

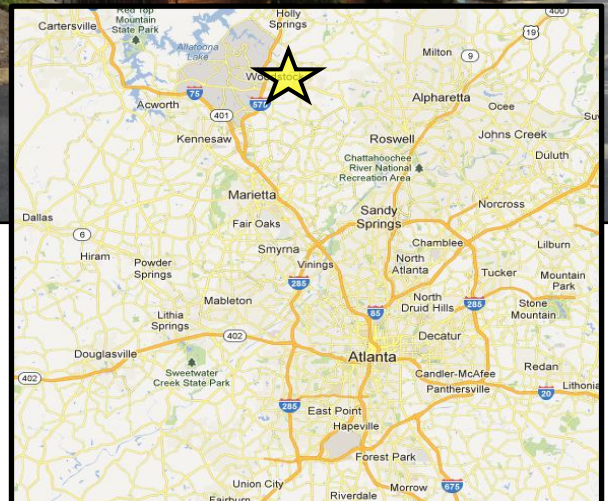


Jordan Company
Investment & Commercial Real Estate



Available

+/- 11,025 SqFt Office Building
9870 Highway 92 (Alabama Road)
Woodstock, GA 30188



The Jordan Company

David Walmsley/Rob Jordan
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.



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Location: The subject property is located in south Cherokee County, less than a mile north of Cobb County and within the city limits of Woodstock. Located on Hwy 92 (Alabama Road) with a signalized entrance and only +/- .28 miles west of Main Street/Canton Highway. The subject property has excellent access to major interstates with I-575 +/- .60 miles to the west and I-75 +/- 6 miles to the south.

Within a three mile radius there is a population of about 54,707 with a median household income of \$74,531.

Property: The subject property consists of a +/- 11,025 sqft office building on +/- .71 acres with 56 parking spaces (5:1 ratio). The building was constructed in 1987.

Building: Three story
Brick exterior

Frontage: +/- 142 feet of frontage on Highway 92 (Alabama Road)

Zoning: DT-GC (General Commercial)

Traffic Counts: +/- 58,166 vehicles per day on Highway 92 (Alabama Road)

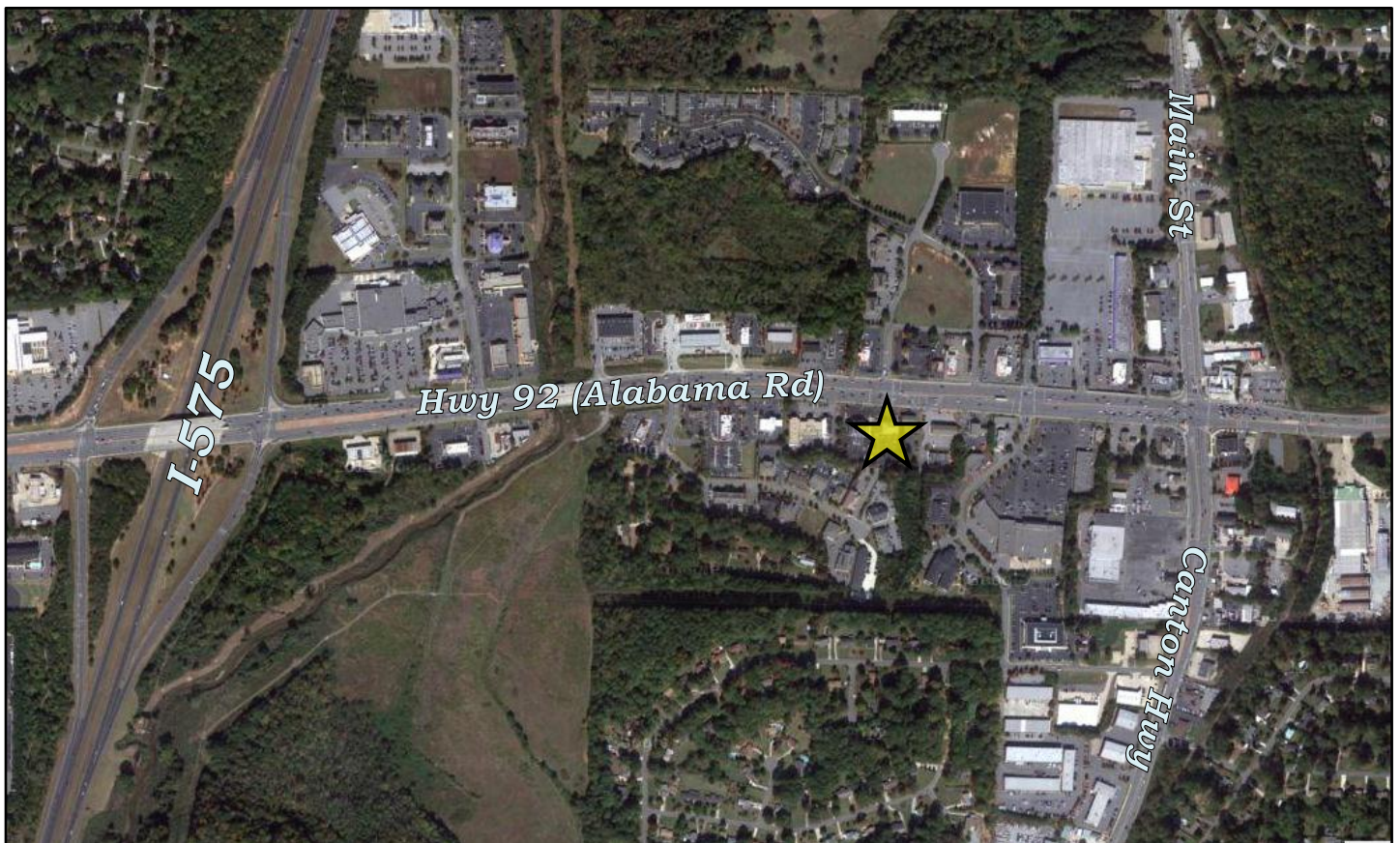
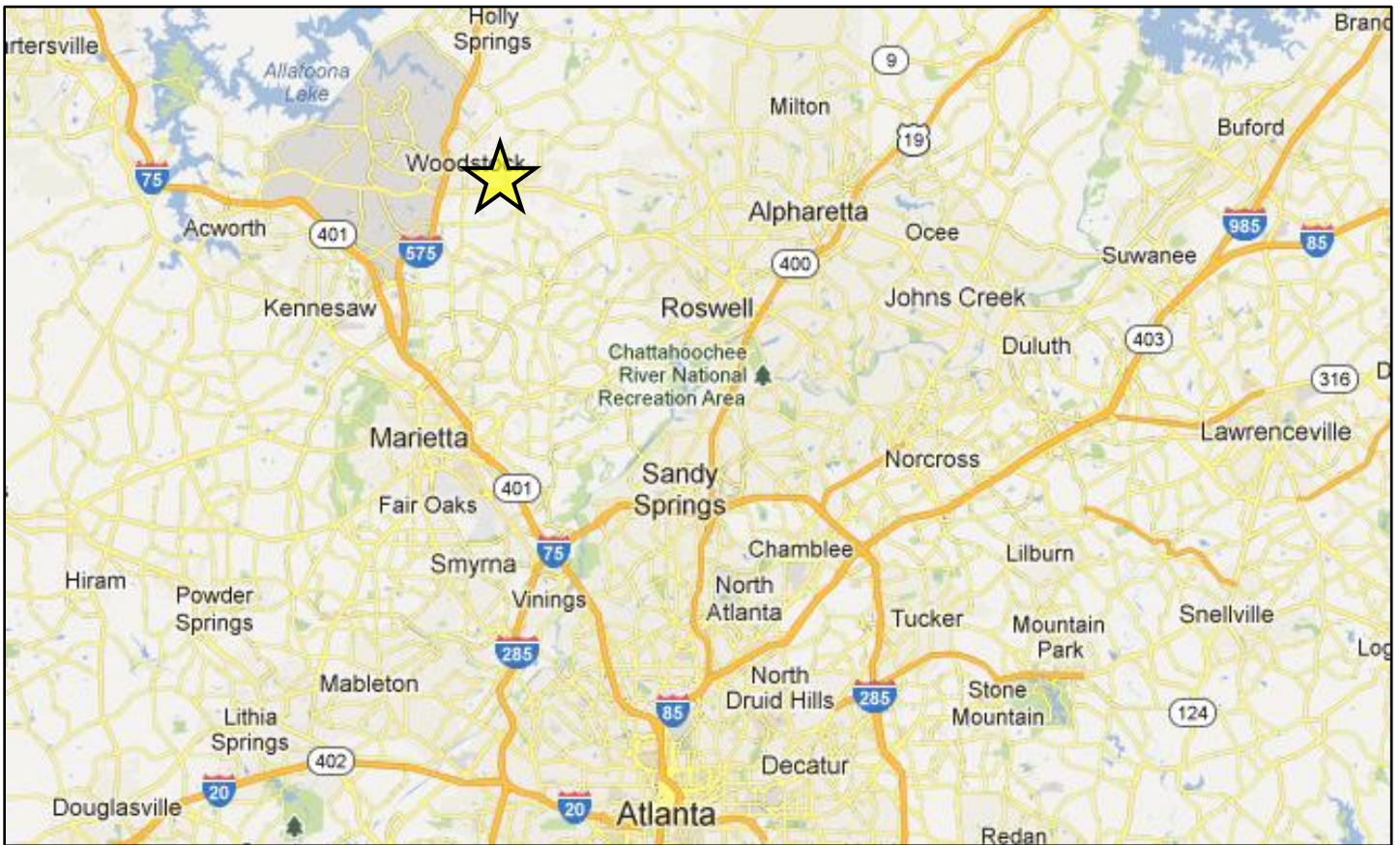
Utilities: All available
**Subject to independent verification*

Property Taxes

2012: \$9,288.20

Asking Price: \$550,000 (\$49.89/Sqft)

Maps



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Hwy 92 (Alabama Rd)



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Exterior



Front Facade



Back Facade

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Interior



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Demographics

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	2,761	27,182	78,504
2011 Female Population	2,763	27,525	79,215
% 2011 Male Population	49.98%	49.69%	49.77%
% 2011 Female Population	50.02%	50.31%	50.23%
2011 Total Adult Population	4,081	39,195	111,958
2011 Total Daytime Population	15,502	56,942	137,701
2011 Total Daytime Work Population	12,501	27,084	57,268
2011 Median Age Total Population	31	33	33
2011 Median Age Adult Population	40	42	42
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	5,524	54,708	157,719
2011 Total Households	2,088	19,932	55,879
Population Change 1990-2011	1,696	20,887	68,554
Household Change 1990-2011	625	8,742	26,189
% Population Change 1990-2011	44.31%	61.76%	76.88%
% Household Change 1990-2011	42.72%	78.12%	88.21%
Population Change 2000-2011	917	8,658	25,391
Household Change 2000-2011	337	3,974	10,189
% Population Change 2000-2011	19.90%	18.80%	19.19%
% Households Change 2000-2011	19.25%	24.90%	22.30%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	1,903	16,648	47,347
2000 Occupied Housing Units	1,803	15,972	45,662
2000 Owner Occupied Housing Units	952	13,029	37,825
2000 Renter Occupied Housing Units	852	2,943	7,837
2000 Vacant Housing Units	99	676	1,685
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$41,850	\$74,531	\$76,832
2011 Per Capita Income	\$20,699	\$29,563	\$31,958
2011 Average Household Income	\$54,760	\$81,144	\$90,201