



Jordan Company
Investment & Commercial Real Estate

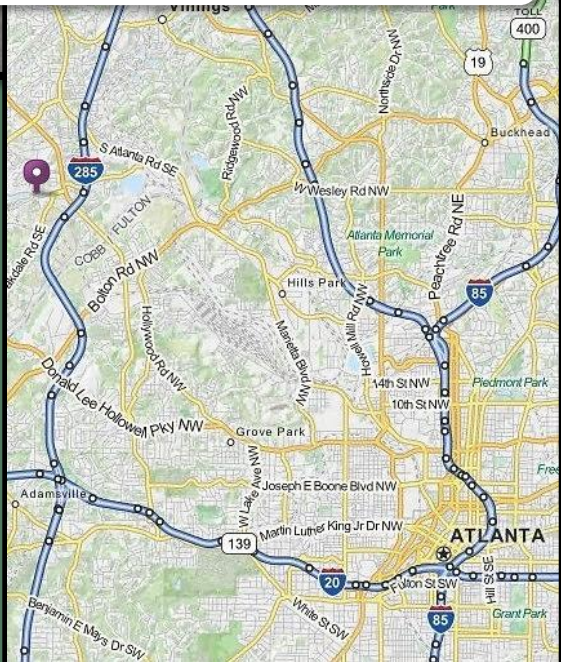


BANK OWNED



1,871 SF –Office Suite - 3662 Highlands Pkwy, Smyrna, GA

Presented By:
The Jordan Company
Brent Kewley
4200 Northside Parkway, Bldg 3, Suite A
Atlanta, Georgia 30327
(404) 237 – 2900 Ext. 109



The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.

Location: Located in Highlands Park office complex in the Cumberland Vining's area off South Cobb Drive. The site has good access to I-285 (.8 miles) and is approximately 7 miles from downtown. The submarket has a moderate population density of 55,340 residents and a moderate income level of \$64,303 per household within a three mile radius.

Property: The subject property is office suite (previous used medical) consists of three offices, three exam rooms, a conference room, reception area, and kitchen. Space is finished with modern improvement (molding, lighting, fixtures).

Acreage .032 acres

Size 1,871 sqft

Year Built 2006

Parking Area Shared spaces

Zoning: Office – Institution (City of Smyrna)

Utilities: All available.

Taxes: \$3,154.63 (2011 – County and City)

List Price: **\$225,000 (\$120.50 SF) – Bank Owned All Offers Encouraged**





For more information please contact: Brent Kewley (404) 237-2900 (Ext 109)

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192-unit townhome community (Beazer Homes)

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Demographics for Highlands Parkway, Smyrna, GA 30082

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	2,215	26,422	83,638
2011 Female Population	2,455	28,918	90,391
% 2011 Male Population	47.43%	47.74%	48.06%
% 2011 Female Population	52.57%	52.26%	51.94%
2011 Total Adult Population	3,757	43,542	134,202
2011 Total Daytime Population	6,601	47,411	175,872
2011 Total Daytime Work Population	4,332	25,999	98,221
2011 Median Age Total Population	34	33	32
2011 Median Age Adult Population	40	40	40
2011 Age 0-5	422	4,808	14,835
2011 Age 6-13	340	4,669	15,723
2011 Age 14-17	151	2,321	9,269
2011 Age 18-20	110	1,600	6,300
2011 Age 21-24	341	4,154	14,177
2011 Age 25-29	475	5,633	17,136
2011 Age 30-34	484	5,167	14,803
2011 Age 35-39	407	4,232	12,691
2011 Age 40-44	367	3,916	11,741
2011 Age 45-49	336	3,711	11,144
2011 Age 50-54	319	3,415	10,086
2011 Age 55-59	270	2,918	8,820
2011 Age 60-64	196	2,556	7,964
2011 Age 65-69	158	2,033	6,425
2011 Age 70-74	103	1,409	4,673
2011 Age 75-79	74	1,107	3,507
2011 Age 80-84	66	881	2,591
2011 Age 85+	52	809	2,143
% 2011 Age 0-5	9.03%	8.69%	8.52%
% 2011 Age 6-13	7.28%	8.44%	9.03%
% 2011 Age 14-17	3.23%	4.19%	5.33%
% 2011 Age 18-20	2.35%	2.89%	3.62%
% 2011 Age 21-24	7.30%	7.51%	8.15%
% 2011 Age 25-29	10.17%	10.18%	9.85%
% 2011 Age 30-34	10.36%	9.34%	8.51%
% 2011 Age 35-39	8.71%	7.65%	7.29%
% 2011 Age 40-44	7.86%	7.08%	6.75%
% 2011 Age 45-49	7.19%	6.71%	6.40%
% 2011 Age 50-54	6.83%	6.17%	5.80%
% 2011 Age 55-59	5.78%	5.27%	5.07%
% 2011 Age 60-64	4.20%	4.62%	4.58%
% 2011 Age 65-69	3.38%	3.67%	3.69%
% 2011 Age 70-74	2.21%	2.55%	2.69%
% 2011 Age 75-79	1.58%	2.00%	2.02%
% 2011 Age 80-84	1.41%	1.59%	1.49%

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% 2011 Age 85+	1.11%	1.46%	1.23%
2011 White Population	2,618	30,634	81,120
2011 Black Population	1,518	18,886	71,883
2011 Asian/Hawaiian/Pacific Islander	322	2,481	6,249
2011 American Indian/Alaska Native	12	188	593
2011 Other Population (Incl 2+ Races)	199	3,152	14,183
2011 Hispanic Population	255	4,359	20,838
2011 Non-Hispanic Population	4,415	50,981	153,190
% 2011 White Population	56.07%	55.35%	46.61%
% 2011 Black Population	32.51%	34.13%	41.31%
% 2011 Asian/Hawaiian/Pacific Islander	6.90%	4.48%	3.59%
% 2011 American Indian/Alaska Native	0.26%	0.34%	0.34%
% 2011 Other Population (Incl 2+ Races)	4.26%	5.70%	8.15%
% 2011 Hispanic Population	5.46%	7.88%	11.97%
% 2011 Non-Hispanic Population	94.54%	92.12%	88.03%
2000 Non-Hispanic White	1,334	22,453	71,530
2000 Non-Hispanic Black	606	16,231	64,310
2000 Non-Hispanic Amer Indian/Alaska Native	9	66	368
2000 Non-Hispanic Asian	63	964	3,230
2000 Non-Hispanic Hawaian/Pacific Islander	n/a	n/a	9
2000 Non-Hispanic Some Other Race	n/a	20	129
2000 Non-Hispanic Two or More Races	35	477	2,171
% 2000 Non-Hispanic White	65.17%	55.84%	50.46%
% 2000 Non-Hispanic Black	29.60%	40.36%	45.37%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.44%	0.16%	0.26%
% 2000 Non-Hispanic Asian	3.08%	2.40%	2.28%
% 2000 Non-Hispanic Hawaian/Pacific Islander	0.00%	0.00%	0.01%
% 2000 Non-Hispanic Some Other Race	0.00%	0.05%	0.09%
% 2000 Non-Hispanic Two or More Races	1.71%	1.19%	1.53%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	4,670	55,340	174,029
2011 Total Households	1,936	23,857	73,986
Population Change 1990-2011	3,151	22,353	40,086
Household Change 1990-2011	1,238	10,300	17,809
% Population Change 1990-2011	207.44%	67.76%	29.93%
% Household Change 1990-2011	177.36%	75.98%	31.70%
Population Change 2000-2011	2,495	13,201	19,615
Household Change 2000-2011	979	6,326	9,603
% Population Change 2000-2011	114.71%	31.33%	12.70%
% Households Change 2000-2011	102.30%	36.08%	14.92%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	1,013	18,626	68,817
2000 Occupied Housing Units	983	17,484	64,387
2000 Owner Occupied Housing Units	568	9,270	32,914

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2000 Renter Occupied Housing Units	416	8,214	31,473
2000 Vacant Housing Units	30	1,142	4,430
% 2000 Occupied Housing Units	97.04%	93.87%	93.56%
% 2000 Owner Occupied Housing Units	56.02%	49.77%	47.83%
% 2000 Renter Occupied Housing Units	41.03%	44.10%	45.73%
% 2000 Vacant Housing Units	2.96%	6.13%	6.44%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$59,004	\$64,303	\$52,742
2011 Per Capita Income	\$36,127	\$38,509	\$37,160
2011 Average Household Income	\$87,146	\$89,326	\$87,408
2011 Household Income < \$10,000	111	1,544	5,593
2011 Household Income \$10,000-\$14,999	43	658	3,517
2011 Household Income \$15,000-\$19,999	32	763	3,241
2011 Household Income \$20,000-\$24,999	26	875	3,824
2011 Household Income \$25,000-\$29,999	55	908	3,508
2011 Household Income \$30,000-\$34,999	160	1,403	4,363
2011 Household Income \$35,000-\$39,999	131	1,186	4,419
2011 Household Income \$40,000-\$44,999	128	1,155	3,661
2011 Household Income \$45,000-\$49,999	115	874	3,241
2011 Household Income \$50,000-\$59,999	186	1,781	5,924
2011 Household Income \$60,000-\$74,999	260	2,722	7,254
2011 Household Income \$75,000-\$99,999	381	4,177	9,028
2011 Household Income \$100,000-\$124,999	197	2,393	5,546
2011 Household Income \$125,000-\$149,999	43	1,293	2,953
2011 Household Income \$150,000-\$199,999	31	1,030	3,065
2011 Household Income \$200,000-\$249,999	20	481	1,718
2011 Household Income \$250,000-\$499,999	15	511	2,482
2011 Household Income \$500,000+	3	102	647
2011 Household Income \$200,000+	38	1,094	4,848
% 2011 Household Income < \$10,000	5.73%	6.47%	7.56%
% 2011 Household Income \$10,000-\$14,999	2.22%	2.76%	4.75%
% 2011 Household Income \$15,000-\$19,999	1.65%	3.20%	4.38%
% 2011 Household Income \$20,000-\$24,999	1.34%	3.67%	5.17%
% 2011 Household Income \$25,000-\$29,999	2.84%	3.81%	4.74%
% 2011 Household Income \$30,000-\$34,999	8.26%	5.88%	5.90%
% 2011 Household Income \$35,000-\$39,999	6.76%	4.97%	5.97%
% 2011 Household Income \$40,000-\$44,999	6.61%	4.84%	4.95%
% 2011 Household Income \$45,000-\$49,999	5.94%	3.66%	4.38%
% 2011 Household Income \$50,000-\$59,999	9.60%	7.47%	8.01%
% 2011 Household Income \$60,000-\$74,999	13.42%	11.41%	9.80%
% 2011 Household Income \$75,000-\$99,999	19.67%	17.51%	12.20%
% 2011 Household Income \$100,000-\$124,999	10.17%	10.03%	7.50%
% 2011 Household Income \$125,000-\$149,999	2.22%	5.42%	3.99%
% 2011 Household Income \$150,000-\$199,999	1.60%	4.32%	4.14%
% 2011 Household Income \$200,000-\$249,999	1.03%	2.02%	2.32%
% 2011 Household Income \$250,000-\$499,999	0.77%	2.14%	3.35%

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% 2011 Household Income \$500,000+	0.15%	0.43%	0.87%
% 2011 Household Income \$200,000+	1.96%	4.59%	6.55%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$861,906	\$11,578,004	\$34,370,744
2011 Jewelry Stores	\$606,048	\$8,360,103	\$24,789,172
2011 Mens Clothing Stores	\$1,239,000	\$16,708,114	\$49,832,810
2011 Shoe Stores	\$1,212,758	\$15,848,794	\$47,337,004
2011 Womens Clothing Stores	\$2,170,591	\$28,568,055	\$85,828,229
2011 Automobile Dealers	\$15,678,847	\$193,809,073	\$584,306,302
2011 Automotive Parts/Acc/Repair Stores	\$1,881,490	\$24,450,086	\$73,234,170
2011 Other Motor Vehicle Dealers	\$584,230	\$7,707,402	\$23,014,190
2011 Tire Dealers	\$490,181	\$6,503,716	\$19,417,409
2011 Hardware Stores	\$448,845	\$5,193,051	\$15,461,759
2011 Home Centers	\$1,850,844	\$21,147,714	\$64,573,942
2011 Nursery/Garden Centers	\$518,247	\$6,867,765	\$20,481,852
2011 Outdoor Power Equipment Stores	\$202,572	\$2,161,242	\$6,690,145
2011 Paint/Wallpaper Stores	\$65,543	\$740,614	\$2,277,096
2011 Appliance/TV/Other Electronics Stores	\$1,405,577	\$19,187,011	\$57,034,364
2011 Camera/Photographic Supplies Stores	\$247,653	\$3,162,843	\$9,491,585
2011 Computer/Software Stores	\$736,426	\$9,224,647	\$27,851,931
2011 Beer/Wine/Liquor Stores	\$942,561	\$12,581,579	\$37,401,344
2011 Convenience/Specialty Food Stores	\$2,233,056	\$24,894,888	\$82,543,377
2011 Restaurant Expenditures	\$11,293,579	\$130,198,734	\$426,090,105
2011 Supermarkets/Other Grocery excl Conv	\$10,811,035	\$136,990,984	\$411,665,720
2011 Furniture Stores	\$1,490,828	\$19,366,239	\$58,002,951
2011 Home Furnishings Stores	\$972,524	\$13,243,661	\$39,285,783
2011 Gen Merch/Appliance/Furniture Stores	\$13,295,319	\$173,526,841	\$519,586,209
2011 Gasoline Stations w/ Convenience Stores	\$8,812,514	\$113,567,990	\$347,723,365
2011 Other Gasoline Stations	\$6,579,458	\$88,673,104	\$265,179,990
2011 Department Stores excl Leased Depts	\$14,700,896	\$192,713,857	\$576,620,577
2011 General Merchandise Stores	\$11,804,492	\$154,160,606	\$461,583,262
2011 Other Health/Personal Care Stores	\$1,007,324	\$12,480,615	\$37,677,516
2011 Pharmacies/Drug Stores	\$5,151,842	\$65,338,707	\$196,499,535
2011 Pet/Pet Supplies Stores	\$754,691	\$9,377,870	\$28,316,091
2011 Book/Periodical/Music Stores	\$170,214	\$2,813,831	\$8,450,991
2011 Hobby/Toy/Game Stores	\$354,872	\$2,909,546	\$9,602,774
2011 Musical Instrument/Supplies Stores	\$136,718	\$1,744,223	\$5,234,743
2011 Sewing/Needlework/Piece Goods Stores	\$43,729	\$599,961	\$1,804,219
2011 Sporting Goods Stores	\$803,544	\$12,943,243	\$37,252,939
2011 Video Tape Stores - Retail	\$120,186	\$1,572,451	\$4,702,600

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