

THE WALK AT MARS HILL

4900 Ivey Road | Acworth, GA



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THE PROPERTY

Location	4900 Ivey Road Acworth, GA 30101
County	Cobb
APN	20010900100
Cross Street	Mars Hill Road and Cobb Pkwy

PROPERTY FEATURES

BUILDING SF	12,000
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

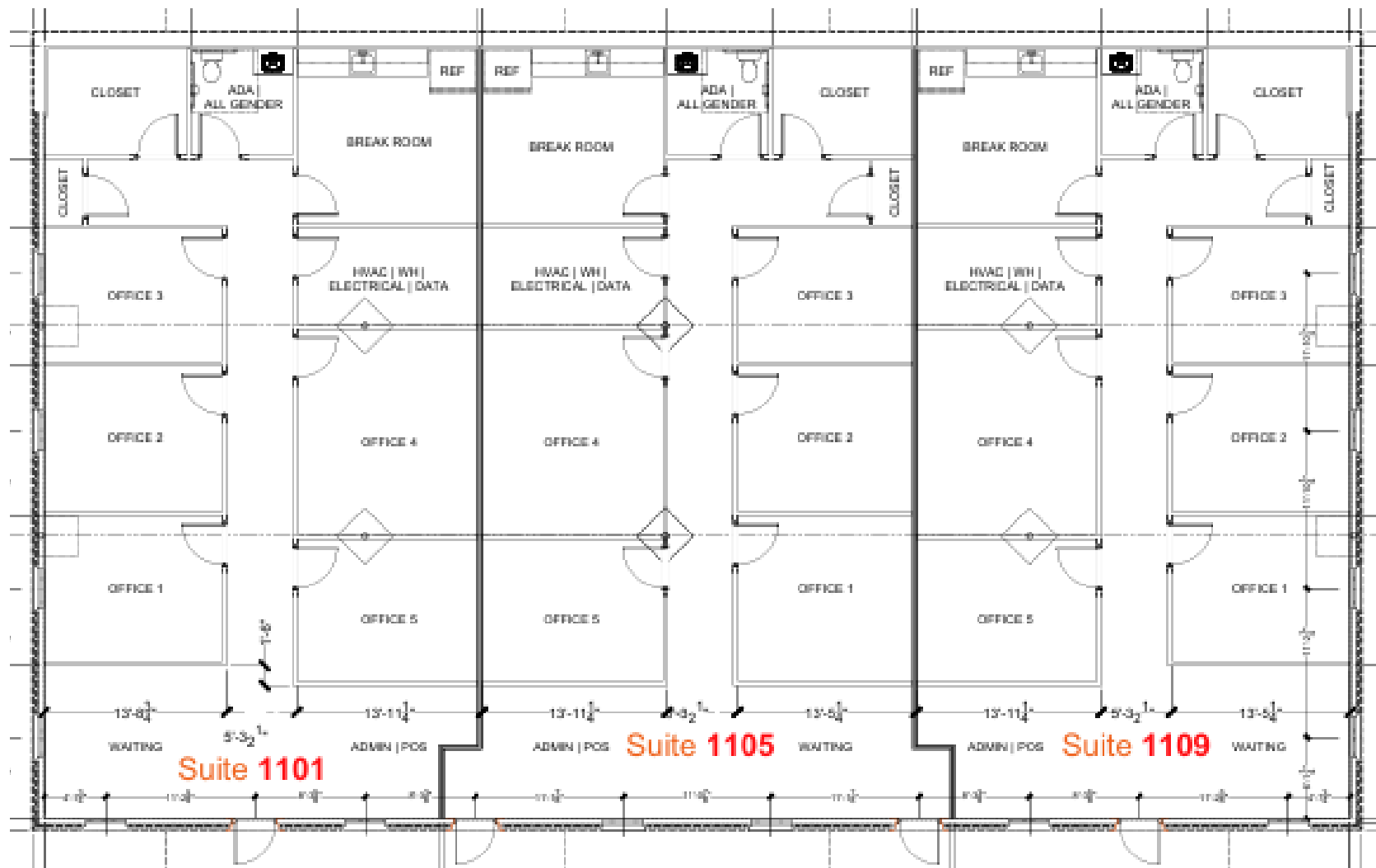


HIGHLIGHTS

- Welcome to our brand new, state-of-the-art professional office building located in a bustling complex filled with like-minded professionals. Designed with the utmost attention to detail, this modern building offers the perfect environment for medical practitioners and professionals seeking a prestigious office space.
- With its prime location in the heart of Acworth, GA, our office building provides easy access to a wide range of amenities and services, making it an ideal choice for those in the medical field or any other professional industry. The building boasts a sleek design, featuring spacious and well-lit offices that can be customized to suit your specific needs.

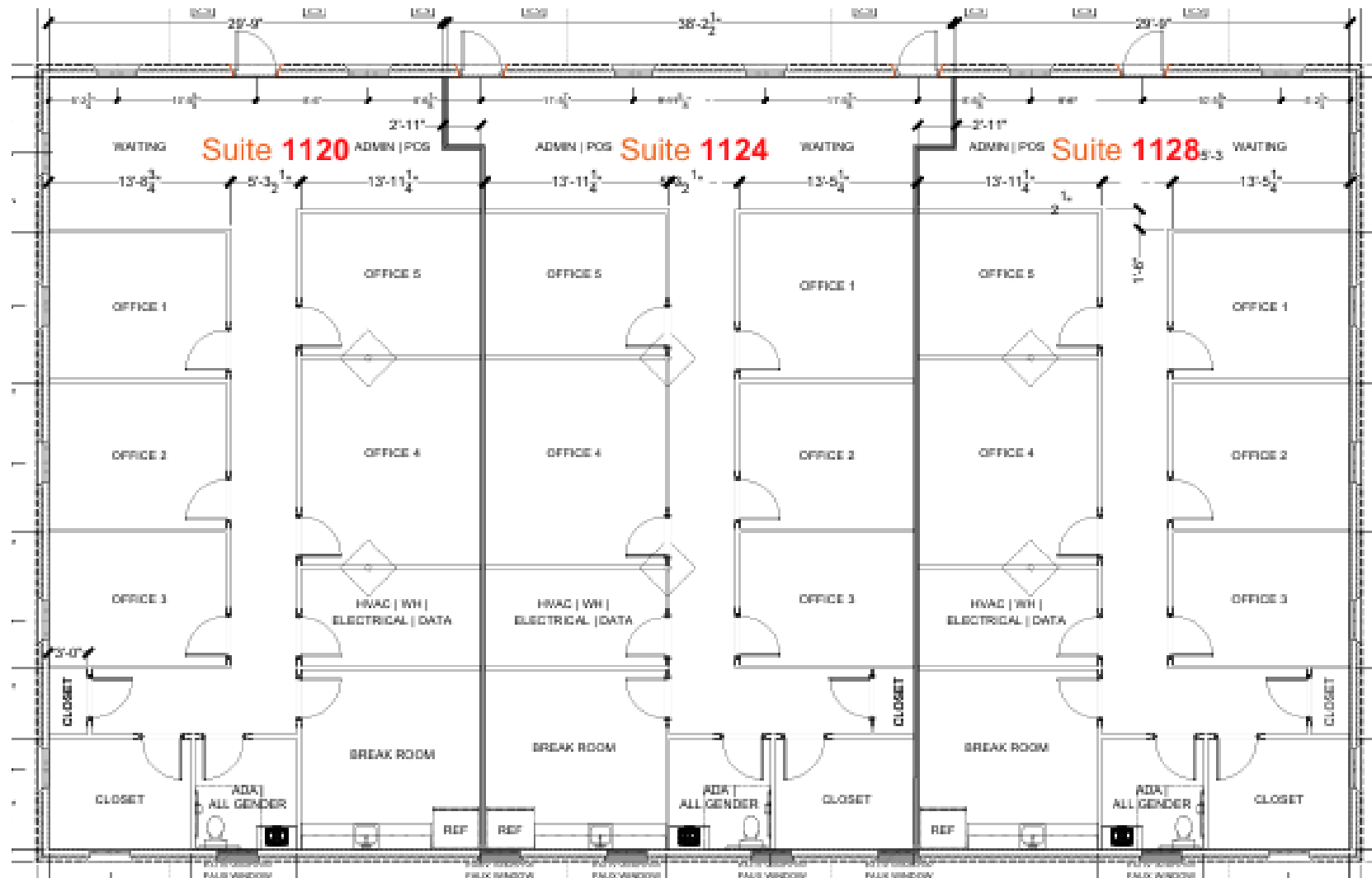


THE SPACE

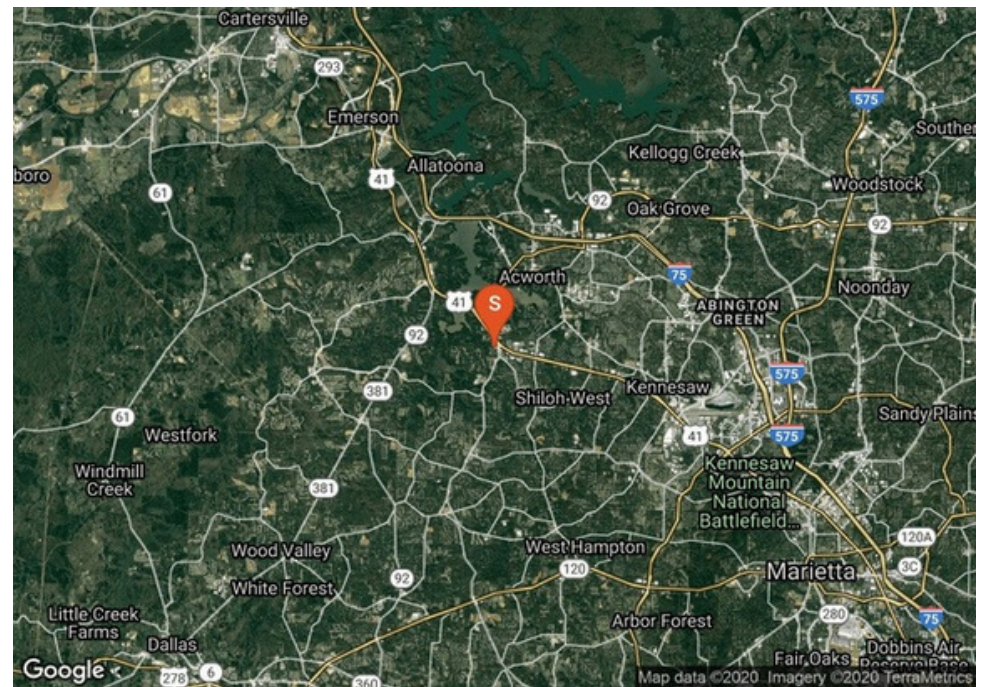
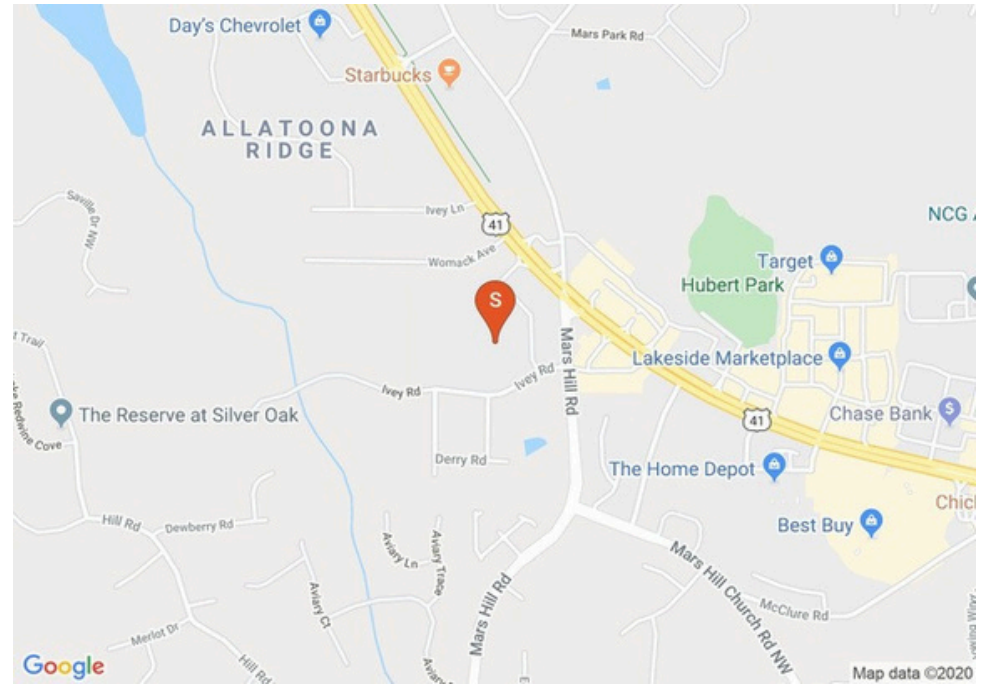


Tenant	Floor	Square Feet	Lease Type
Available	Lower	2,000-6,000	NNN

THE SPACE



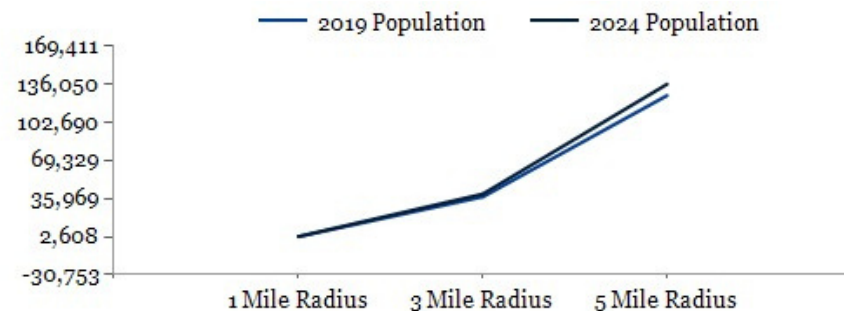
Tenant	Floor	Square Feet	Lease Type
Available	Upper	2,000-6,000	NNN



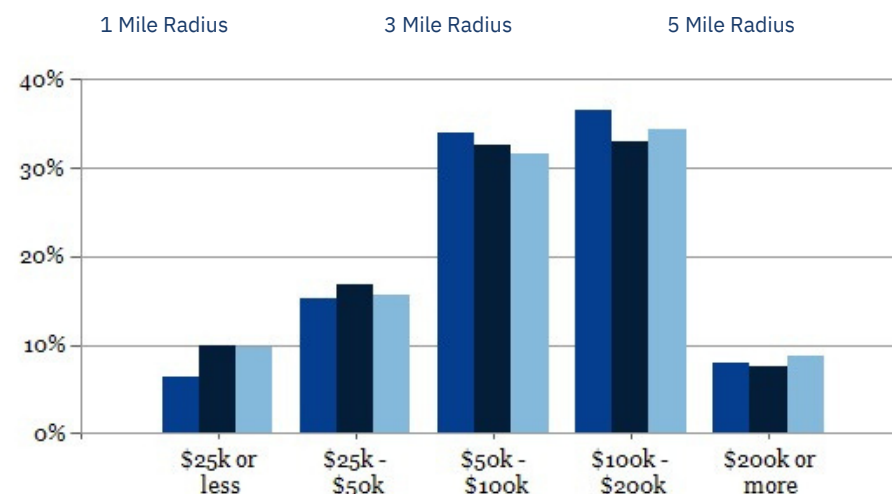
POPULATION				1 MILE	3 MILE	5 MILE
2000	Population	2010	Population	1,804	24,165	79,133
2019	Population	2024	Population	2,346	33,697	111,461
2019-2024: Population: Growth Rate				2,608	37,459	126,140
				2,782	39,929	136,050
				6.50%	6.45%	7.60%

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

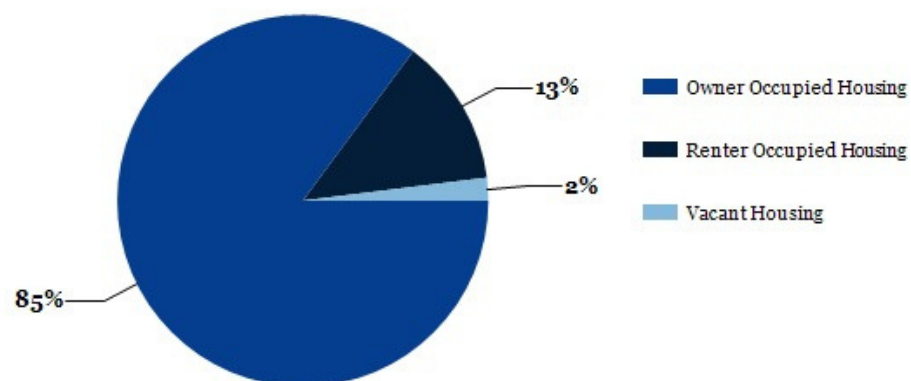
HOUSEHOLDS					1 MILE	3 MILE	5 MILE
2000	Total	Housing	2010	Total	658	8,785	28,547
Households	2019	Total	Households		829	11,760	37,897
2024 Total Households 2019 Average					926	13,016	42,584
Household	Size	2019-2024:			988	13,850	45,775
Households: Growth Rate					2.82	2.88	2.96
					6.50%	6.25%	7.30%



2019 Household Income



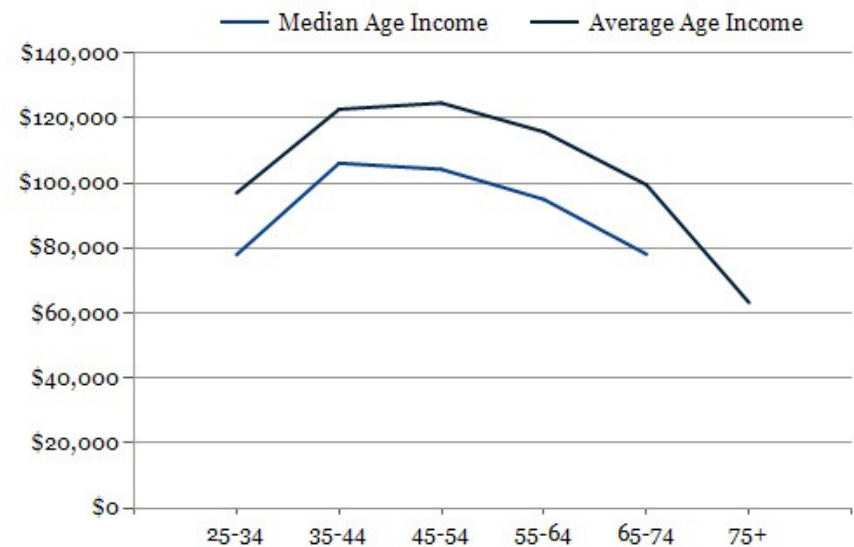
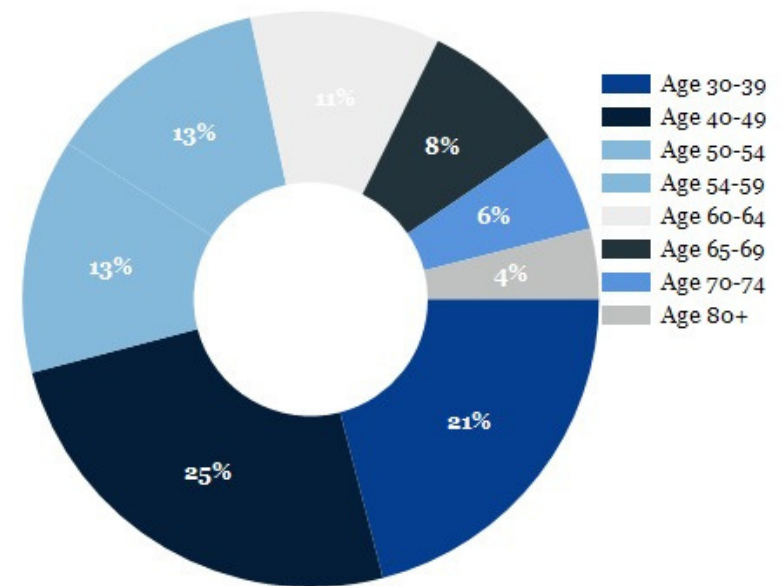
2019 Own vs. Rent - 1 Mile Radius



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



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