

MEDLOCK

BRIDGE

4.7 Acres
Johns Creek, Georgia

- Extensive Frontage on Medlock Bridge Road (Hwy 141)
- Full Median Break on Medlock Bridge Road
- Adjacent to Publix Shopping Center
- Near to both Emory Johns Creek and Joan Glancy Hospitals
- Excellent Visibility From major intersection State Bridge and Medlock Roads
- Many well known corporate neighbors including Macys AGCO and State Farm
- Excellent Demographics
- Very Near to Johns Creek High School

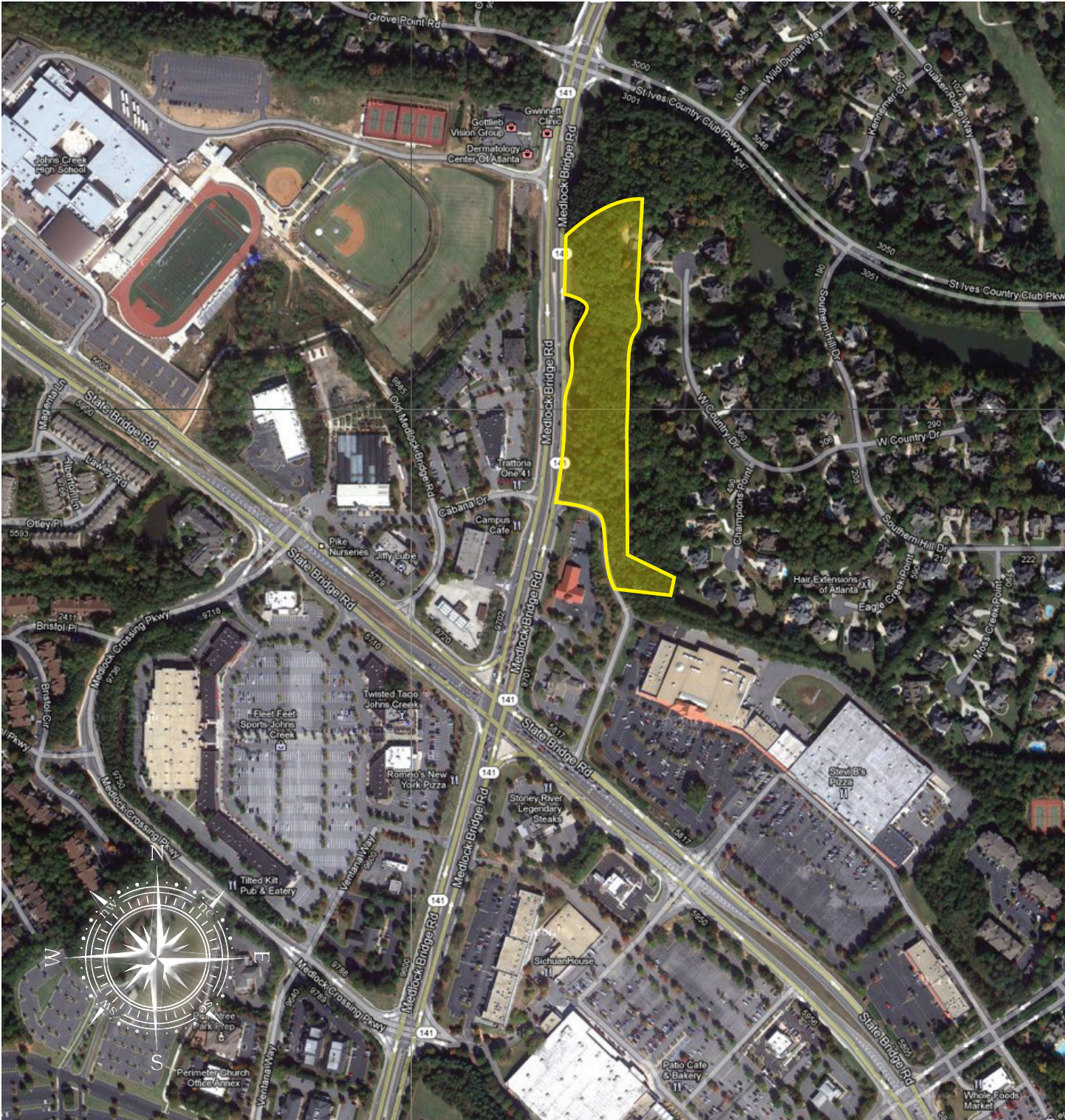
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MEDLOCK BRIDGE PROPERTY DESCRIPTION

Planned Uses: Senior/Asst Living, Hotel, Medical Office, Office, Potential Commercial

Location: Medlock Bridge Road just north State Bridge Road
Johns Creek, Georgia

County: Fulton

Size: 4.7 Acres

Zoning: O-I

Traffic Counts: Medlock Bridge Total 42,550
NBound 21100 SBound 21450

Asking Price: \$985,000.

Topography: Rolling

Key Property Features:

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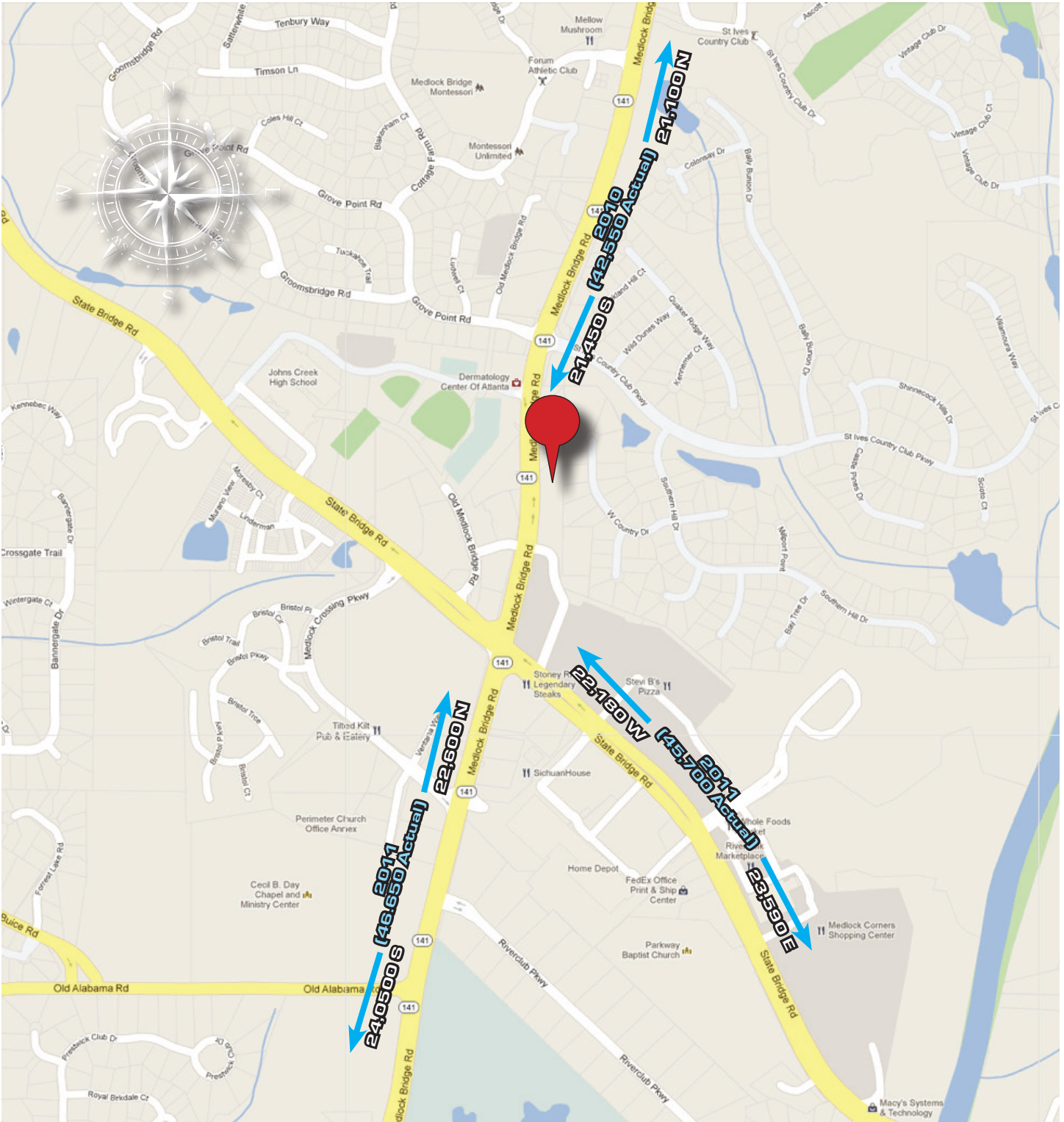


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MEDLOCK BRIDGE TRAFFIC COUNTERS



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MEDLOCK BRIDGE EXECUTIVE SUMMARY

2010 Population

Total Population	10,461	68,490	193,767
Male Population	48.7%	48.7%	49.4%
Female Population	51.3%	51.3%	50.6%
Median Age	35.3	35.9	35.7

2010 Income

Median HH Income	\$110,282	\$107,953	\$109,247
Per Capita Income	\$49,548	\$49,179	\$49,392
Average HH Income	\$146,027	\$142,520	\$144,042

2010 Households

Total Households	3,774	23,896	65,797
Average Household Size	2.77	2.86	2.94

2010 Housing

Owner Occupied Housing Units	62.4%	66.4%	70.8%
Renter Occupied Housing Units	29.7%	27.1%	22.9%
Vacant Housing Units	7.9%	6.5%	6.3%

Population

1990 Population	2,494	20,621	64,013
2000 Population	7,125	55,397	153,787
2010 Population	10,461	68,490	193,767
2015 Population	11,735	75,005	213,267
1990-2000 Annual Rate	11.07%	10.39%	9.16%
2000-2010 Annual Rate	3.82%	2.09%	2.28%
2010-2015 Annual Rate	2.33%	1.83%	1.94%

In the identified market area, the current year population is 193,767. In 2000, the Census count in the market area was 153,787. The rate of change since 2000 was 2.28 percent annually. The five-year projection for the population in the market area is 213,267, representing a change of 1.94 percent annually from 2010 to 2015. Currently, the population is 49.4 percent male and 50.6 percent female.

Households

1990 Households	980	7,639	23,134
2000 Households	2,736	19,912	53,606
2010 Households	3,774	23,896	65,797
2015 Households	4,196	25,960	71,926
1990-2000 Annual Rate	10.81%	10.05%	8.77%
2000-2010 Annual Rate	3.19%	1.8%	2.02%
2010-2015 Annual Rate	2.14%	1.67%	1.8%

The household count in this market area has changed from 53,606 in 2000 to 65,797 in the current year, a change of 2.02 percent annually. The five-year projection of households is 71,926, a change of 1.8 percent annually from the current year total. Average household size is currently 2.94, compared to 2.86 in the year 2000. The number of families in the current year is 49,148 in the market area.

Housing

Currently, 70.8 percent of the 70,223 housing units in the market area are owner occupied; 22.9 percent, renter occupied; and 6.3 percent are vacant. In 2000, there were 55,190 housing units - 75.9 percent owner occupied, 20.9 percent renter occupied and 3.2 percent vacant. The rate of change in housing units since 2000 is 2.38 percent. Median home value in the market area is \$235,687, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.24 percent annually to \$250,651. From 2000 to the current year, median home value changed by 0.91 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



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MEDLOCK BRIDGE EXECUTIVE SUMMARY PAGE 2

Median Household Income

1990 Median HH Income	\$56,174	\$56,731	\$54,819
2000 Median HH Income	\$85,521	\$84,602	\$84,385
2010 Median HH Income	\$110,282	\$107,953	\$109,247
2015 Median HH Income	\$127,245	\$124,448	\$125,667
1990-2000 Annual Rate	4.29%	4.08%	4.41%
2000-2010 Annual Rate	2.51%	2.41%	2.55%
2010-2015 Annual Rate	2.9%	2.88%	2.84%

Per Capita Income

1990 Per Capita Income	\$24,980	\$25,998	\$24,707
2000 Per Capita Income	\$37,861	\$39,052	\$38,449
2010 Per Capita Income	\$49,548	\$49,179	\$49,392
2015 Per Capita Income	\$60,127	\$58,009	\$57,286
1990-2000 Annual Rate	4.25%	4.15%	4.52%
2000-2010 Annual Rate	2.66%	2.27%	2.47%
2010-2015 Annual Rate	3.95%	3.36%	3.01%

Average Household Income

1990 Average Household Income	\$73,605	\$71,858	\$67,746
2000 Average Household Income	\$106,547	\$108,588	\$108,185
2010 Average HH Income	\$146,027	\$142,520	\$144,042
2015 Average HH Income	\$178,264	\$169,833	\$168,268
1990-2000 Annual Rate	3.77%	4.22%	4.79%
2000-2010 Annual Rate	3.12%	2.69%	2.83%
2010-2015 Annual Rate	4.07%	3.57%	3.16%

Households by Income

Current median household income is \$109,247 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$125,667 in five years. In 2000, median household income was \$84,385, compared to \$54,819 in 1990.

Current average household income is \$144,042 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$168,268 in five years. In 2000, average household income was \$108,185, compared to \$67,746 in 1990.

Current per capita income is \$49,392 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$57,286 in five years. In 2000, the per capita income was \$38,449, compared to \$24,707 in 1990.

Population by Employment

Total Businesses	417	2,361	7,525
Total Employees	4,569	24,166	91,539

Currently, 91.2 percent of the civilian labor force in the identified market area is employed and 8.8 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 93.0 percent of the civilian labor force, and unemployment will be 7.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 74.7 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 84.9 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 8.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 6.9 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 83.3 percent of the market area population drove alone to work, and 5.8 percent worked at home. The average travel time to work in 2000 was 31.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 3.7 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 11.8 percent were high school graduates only (29.6 percent in the U.S.)
- 6.7 percent had completed an Associate degree (7.7 percent in the U.S.)
- 41.8 percent had a Bachelor's degree (17.7 percent in the U.S.)



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