

4260 INDUSTRIAL CENTER LN NW

4260 Industrial Center Ln NW | Acworth, GA



SEVER
GROUP

THE SPACE

Location	4260 Industrial Center Ln NW Acworth, GA 30101
APN	20-0049-0-044-0
Square Feet	3822

HIGHLIGHTS

- Five Modern Offices covering 1,716 sf
- An Expansive Warehouse Area, of Approximately 2,106 sf
- 9x14 Drive-In Door
- Small Fenced Outdoor Storage Area
- 21-23 Ft Ceilings



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,248	70,619	147,656



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$110,006	\$118,389	\$120,609



NUMBER OF HOUSEHOLDS

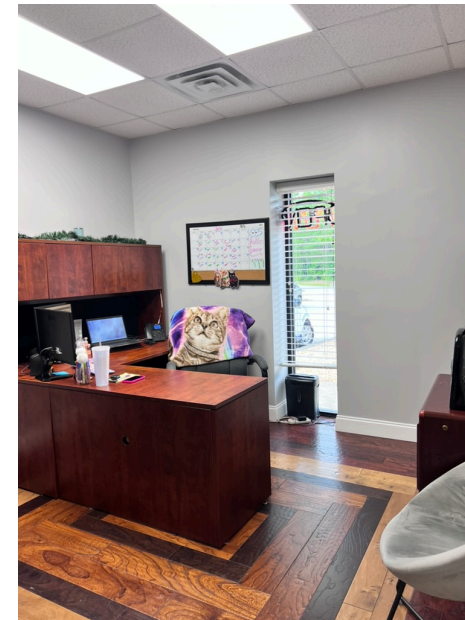
1.00 MILE	3.00 MILE	5.00 MILE
4,402	25,688	53,870

PROPERTY FEATURES

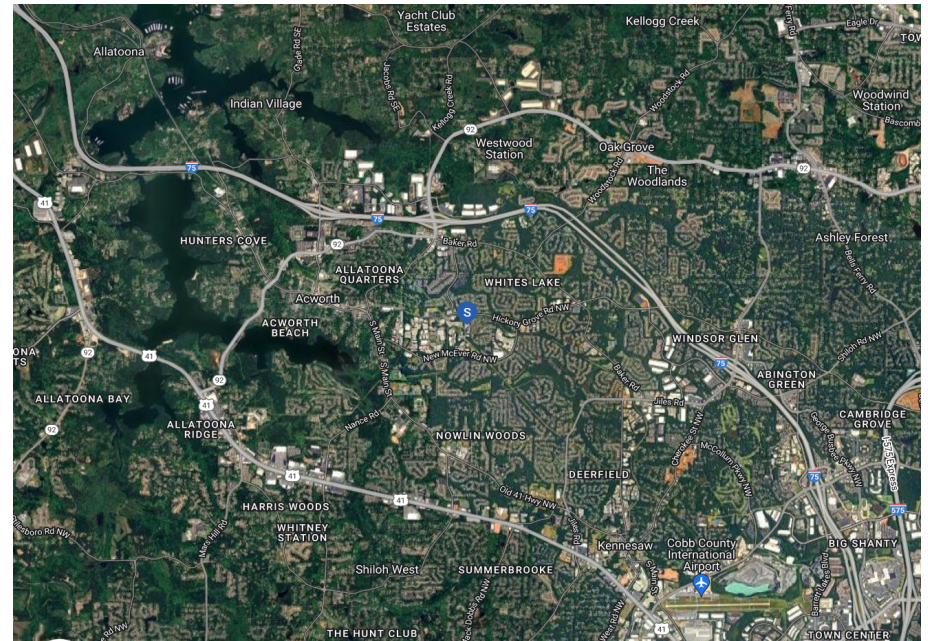
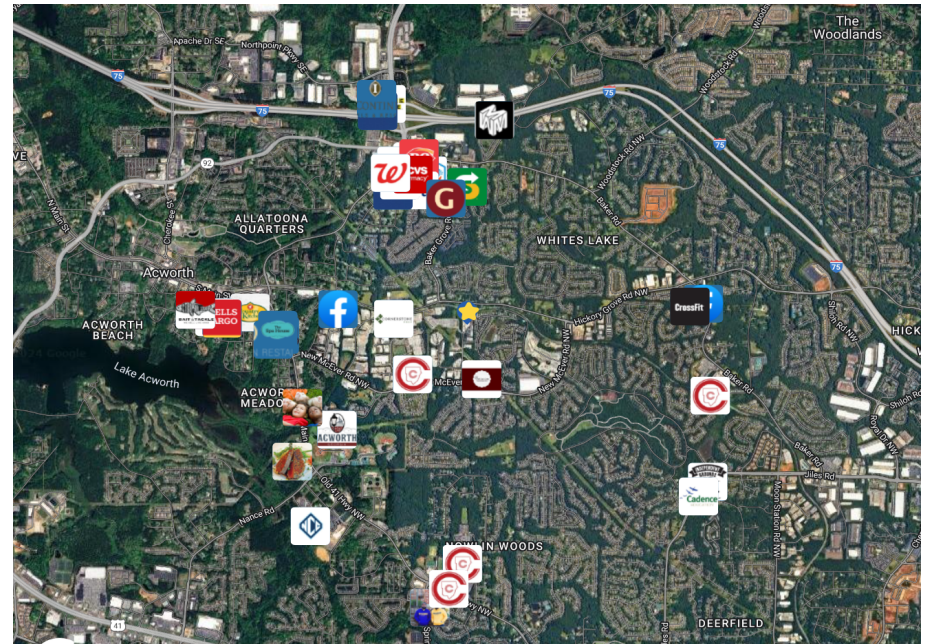
BUILDING SF	18,648
GLA (SF)	3822
LAND ACRES	3.46
YEAR BUILT	2007
ZONING TYPE	HI
BUILDING CLASS	C
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	10
PARKING RATIO	2.5

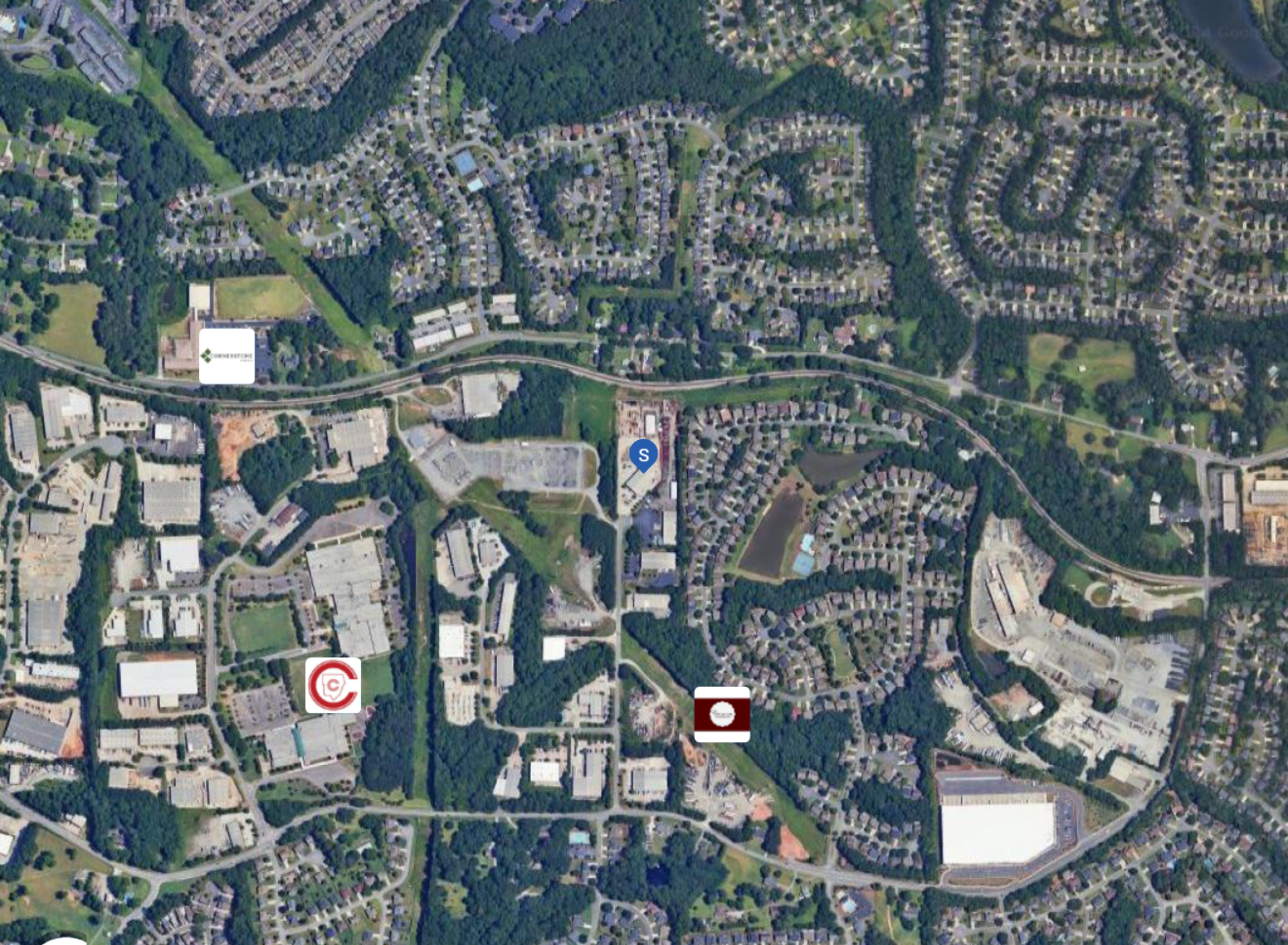
MECHANICAL

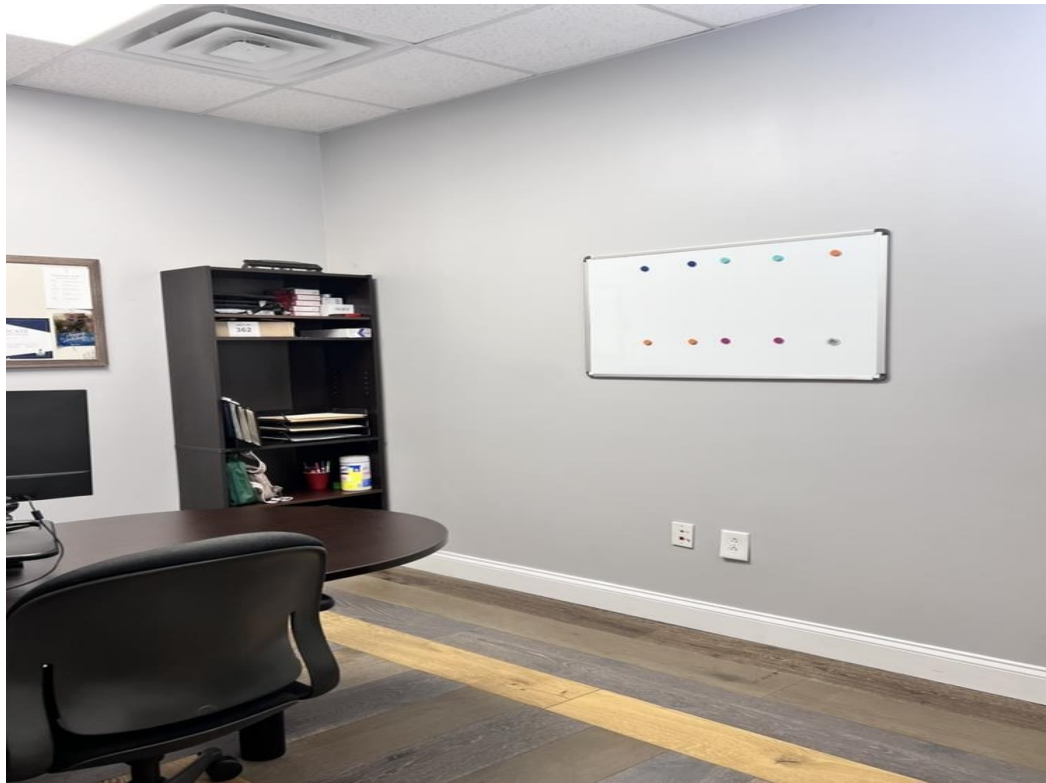
HVAC	Yes
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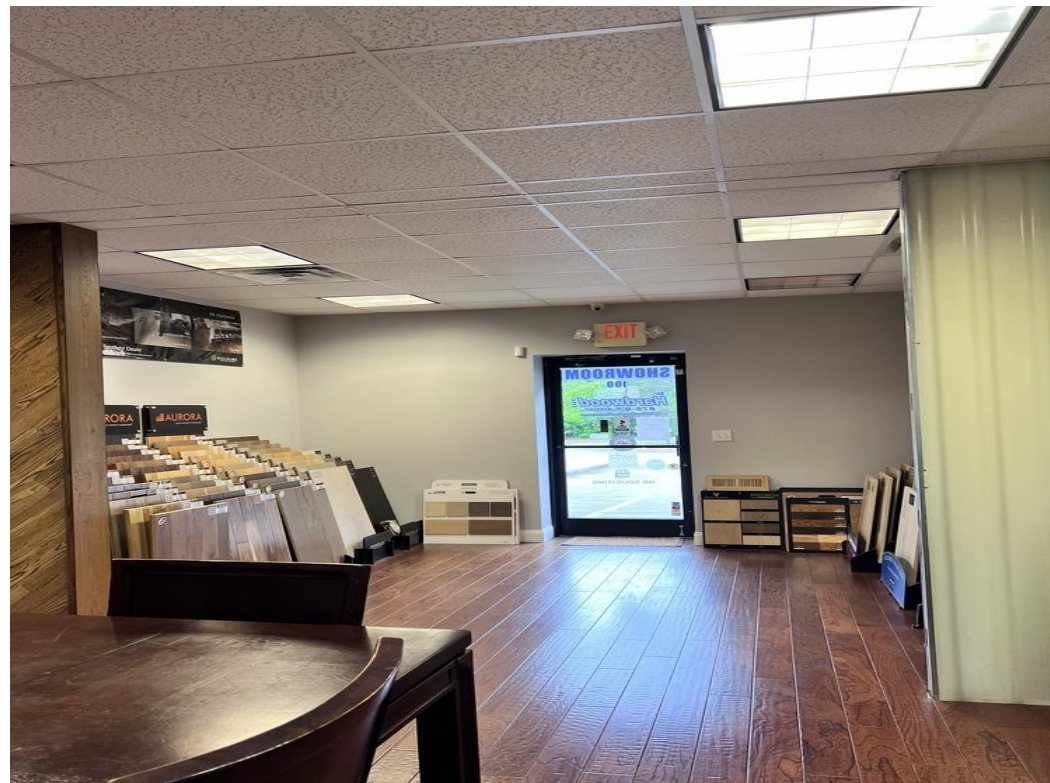


- The property is located in the Acworth Industrial Center, a prominent industrial park in Acworth, GA.
- Situated near major transportation routes such as I-75 and Highway 92, offering convenient access for employees and customers.
- Close proximity to retail centers like the Acworth Shopping Plaza and restaurants such as Red Lobster and Chick-fil-A, providing amenities for employees and visitors.
- Within a growing commercial area, with nearby businesses including manufacturing companies, distribution centers, and office spaces.
- Surrounded by a mix of residential neighborhoods and commercial developments, creating potential customer traffic and workforce accessibility.









POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,384	45,401	102,529
2010 Population	11,736	60,584	129,229
2023 Population	12,248	70,619	147,656
2028 Population	12,227	72,178	153,272
2023 African American	3,775	16,550	28,621
2023 American Indian	87	387	775
2023 Asian	540	3,823	6,731
2023 Hispanic	1,780	10,261	21,393
2023 Other Race	691	4,270	8,832
2023 White	5,774	37,258	86,169
2023 Multiracial	1,379	8,298	16,455
2023-2028: Population: Growth Rate	-0.15 %	2.20 %	3.75 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	222	1,295	2,741
\$15,000-\$24,999	175	1,109	2,383
\$25,000-\$34,999	186	1,036	2,519
\$35,000-\$49,999	409	2,187	4,348
\$50,000-\$74,999	621	4,021	8,800
\$75,000-\$99,999	925	3,771	7,839
\$100,000-\$149,999	970	6,103	11,934
\$150,000-\$199,999	481	3,036	6,272
\$200,000 or greater	413	3,129	7,035
Median HH Income	\$88,812	\$95,199	\$93,322
Average HH Income	\$110,006	\$118,389	\$120,609

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,350	17,404	38,343
2010 Total Households	4,200	21,673	46,023
2023 Total Households	4,402	25,688	53,870
2028 Total Households	4,410	26,389	56,395
2023 Average Household Size	2.78	2.74	2.71
2000 Owner Occupied Housing	2,498	13,723	29,211
2000 Renter Occupied Housing	690	2,817	7,304
2023 Owner Occupied Housing	2,997	18,289	37,492
2023 Renter Occupied Housing	1,405	7,399	16,378
2023 Vacant Housing	201	1,435	3,084
2023 Total Housing	4,603	27,123	56,954
2028 Owner Occupied Housing	3,115	19,228	39,603
2028 Renter Occupied Housing	1,295	7,160	16,792
2028 Vacant Housing	225	1,449	3,175
2028 Total Housing	4,635	27,838	59,570
2023-2028: Households: Growth Rate	0.20 %	2.70 %	4.60 %

Source: esri

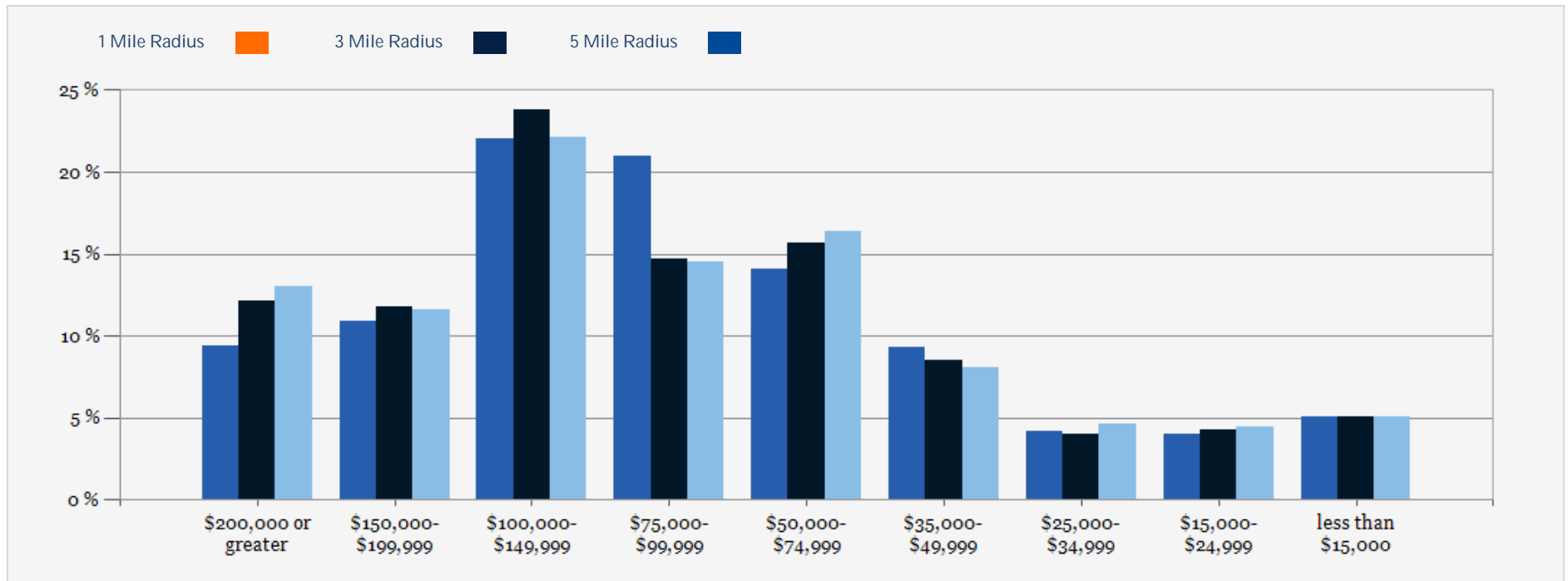
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	915	5,256	10,604
2023 Population Age 35-39	836	5,069	10,176
2023 Population Age 40-44	852	4,998	9,957
2023 Population Age 45-49	792	4,588	9,245
2023 Population Age 50-54	910	4,845	9,923
2023 Population Age 55-59	836	4,341	9,257
2023 Population Age 60-64	717	4,049	8,946
2023 Population Age 65-69	513	3,126	7,206
2023 Population Age 70-74	350	2,328	5,422
2023 Population Age 75-79	261	1,768	3,930
2023 Population Age 80-84	150	1,012	2,206
2023 Population Age 85+	125	873	1,790
2023 Population Age 18+	9,594	55,359	116,987
2023 Median Age	36	37	37

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,990	\$99,615	\$90,737
Average Household Income 25-34	\$103,086	\$118,110	\$113,969
Median Household Income 35-44	\$104,863	\$111,176	\$108,496
Average Household Income 35-44	\$128,618	\$138,877	\$137,774
Median Household Income 45-54	\$105,936	\$110,611	\$111,924
Average Household Income 45-54	\$131,078	\$137,701	\$143,564
Median Household Income 55-64	\$93,870	\$101,909	\$103,953
Average Household Income 55-64	\$115,517	\$125,853	\$132,287
Median Household Income 65-74	\$68,109	\$69,044	\$73,455
Average Household Income 65-74	\$86,813	\$96,519	\$102,107
Average Household Income 75+	\$65,379	\$68,851	\$76,947

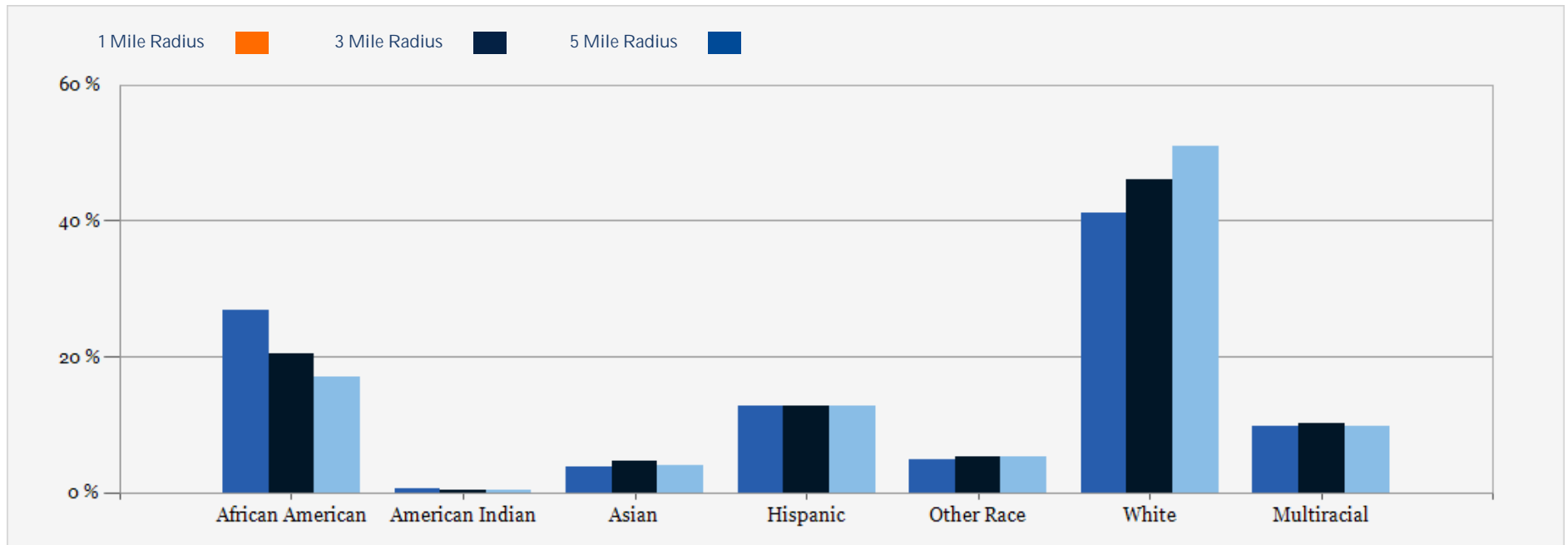
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,074	5,713	11,954
2028 Population Age 35-39	900	5,385	11,110
2028 Population Age 40-44	805	5,102	10,567
2028 Population Age 45-49	783	4,823	9,934
2028 Population Age 50-54	731	4,326	9,062
2028 Population Age 55-59	821	4,467	9,452
2028 Population Age 60-64	754	4,011	8,652
2028 Population Age 65-69	637	3,711	8,334
2028 Population Age 70-74	444	2,780	6,599
2028 Population Age 75-79	285	1,954	4,643
2028 Population Age 80-84	196	1,376	3,110
2028 Population Age 85+	146	1,028	2,195
2028 Population Age 18+	9,888	57,809	123,462
2028 Median Age	37	38	38

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$101,093	\$111,257	\$105,493
Average Household Income 25-34	\$124,969	\$140,509	\$135,277
Median Household Income 35-44	\$114,779	\$123,389	\$120,338
Average Household Income 35-44	\$145,750	\$159,106	\$157,434
Median Household Income 45-54	\$122,107	\$125,127	\$125,410
Average Household Income 45-54	\$153,906	\$160,307	\$164,587
Median Household Income 55-64	\$111,941	\$117,392	\$118,311
Average Household Income 55-64	\$140,523	\$150,658	\$155,296
Median Household Income 65-74	\$83,128	\$94,086	\$94,526
Average Household Income 65-74	\$112,835	\$124,406	\$128,183
Average Household Income 75+	\$89,977	\$94,424	\$101,790

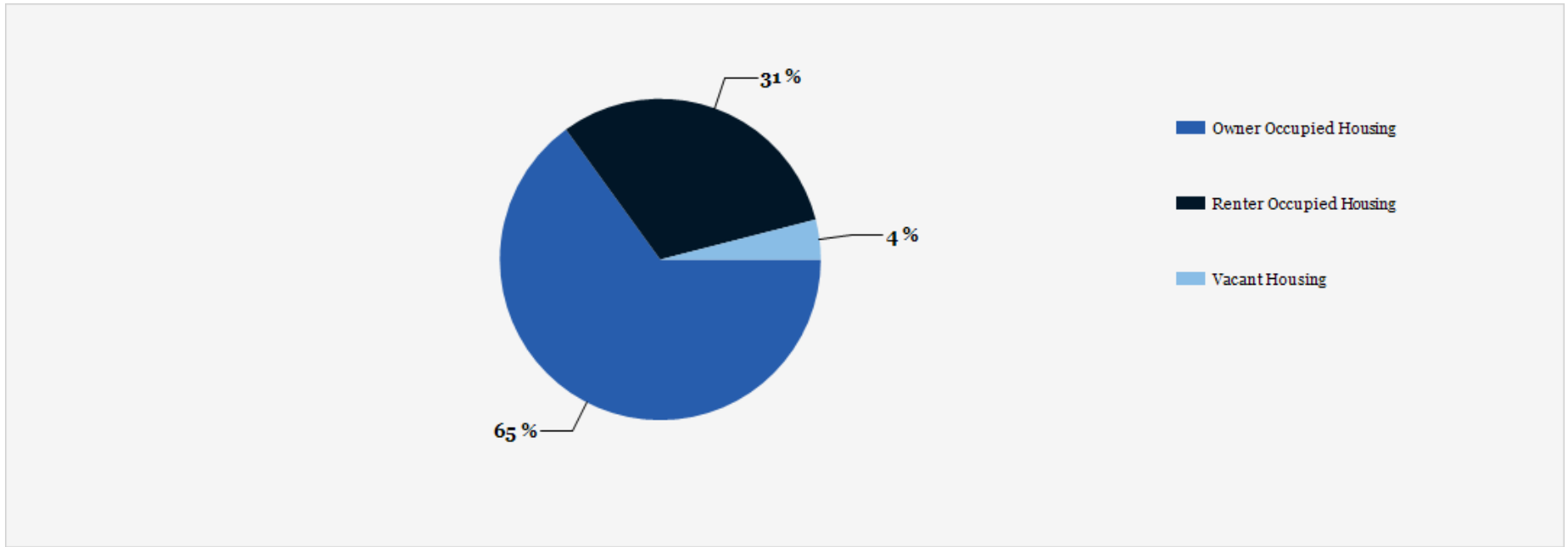
2023 Household Income



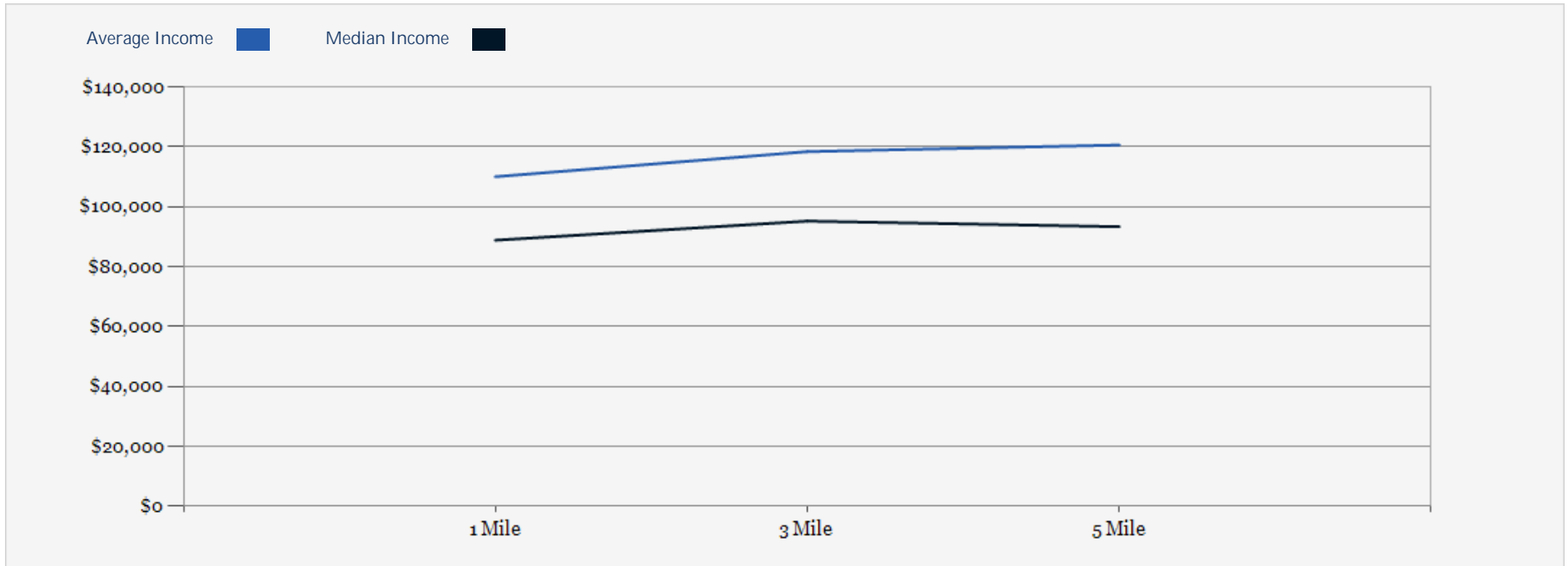
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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