

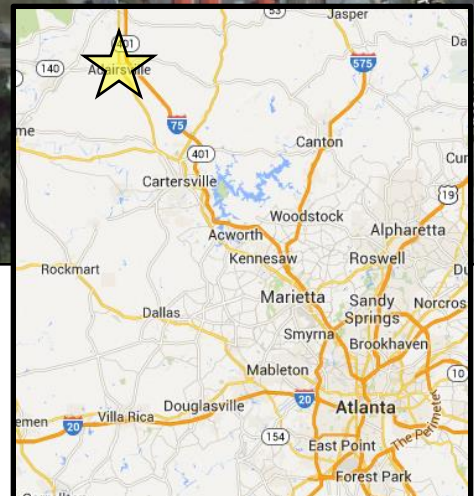
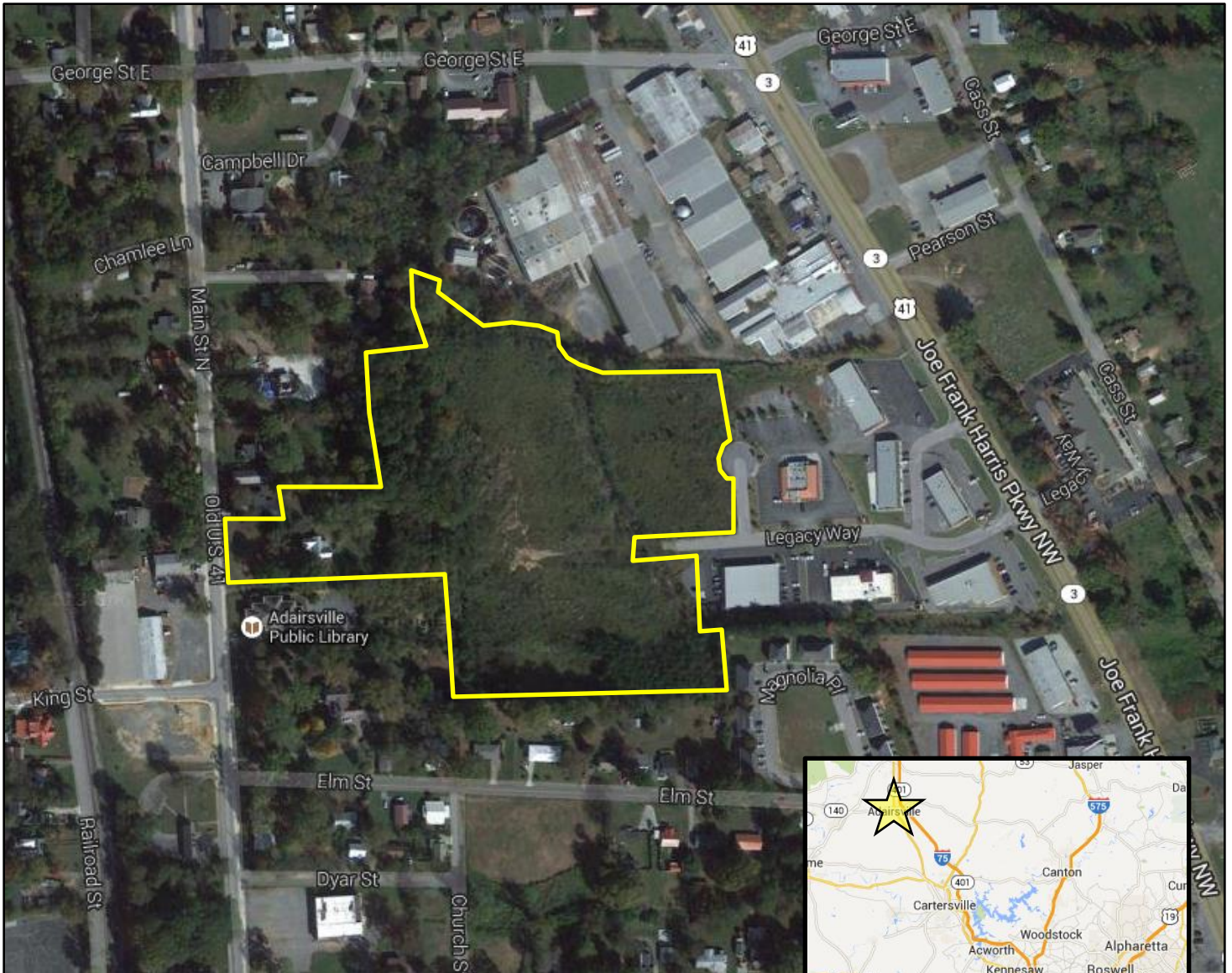


Jordan Company
Investment & Commercial Real Estate



Available

+/- 14.11 Acres Commercial/Residential Land
204 Main Street & Legacy Way
Adairsville, Georgia 30103



Presented By:

The Jordan Company

Rob Jordan/David Walmsley

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Atlanta, Georgia 30327

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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 within the city limits of Adairsville in north Bartow County. The property has frontage on Main Street and is just off of Joe Frank Harris Parkway. The property is less than a half mile south from GA SR 140 which is the main corridor leading to I-75 (+/- 1.20 miles to the east). The parcel located on Main St is only about .30 miles north of downtown Adairsville.

The population of Adairsville was 4,648 as of the 2010 census and the median household income in 2011 was around \$36,245.

Onsite: The subject property consists of three adjacent parcels of land totaling +/- 14.11 acres. Two of the parcels are vacant commercial located in the back of Legacy Park Retail Park which is off of Joe Frank Harris Pkwy. The third parcel fronts Main St (Old US 41) and has an older home on the property which is not habitable.

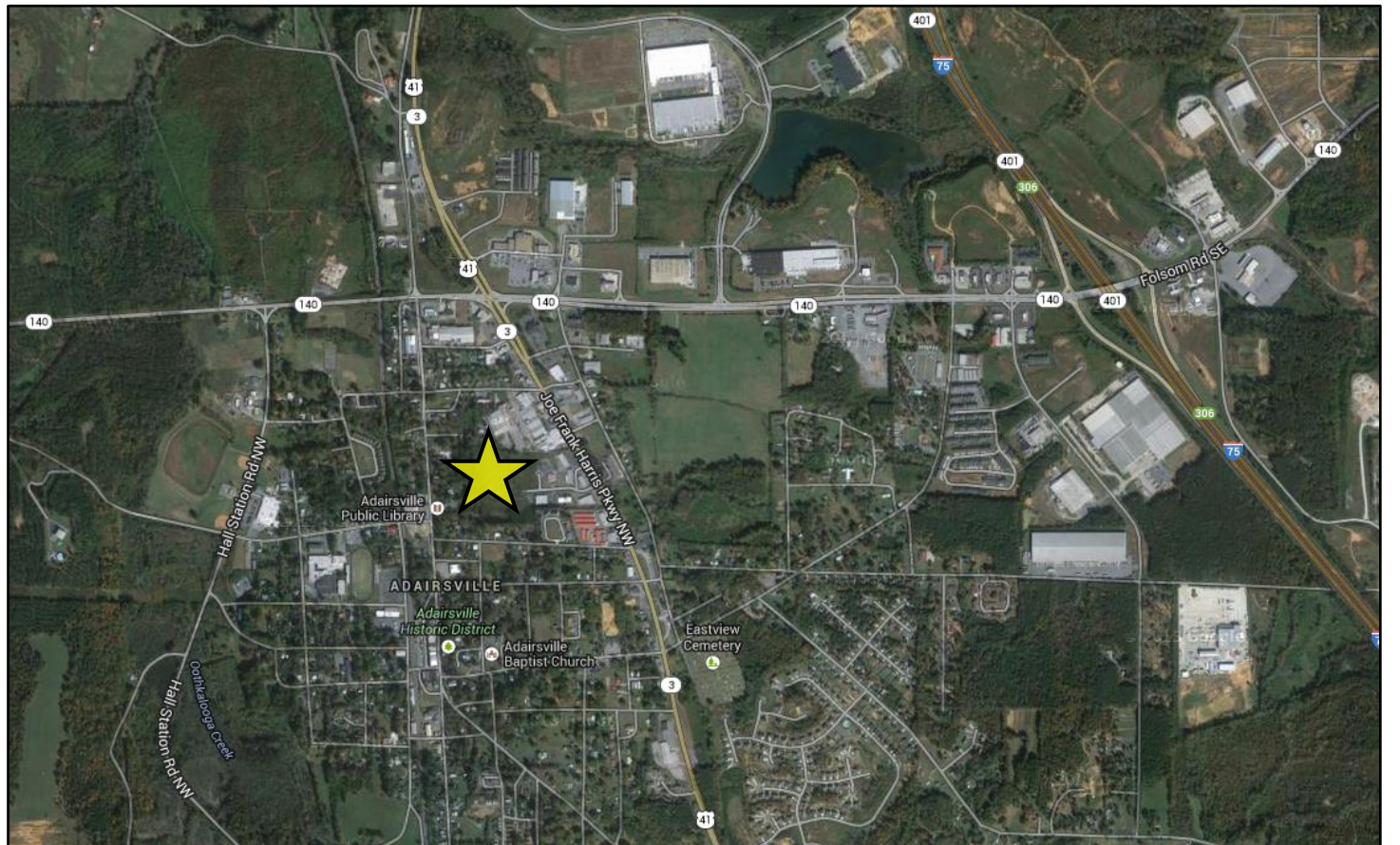
Frontage: +/- 166 feet of frontage on Main Street (Old US 41)

Zoning: 204 Main Street: R-2
Legacy Way Parcels: C-2

Utilities: All available

Property Taxes
(County & City): \$ 12,918.26

Asking Price: \$ 199,000 (\$ 14,103/acre)



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Demographics

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	2,016	3,169	6,319
2012 Female Population	2,182	3,370	6,515
% 2012 Male Population	48.02%	48.46%	49.24%
% 2012 Female Population	51.98%	51.54%	50.76%
2012 Total Population: Adult	2,908	4,619	9,247
2012 Total Daytime Population	4,599	5,899	10,868
2012 Total Employees	2,197	2,257	3,504
2012 Total Population: Median Age	31	33	35
2012 Total Population: Adult Median Age	42	43	46
2012 Total population: Under 5 years	374	519	933
2012 Total population: 5 to 9 years	343	535	996
2012 Total population: 10 to 14 years	356	519	1,042
2012 Total population: 15 to 19 years	326	511	963
2012 Total population: 20 to 24 years	293	432	753
2012 Total population: 25 to 29 years	349	480	801
2012 Total population: 30 to 34 years	315	475	842
2012 Total population: 35 to 39 years	333	522	1,041
2012 Total population: 40 to 44 years	291	458	909
2012 Total population: 45 to 49 years	258	441	946
2012 Total population: 50 to 54 years	210	369	853
2012 Total population: 55 to 59 years	221	358	752
2012 Total population: 60 to 64 years	182	304	695
2012 Total population: 65 to 69 years	131	243	541
2012 Total population: 70 to 74 years	80	154	327
2012 Total population: 75 to 79 years	63	106	214
2012 Total population: 80 to 84 years	44	63	137
2012 Total population: 85 years and over	29	50	89
% 2012 Total population: Under 5 years	8.91%	7.94%	7.27%
% 2012 Total population: 5 to 9 years	8.17%	8.18%	7.76%
% 2012 Total population: 10 to 14 years	8.48%	7.94%	8.12%
% 2012 Total population: 15 to 19 years	7.77%	7.81%	7.50%
% 2012 Total population: 20 to 24 years	6.98%	6.61%	5.87%
% 2012 Total population: 25 to 29 years	8.31%	7.34%	6.24%
% 2012 Total population: 30 to 34 years	7.50%	7.26%	6.56%
% 2012 Total population: 35 to 39 years	7.93%	7.98%	8.11%
% 2012 Total population: 40 to 44 years	6.93%	7.00%	7.08%
% 2012 Total population: 45 to 49 years	6.15%	6.74%	7.37%
% 2012 Total population: 50 to 54 years	5.00%	5.64%	6.65%
% 2012 Total population: 55 to 59 years	5.26%	5.47%	5.86%
% 2012 Total population: 60 to 64 years	4.34%	4.65%	5.42%
% 2012 Total population: 65 to 69 years	3.12%	3.72%	4.22%
% 2012 Total population: 70 to 74 years	1.91%	2.36%	2.55%
% 2012 Total population: 75 to 79 years	1.50%	1.62%	1.67%
% 2012 Total population: 80 to 84 years	1.05%	0.96%	1.07%
% 2012 Total population: 85 years and over	0.69%	0.76%	0.69%
2012 White alone	3,356	5,540	11,498

2012 Black or African American alone	619	702	846
2012 American Indian and Alaska Native alone	16	19	36
2012 Asian alone	36	52	69
2012 Native Hawaiian and OPI alone	n/a	1	3
2012 Some Other Race alone	115	133	206
2012 Two or More Races alone	56	92	176
2012 Hispanic	240	298	499
2012 Not Hispanic	3,958	6,241	12,335
% 2012 White alone	79.94%	84.72%	89.59%
% 2012 Black or African American alone	14.75%	10.74%	6.59%
% 2012 American Indian and Alaska Native alone	0.38%	0.29%	0.28%
% 2012 Asian alone	0.86%	0.80%	0.54%
% 2012 Native Hawaiian and OPI alone	0.00%	0.02%	0.02%
% 2012 Some Other Race alone	2.74%	2.03%	1.61%
% 2012 Two or More Races alone	1.33%	1.41%	1.37%
% 2012 Hispanic	5.72%	4.56%	3.89%
% 2012 Not Hispanic	94.28%	95.44%	96.11%
2000 Not Hispanic: White alone	1,827	3,368	8,102
2000 Not Hispanic: Black or African American alone	570	645	735
2000 Not Hispanic: American Indian and Alaska Native alone	8	10	18
2000 Not Hispanic: Asian alone	40	46	59
2000 Not Hispanic: Native Hawaiian and OPI alone	4	4	5
2000 Not Hispanic: Some Other Race alone	n/a	n/a	n/a
2000 Not Hispanic: Two or More Races	40	48	63
% 2000 Not Hispanic: White alone	71.48%	80.04%	88.91%
% 2000 Not Hispanic: Black or African American alone	22.30%	15.33%	8.07%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.31%	0.24%	0.20%
% 2000 Not Hispanic: Asian alone	1.56%	1.09%	0.65%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.16%	0.10%	0.05%
% 2000 Not Hispanic: Some Other Race alone	0.00%	0.00%	0.00%
% 2000 Not Hispanic: Two or More Races	1.56%	1.14%	0.69%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	4,198	6,539	12,834
2012 Households	1,501	2,333	4,506
Population Change 2010-2012	82	122	214
Household Change 2010-2012	-1	-3	-8
% Population Change 2010-2012	1.99%	1.90%	1.70%
% Household Change 2010-2012	-0.07%	-0.13%	-0.18%
Population Change 2000-2012	1,642	2,331	3,721
Household Change 2000-2012	516	732	1,157
% Population Change 2000 to 2012	64.24%	55.39%	40.83%
% Household Change 2000 to 2012	52.39%	45.72%	34.55%
Housing	1-mi.	3-mi.	5-mi.
2000 Housing Units	1,097	1,757	3,607
2000 Occupied Housing Units	985	1,601	3,349
2000 Owner Occupied Housing Units	554	1,077	2,545
2000 Renter Occupied Housing Units	431	524	804

2000 Vacant Housings Units	112	156	258
% 2000 Occupied Housing Units	89.79%	91.12%	92.85%
% 2000 Owner occupied housing units	56.24%	67.27%	75.99%
% 2000 Renter occupied housing units	43.76%	32.73%	24.01%
% 2000 Vacant housing units	10.21%	8.88%	7.15%
Income	1-mi.	3-mi.	5-mi.
2012 Household Income: Median	\$40,896	\$41,365	\$42,099
2012 Household Income: Average	\$42,963	\$47,593	\$54,264
2012 Per Capita Income	\$15,361	\$16,980	\$19,052
2012 Household income: Less than \$10,000	91	128	240
2012 Household income: \$10,000 to \$14,999	304	324	551
2012 Household income: \$15,000 to \$19,999	39	106	174
2012 Household income: \$20,000 to \$24,999	91	99	176
2012 Household income: \$25,000 to \$29,999	64	116	323
2012 Household income: \$30,000 to \$34,999	114	205	332
2012 Household income: \$35,000 to \$39,999	10	118	260
2012 Household income: \$40,000 to \$44,999	209	258	469
2012 Household income: \$45,000 to \$49,999	4	24	95
2012 Household income: \$50,000 to \$59,999	152	205	326
2012 Household income: \$60,000 to \$74,999	301	411	635
2012 Household income: \$75,000 to \$99,999	47	176	393
2012 Household income: \$100,000 to \$124,999	46	101	272
2012 Household income: \$125,000 to \$149,999	12	20	54
2012 Household income: \$150,000 to \$199,999	17	42	170
2012 Household income: \$200,000 or more	n/a	n/a	36
% 2012 Household income: Less than \$10,000	6.06%	5.49%	5.33%
% 2012 Household income: \$10,000 to \$14,999	20.25%	13.89%	12.23%
% 2012 Household income: \$15,000 to \$19,999	2.60%	4.54%	3.86%
% 2012 Household income: \$20,000 to \$24,999	6.06%	4.24%	3.91%
% 2012 Household income: \$25,000 to \$29,999	4.26%	4.97%	7.17%
% 2012 Household income: \$30,000 to \$34,999	7.59%	8.79%	7.37%
% 2012 Household income: \$35,000 to \$39,999	0.67%	5.06%	5.77%
% 2012 Household income: \$40,000 to \$44,999	13.92%	11.06%	10.41%
% 2012 Household income: \$45,000 to \$49,999	0.27%	1.03%	2.11%
% 2012 Household income: \$50,000 to \$59,999	10.13%	8.79%	7.23%
% 2012 Household income: \$60,000 to \$74,999	20.05%	17.62%	14.09%
% 2012 Household income: \$75,000 to \$99,999	3.13%	7.54%	8.72%
% 2012 Household income: \$100,000 to \$124,999	3.06%	4.33%	6.04%
% 2012 Household income: \$125,000 to \$149,999	0.80%	0.86%	1.20%
% 2012 Household income: \$150,000 to \$199,999	1.13%	1.80%	3.77%
% 2012 Household income: \$200,000 or more	0.00%	0.00%	0.80%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2012 Childrens/Infants clothing stores	\$431,233	\$691,724	\$1,400,577
2012 Jewelry stores	\$296,836	\$360,191	\$557,656
2012 Mens clothing stores	\$343,548	\$552,195	\$1,088,157
2012 Shoe stores	\$617,173	\$833,546	\$1,451,223
2012 Womens clothing stores	\$791,486	\$1,075,707	\$1,839,270
2012 Automobile dealers	\$5,627,599	\$9,695,231	\$18,081,179
2012 Automotive parts and accessories stores	\$1,250,755	\$1,910,897	\$3,521,901

2012 Other motor vehicle dealers	\$202,591	\$297,339	\$702,597
2012 Tire dealers	\$559,319	\$897,423	\$1,691,336
2012 Hardware stores	\$4,094	\$7,696	\$24,876
2012 Home centers	\$68,056	\$197,434	\$400,999
2012 Nursery and garden centers	\$119,655	\$260,266	\$496,326
2012 Outdoor power equipment stores	\$260,577	\$299,595	\$402,520
2012 Paint and wallpaper stores	\$3,982	\$11,310	\$24,577
2012 Appliance, television, and other electronics stores	\$691,019	\$961,957	\$2,065,649
2012 Camera and photographic supplies stores	\$132,459	\$156,328	\$253,212
2012 Computer and software stores	\$1,849,783	\$2,820,745	\$5,566,313
2012 Beer, wine, and liquor stores	\$286,636	\$445,083	\$897,887
2012 Convenience stores	\$1,534,197	\$2,332,157	\$4,406,683
2012 Restaurant Expenditures	\$1,507,128	\$2,262,019	\$4,500,192
2012 Supermarkets and other grocery (except convenience) stores	\$5,648,473	\$8,732,332	\$16,884,838
2012 Furniture stores	\$498,237	\$818,031	\$1,701,827
2012 Home furnishings stores	\$1,365,544	\$1,954,790	\$3,906,357
2012 General merchandise stores	\$8,766,645	\$13,127,207	\$25,114,190
2012 Gasoline stations with convenience stores	\$4,629,061	\$7,131,096	\$14,034,110
2012 Other gasoline stations	\$3,235,389	\$5,026,864	\$10,066,157
2012 Department stores (excl leased depts)	\$7,118,719	\$10,545,475	\$20,210,015
2012 General merchandise stores	\$8,766,645	\$13,127,207	\$25,114,190
2012 Other health and personal care stores	\$527,563	\$772,316	\$1,518,878
2012 Pharmacies and drug stores	\$1,533,274	\$2,294,663	\$4,482,306
2012 Pet and pet supplies stores	\$471,002	\$655,370	\$1,199,562
2012 Book, periodical, and music stores	\$115,137	\$182,635	\$368,758
2012 Hobby, toy, and game stores	\$155,363	\$221,741	\$405,369
2012 Musical instrument and supplies stores	\$16,996	\$26,417	\$52,106
2012 Sewing, needlework, and piece goods stores	\$45,732	\$69,707	\$148,118
2012 Sporting goods stores	\$100,818	\$142,886	\$336,910