



OFFERING SUMMARY

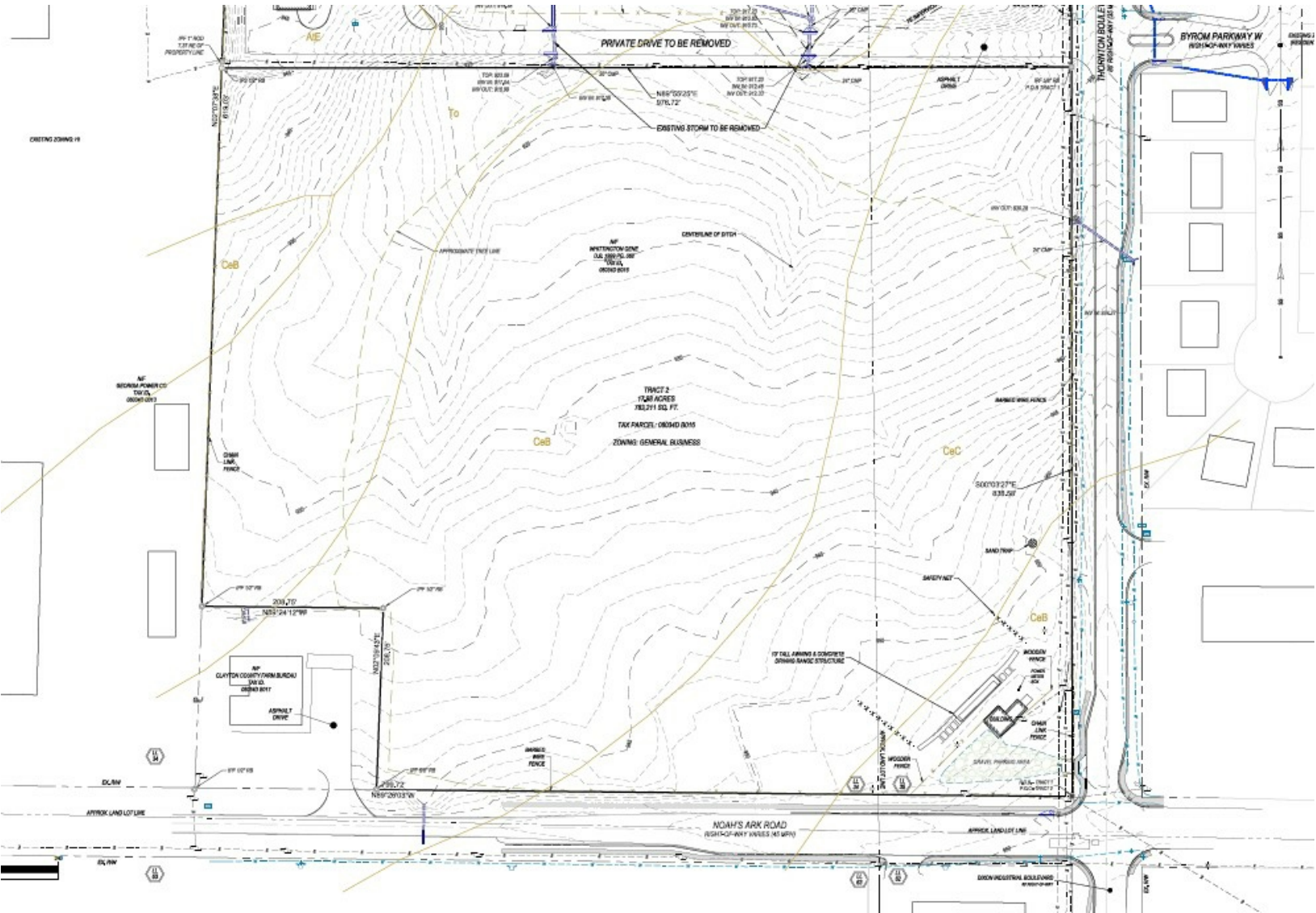
| | |
|--------------------|----------------------|
| Acreage | ±18 Acres |
| County | Clayton |
| Zoning | GB-General Business |
| Parcel ID | 06-034D- B-016 |
| AADT | 10,200 |
| Frontage | 1,640.00 Ft |
| Floodplain | None |
| Water/Sewer | Clayton County Water |

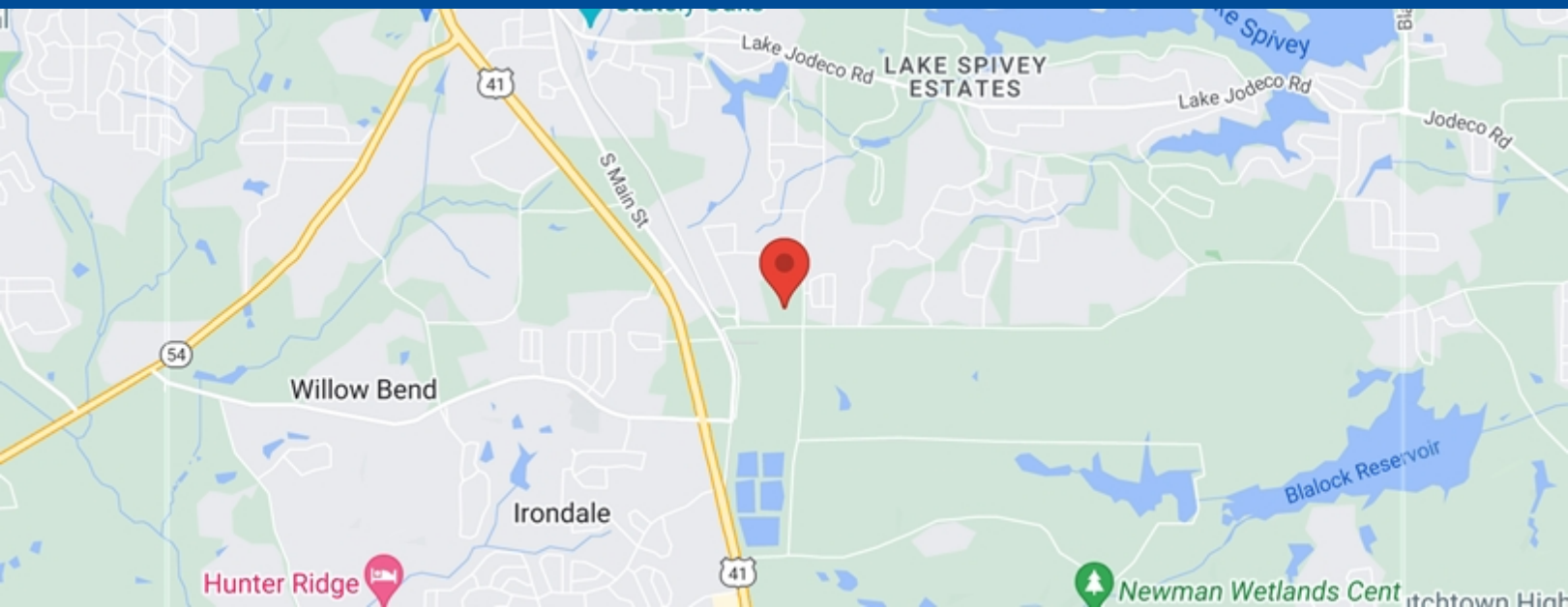
PROPERTY OVERVIEW

Expansive ±18 acre tract with level to gently rolling topography. Great frontage and visibility at the intersection of Noaahs Ark Road and Thornton Road with access to all public utilities. The General Business zoning district provides a wide array of potential redevelopment opportunities.

PROPERTY HIGHLIGHTS

- Fully signalized intersection at Noaahs Ark Rd and Thornton Rd
- Future Land Use is General Commercial
- Located in an Enterprise Zone
- Potential for mixed-use or residential development





| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|---------|
| 2000 Population | 2,877 | 32,187 | 87,572 |
| 2010 Population | 3,593 | 38,961 | 109,647 |
| 2023 Population | 4,069 | 44,606 | 134,987 |
| 2028 Population | 4,073 | 45,848 | 138,465 |
| 2023-2028 Growth Rate | 0.02 % | 0.55 % | 0.51 % |
| 2023 Daytime Population | 2,911 | 37,873 | 104,203 |

| 2023 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|------------|-----------|-----------|
| less than \$15000 | 55 | 1,526 | 3,971 |
| \$15000-24999 | 75 | 1,095 | 3,745 |
| \$25000-34999 | 69 | 1,010 | 3,981 |
| \$35000-49999 | 92 | 1,730 | 5,734 |
| \$50000-74999 | 272 | 2,537 | 8,771 |
| \$75000-99999 | 160 | 2,216 | 7,592 |
| \$100000-149999 | 385 | 3,219 | 8,018 |
| \$150000-199999 | 178 | 1,238 | 3,252 |
| \$200000 or greater | 97 | 805 | 1,911 |
| Median HH Income | \$ 94,008 | \$ 72,172 | \$ 65,112 |
| Average HH Income | \$ 110,640 | \$ 91,823 | \$ 84,953 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|--------|
| 2000 Total Households | 939 | 10,725 | 29,827 |
| 2010 Total Households | 1,210 | 12,679 | 37,402 |
| 2023 Total Households | 1,385 | 15,377 | 46,975 |
| 2028 Total Households | 1,400 | 15,980 | 48,648 |
| 2023 Average Household Size | 2.93 | 2.86 | 2.83 |
| 2023 Owner Occupied Housing | 1,232 | 10,921 | 29,127 |
| 2028 Owner Occupied Housing | 1,252 | 11,533 | 30,751 |
| 2023 Renter Occupied Housing | 153 | 4,456 | 17,848 |
| 2028 Renter Occupied Housing | 148 | 4,447 | 17,897 |
| 2023 Vacant Housing | 49 | 854 | 2,781 |
| 2023 Total Housing | 1,434 | 16,231 | 49,756 |