



Jordan Company  
Investment & Commercial Real Estate



**Available**  
267,200SF Industrial Building on +/- 15.6 Acres  
4380 Stacks Road  
*Fulton County, Georgia*



Presented By:  
The Jordan Company  
4200 Northside Parkway, Bldg 3, Suite A  
Atlanta, Georgia 30327  
(404) 237 - 2900

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:** Subject property is located in unincorporated Fulton County; 5 miles west of Hartsfield Int'l Airport and 2.5 miles west of I-285 or I-85. The property is just west of the intersection of Mallory Rd and Stacks Rd; Stacks Rd runs parallel to US Highway 29/Roosevelt Highway. The property is located in a mix of industrial buildings and single family residential developments.

Within a three mile radius of the property, there is a total population of over 31,000 and an average household income of \$49,124.

**ON SITE:** **Land Area:** +/- 15.6 acres of improved land.

**Building:** The subject property consists of a 267,200SF, all metal industrial building with smaller metal outbuildings and horse stables. Ceiling height is 30' in the center and 20' clear on each side. The property is adjacent to CSX Rail and has been approved for a spur track.

**FRONTAGE:** +/- 720 feet of frontage on Stacks Rd

**UTILITIES:** Water, gas and sanitary sewer in place

**ZONING:** Industrial

**TRAFFIC COUNTS:** +/- 17,240 vehicles per day on US Highway 29/Roosevelt Highway

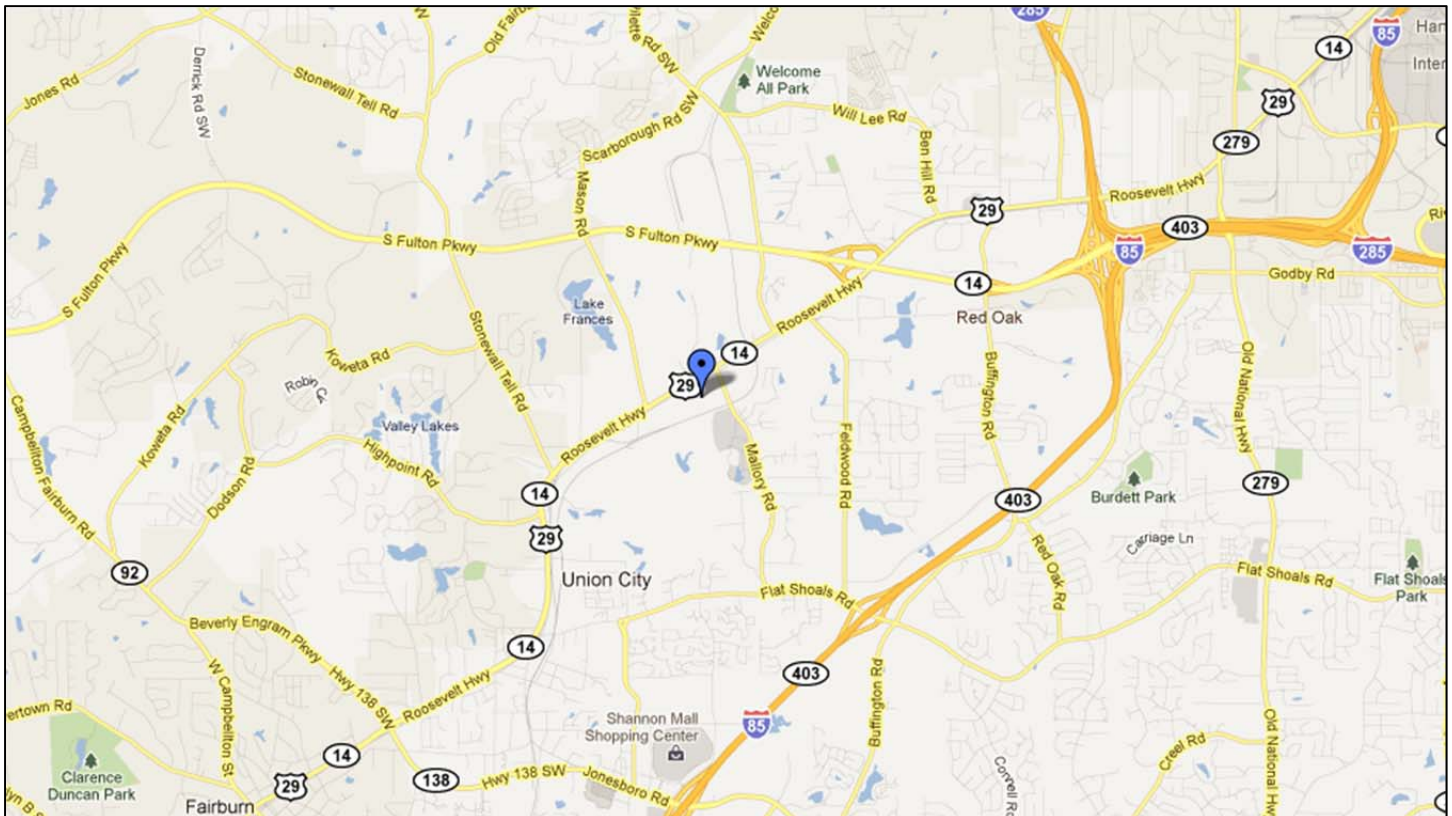
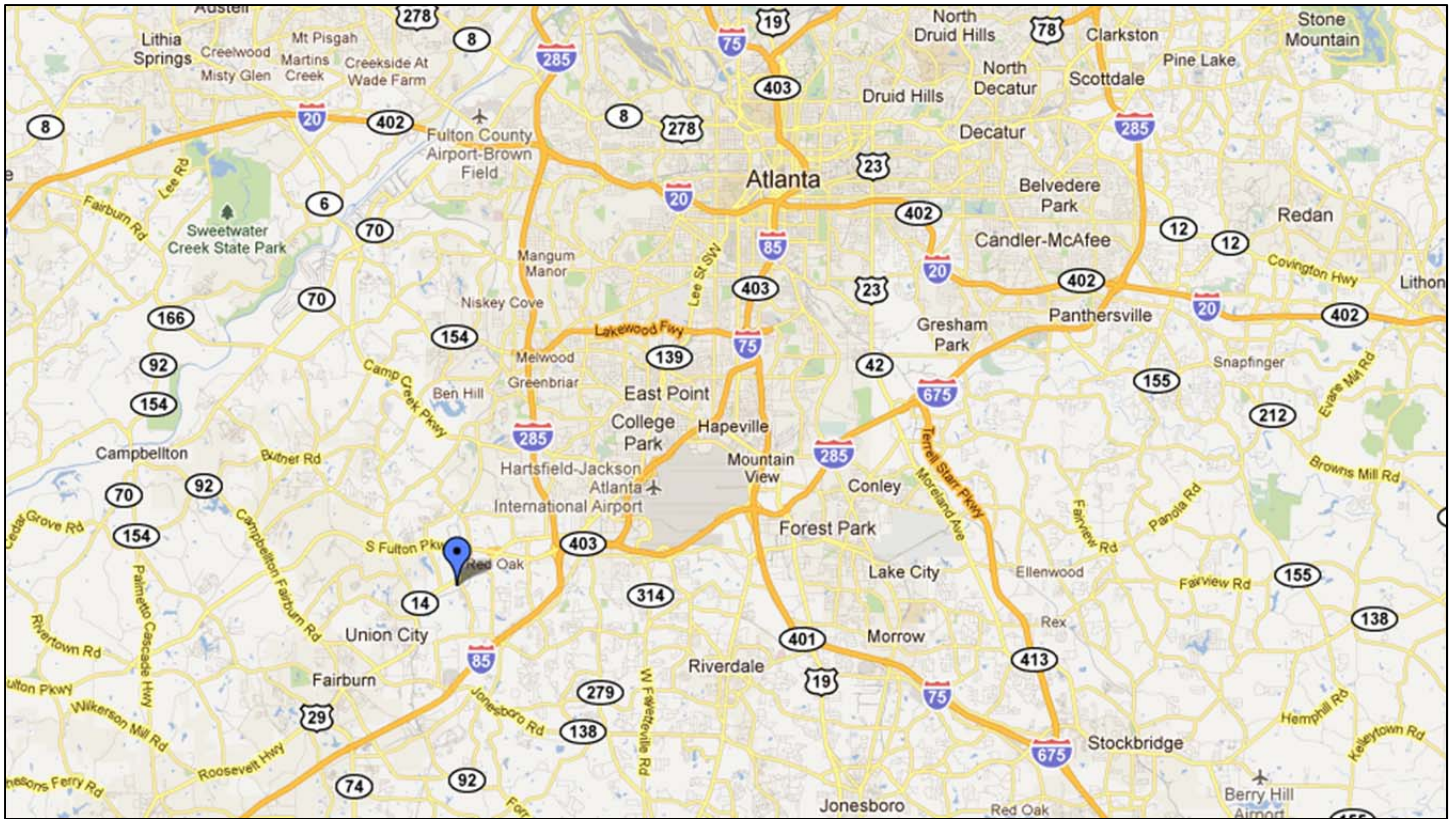
**PROPERTY TAXES:** \$15,771 (2011)

**ASKING PRICE:** \$1,650,000 (cash at closing)

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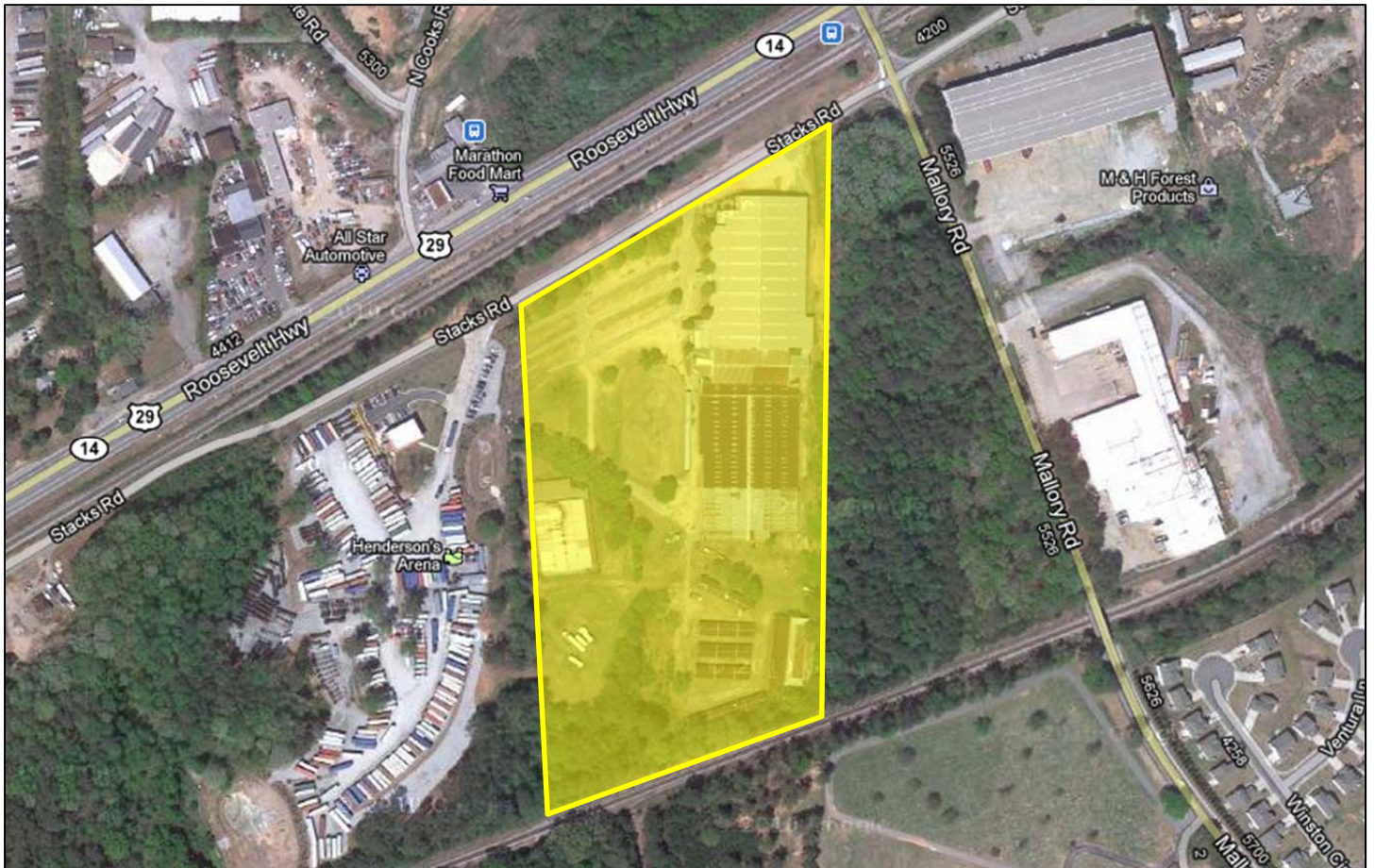
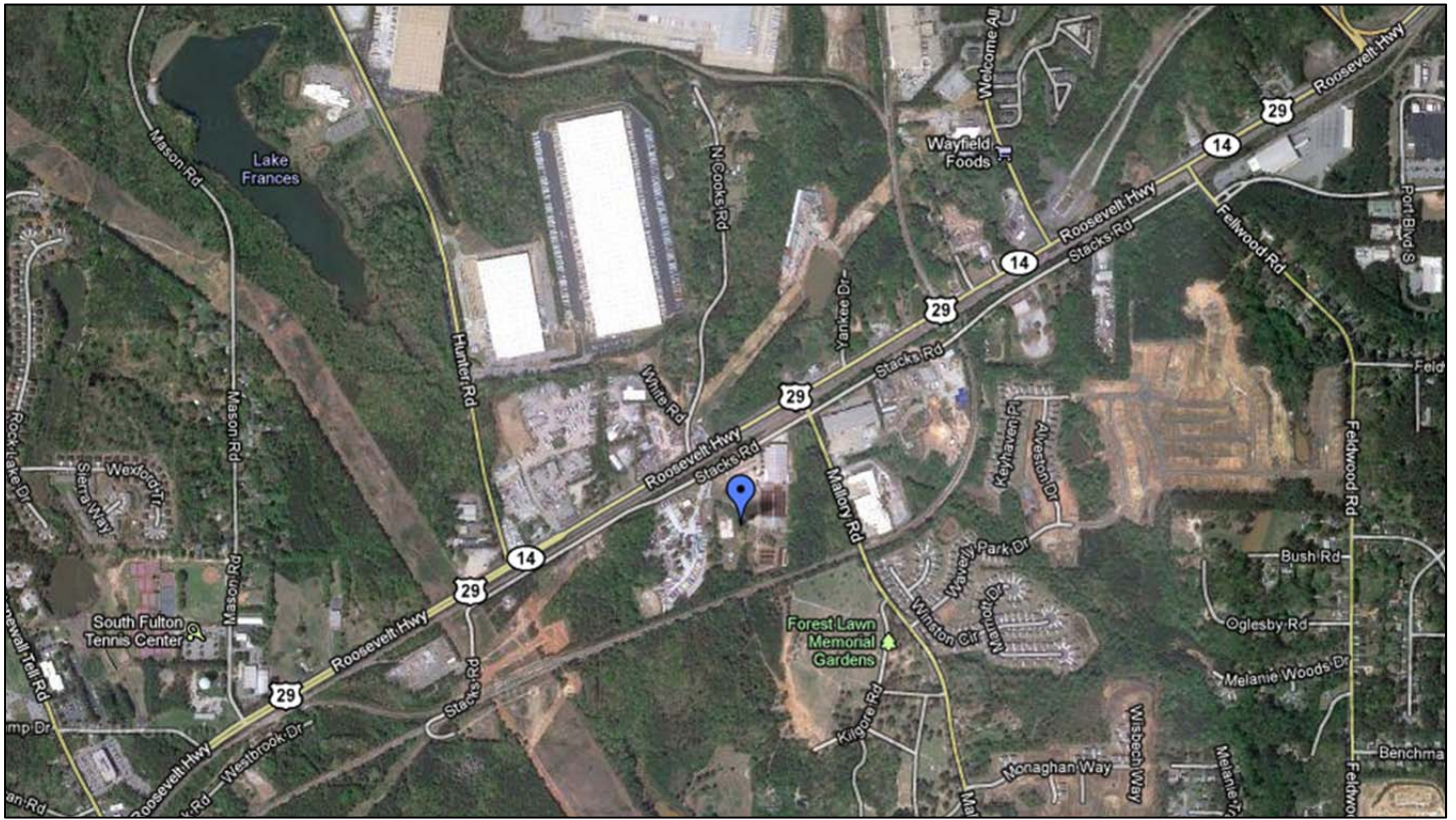


# Maps



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## Demographics

<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2009 Male Population	1,050	21,451	57,648
2009 Female Population	1,142	24,010	65,082
% 2009 Male Population	47.90%	47.19%	46.97%
% 2009 Female Population	52.10%	52.81%	53.03%
2009 Total Adult Population	1,597	31,922	87,483
2009 Total Daytime Population	2,738	37,764	112,106
2009 Total Daytime Work Population	1,070	14,245	43,684
2009 Median Age Total Population	34	30	31
2009 Median Age Adult Population	44	40	40
2009 Age 0-5	187	4,439	11,638
2009 Age 6-13	260	6,130	16,006
2009 Age 14-17	148	2,970	7,603
2009 Age 18-20	88	2,031	5,509
2009 Age 21-24	124	2,717	7,653
2009 Age 25-29	146	3,627	9,743
2009 Age 30-34	155	3,597	9,347
2009 Age 35-39	140	3,304	8,823
2009 Age 40-44	156	3,477	9,323
2009 Age 45-49	210	3,744	9,920
2009 Age 50-54	184	3,337	9,029
2009 Age 55-59	137	2,240	6,080
2009 Age 60-64	92	1,369	3,978
2009 Age 65-69	66	874	2,657
2009 Age 70-74	35	554	1,732
2009 Age 75-79	31	474	1,513
2009 Age 80-84	20	330	1,107
2009 Age 85+	13	248	1,069
% 2009 Age 0-5	8.53%	9.76%	9.48%
% 2009 Age 6-13	11.86%	13.48%	13.04%
% 2009 Age 14-17	6.75%	6.53%	6.19%
% 2009 Age 18-20	4.01%	4.47%	4.49%
% 2009 Age 21-24	5.66%	5.98%	6.24%
% 2009 Age 25-29	6.66%	7.98%	7.94%
% 2009 Age 30-34	7.07%	7.91%	7.62%
% 2009 Age 35-39	6.39%	7.27%	7.19%
% 2009 Age 40-44	7.12%	7.65%	7.60%
% 2009 Age 45-49	9.58%	8.24%	8.08%
% 2009 Age 50-54	8.39%	7.34%	7.36%
% 2009 Age 55-59	6.25%	4.93%	4.95%
% 2009 Age 60-64	4.20%	3.01%	3.24%
% 2009 Age 65-69	3.01%	1.92%	2.16%

% 2009 Age 70-74	1.60%	1.22%	1.41%
% 2009 Age 75-79	1.41%	1.04%	1.23%
% 2009 Age 80-84	0.91%	0.73%	0.90%
% 2009 Age 85+	0.59%	0.55%	0.87%
2009 White Population	290	6,468	18,236
2009 Black Population	1,808	36,239	97,597
2009 Asian/Hawaiian/Pacific Islander	22	547	1,134
2009 American Indian/Alaska Native	14	144	344
2009 Other Population (Incl 2+ Races)	58	2,064	5,420
2009 Hispanic Population	67	2,612	6,816
2009 Non-Hispanic Population	2,125	42,849	115,914
% 2009 White Population	13.23%	14.23%	14.86%
% 2009 Black Population	82.48%	79.71%	79.52%
% 2009 Asian/Hawaiian/Pacific Islander	1.00%	1.20%	0.92%
% 2009 American Indian/Alaska Native	0.64%	0.32%	0.28%
% 2009 Other Population (Incl 2+ Races)	2.65%	4.54%	4.42%
% 2009 Hispanic Population	3.06%	5.75%	5.55%
% 2009 Non-Hispanic Population	96.94%	94.25%	94.45%
2000 Non-Hispanic White	169	3,262	9,211
2000 Non-Hispanic Black	1,036	22,086	65,961
2000 Non-Hispanic Amer Indian/Alaska Native	2	77	156
2000 Non-Hispanic Asian	6	209	584
2000 Non-Hispanic Hawaiian/Pacific Islander	2	11	22
2000 Non-Hispanic Some Other Race	n/a	29	51
2000 Non-Hispanic Two or More Races	10	575	1,302
% 2000 Non-Hispanic White	13.80%	12.43%	11.92%
% 2000 Non-Hispanic Black	84.57%	84.14%	85.35%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.16%	0.29%	0.20%
% 2000 Non-Hispanic Asian	0.49%	0.80%	0.76%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.16%	0.04%	0.03%
% 2000 Non-Hispanic Some Other Race	0.00%	0.11%	0.07%
% 2000 Non-Hispanic Two or More Races	0.82%	2.19%	1.68%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2009 Total Population	2,192	45,461	122,730
2009 Total Households	732	15,577	42,969
Population Change 1990-2009	892	21,845	50,308
Household Change 1990-2009	288	6,971	16,180
% Population Change 1990-2009	68.62%	92.50%	69.47%
% Household Change 1990-2009	64.86%	81.00%	60.40%
Population Change 2000-2009	934	18,569	42,688
Household Change 2000-2009	289	5,827	13,564
% Population Change 2000-2009	74.24%	69.05%	53.33%
% Households Change 2000-2009	65.24%	59.76%	46.13%



<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Total Housing Units	459	10,473	31,147
2000 Occupied Housing Units	444	9,874	29,416
2000 Owner Occupied Housing Units	303	4,996	14,585
2000 Renter Occupied Housing Units	141	4,878	14,830
2000 Vacant Housing Units	15	599	1,731
% 2000 Occupied Housing Units	96.73%	94.28%	94.44%
% 2000 Owner Occupied Housing Units	66.01%	47.70%	46.83%
% 2000 Renter Occupied Housing Units	30.72%	46.58%	47.61%
% 2000 Vacant Housing Units	3.27%	5.72%	5.56%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2009 Median Household Income	\$48,218	\$40,949	\$42,640
2009 Per Capita Income	\$18,008	\$16,832	\$18,915
2009 Average Household Income	\$53,925	\$49,124	\$54,025
2009 Household Income < \$10,000	40	869	2,483
2009 Household Income \$10,000-\$14,999	32	652	1,887
2009 Household Income \$15,000-\$19,999	35	908	2,455
2009 Household Income \$20,000-\$24,999	37	1,104	2,692
2009 Household Income \$25,000-\$29,999	35	1,119	2,598
2009 Household Income \$30,000-\$34,999	43	1,309	3,338
2009 Household Income \$35,000-\$39,999	39	1,505	3,816
2009 Household Income \$40,000-\$44,999	58	1,698	4,194
2009 Household Income \$45,000-\$49,999	73	1,755	4,244
2009 Household Income \$50,000-\$59,999	117	2,152	6,105
2009 Household Income \$60,000-\$74,999	84	1,501	5,266
2009 Household Income \$75,000-\$99,999	89	552	2,241
2009 Household Income \$100,000-\$124,999	33	271	854
2009 Household Income \$125,000-\$149,999	9	98	449
2009 Household Income \$150,000-\$199,999	8	62	203
2009 Household Income \$200,000-\$249,999	n/a	5	30
2009 Household Income \$250,000-\$499,999	n/a	17	112
2009 Household Income \$500,000+	n/a	n/a	2
2009 Household Income \$200,000+	n/a	22	145
% 2009 Household Income < \$10,000	5.46%	5.58%	5.78%
% 2009 Household Income \$10,000-\$14,999	4.37%	4.19%	4.39%
% 2009 Household Income \$15,000-\$19,999	4.78%	5.83%	5.71%
% 2009 Household Income \$20,000-\$24,999	5.05%	7.09%	6.26%
% 2009 Household Income \$25,000-\$29,999	4.78%	7.18%	6.05%
% 2009 Household Income \$30,000-\$34,999	5.87%	8.40%	7.77%
% 2009 Household Income \$35,000-\$39,999	5.33%	9.66%	8.88%
% 2009 Household Income \$40,000-\$44,999	7.92%	10.90%	9.76%
% 2009 Household Income \$45,000-\$49,999	9.97%	11.27%	9.88%
% 2009 Household Income \$50,000-\$59,999	15.98%	13.82%	14.21%
% 2009 Household Income \$60,000-\$74,999	11.48%	9.64%	12.26%
% 2009 Household Income \$75,000-\$99,999	12.16%	3.54%	5.22%

% 2009 Household Income \$100,000-\$124,999	4.51%	1.74%	1.99%
% 2009 Household Income \$125,000-\$149,999	1.23%	0.63%	1.04%
% 2009 Household Income \$150,000-\$199,999	1.09%	0.40%	0.47%
% 2009 Household Income \$200,000-\$249,999	0.00%	0.03%	0.07%
% 2009 Household Income \$250,000-\$499,999	0.00%	0.11%	0.26%
% 2009 Household Income \$500,000+	0.00%	0.00%	0.00%
% 2009 Household Income \$200,000+	0.00%	0.14%	0.34%
<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2009 Children/Infants Clothing Stores	\$241,349	\$4,245,993	\$13,007,884
2009 Jewelry Stores	\$182,759	\$3,188,754	\$9,755,818
2009 Mens Clothing Stores	\$351,246	\$6,397,080	\$19,618,089
2009 Shoe Stores	\$324,390	\$5,974,674	\$18,377,048
2009 Womens Clothing Stores	\$613,291	\$11,745,956	\$36,197,993
2009 Automobile Dealers	\$4,411,262	\$85,205,774	\$265,238,038
2009 Automotive Parts/Acc/Repair Stores	\$532,776	\$9,935,536	\$30,678,640
2009 Other Motor Vehicle Dealers	\$158,979	\$2,914,726	\$8,960,026
2009 Tire Dealers	\$145,766	\$2,660,986	\$8,198,428
2009 Hardware Stores	\$68,610	\$1,201,210	\$3,726,969
2009 Home Centers	\$423,615	\$8,964,005	\$28,152,610
2009 Nursery/Garden Centers	\$154,712	\$2,795,721	\$8,617,344
2009 Outdoor Power Equipment Stores	\$55,475	\$1,202,508	\$3,819,034
2009 Paint/Wallpaper Stores	\$16,631	\$358,933	\$1,131,022
2009 Appliance/TV/Other Electronics Stores	\$406,402	\$7,241,840	\$22,158,139
2009 Camera/Photographic Supplies Stores	\$66,743	\$1,261,972	\$3,902,499
2009 Computer/Software Stores	\$201,218	\$3,954,674	\$12,276,833
2009 Beer/Wine/Liquor Stores	\$258,479	\$4,591,032	\$14,073,805
2009 Convenience/Specialty Food Stores	\$478,295	\$7,865,828	\$24,220,653
2009 Restaurant Expenditures	\$2,346,323	\$37,102,095	\$111,269,878
2009 Supermarkets/Other Grocery excl Conv	\$2,906,784	\$55,440,944	\$171,669,879
2009 Furniture Stores	\$419,802	\$7,835,079	\$24,186,450
2009 Home Furnishings Stores	\$264,607	\$4,623,845	\$14,115,169
2009 Gen Merch/Appliance/Furniture Stores	\$3,697,861	\$68,984,650	\$212,704,433
2009 Gasoline Stations w/ Convenience Stores	\$2,259,683	\$40,967,096	\$125,650,847
2009 Other Gasoline Stations	\$1,781,388	\$33,101,269	\$101,430,196
2009 Department Stores excl Leased Depts	\$4,104,263	\$76,226,491	\$234,862,577
2009 General Merchandise Stores	\$3,278,059	\$61,149,573	\$188,517,985
2009 Other Health/Personal Care Stores	\$279,691	\$5,450,234	\$16,961,650
2009 Pharmacies/Drug Stores	\$1,401,028	\$26,821,124	\$83,085,389
2009 Pet/Pet Supplies Stores	\$197,950	\$3,906,458	\$12,127,699
2009 Book/Periodical/Music Stores	\$58,029	\$1,146,864	\$3,437,952
2009 Hobby/Toy/Game Stores	\$81,205	\$2,233,063	\$7,263,363
2009 Musical Instrument/Supplies Stores	\$38,799	\$731,759	\$2,266,350
2009 Sewing/Needlework/Piece Goods Stores	\$11,451	\$223,898	\$683,852
2009 Sporting Goods Stores	\$222,815	\$2,922,251	\$8,414,567
2009 Video Tape Stores - Retail	\$33,890	\$626,911	\$1,932,540