



Jordan Company
Investment & Commercial Real Estate

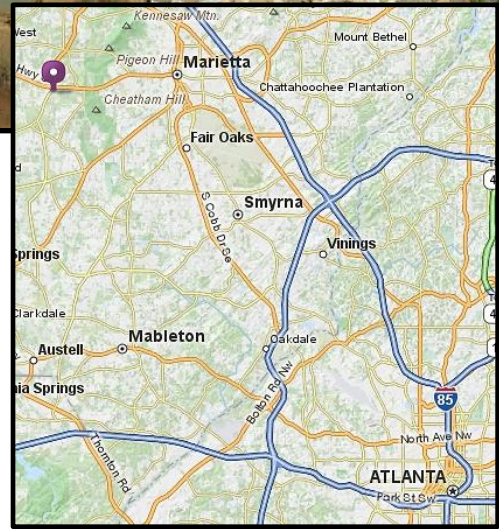


Available

+/- 1.31 Acres

Barrett Pkwy @ SR 120

Unincorporated Cobb County, Georgia 30064



Presented By:

The Jordan Company

Rob Jordan/David Walmsely

4200 Northside Parkway, Bldg 3, Suite A

Atlanta, Georgia 30327

(404) 237 – 2900

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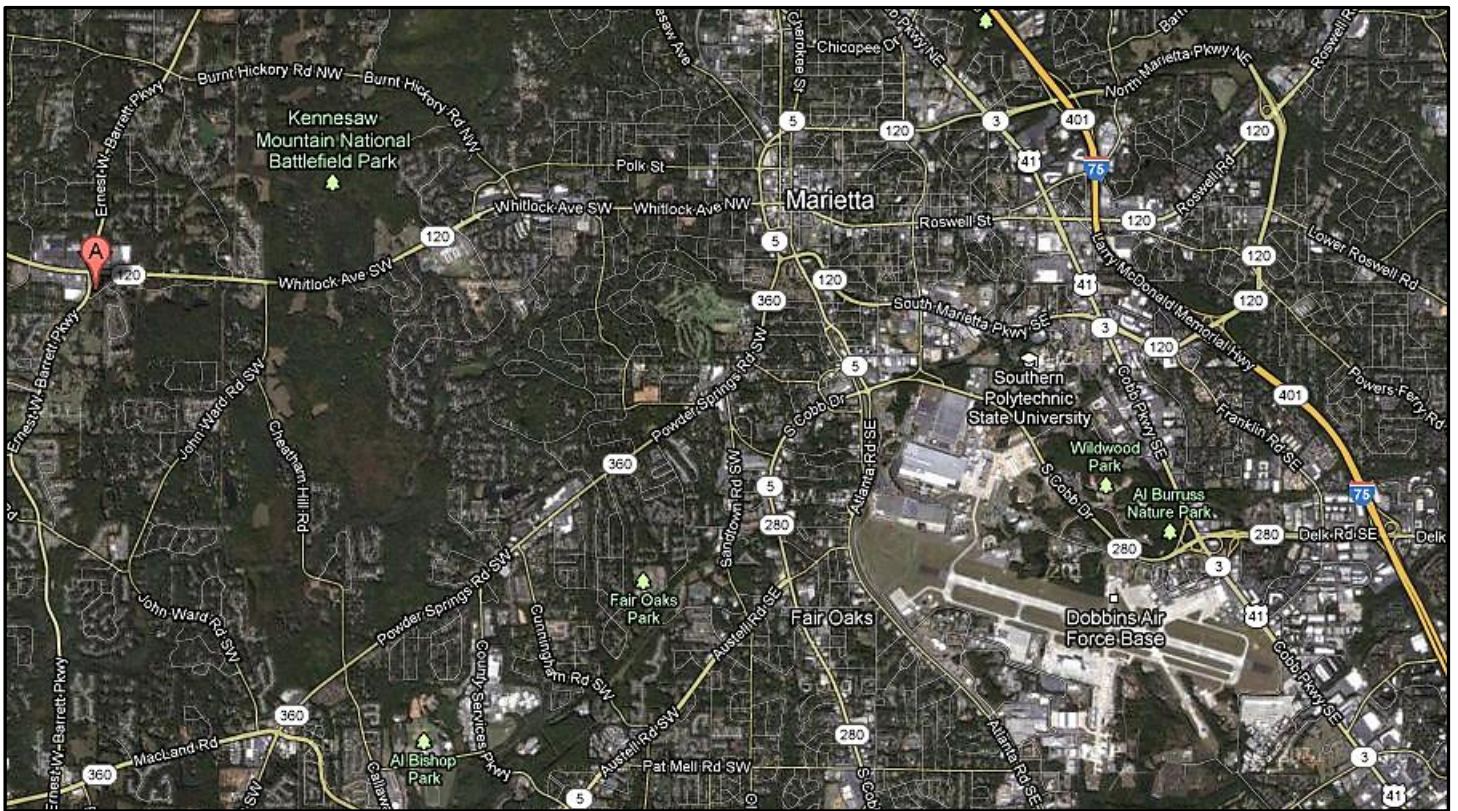
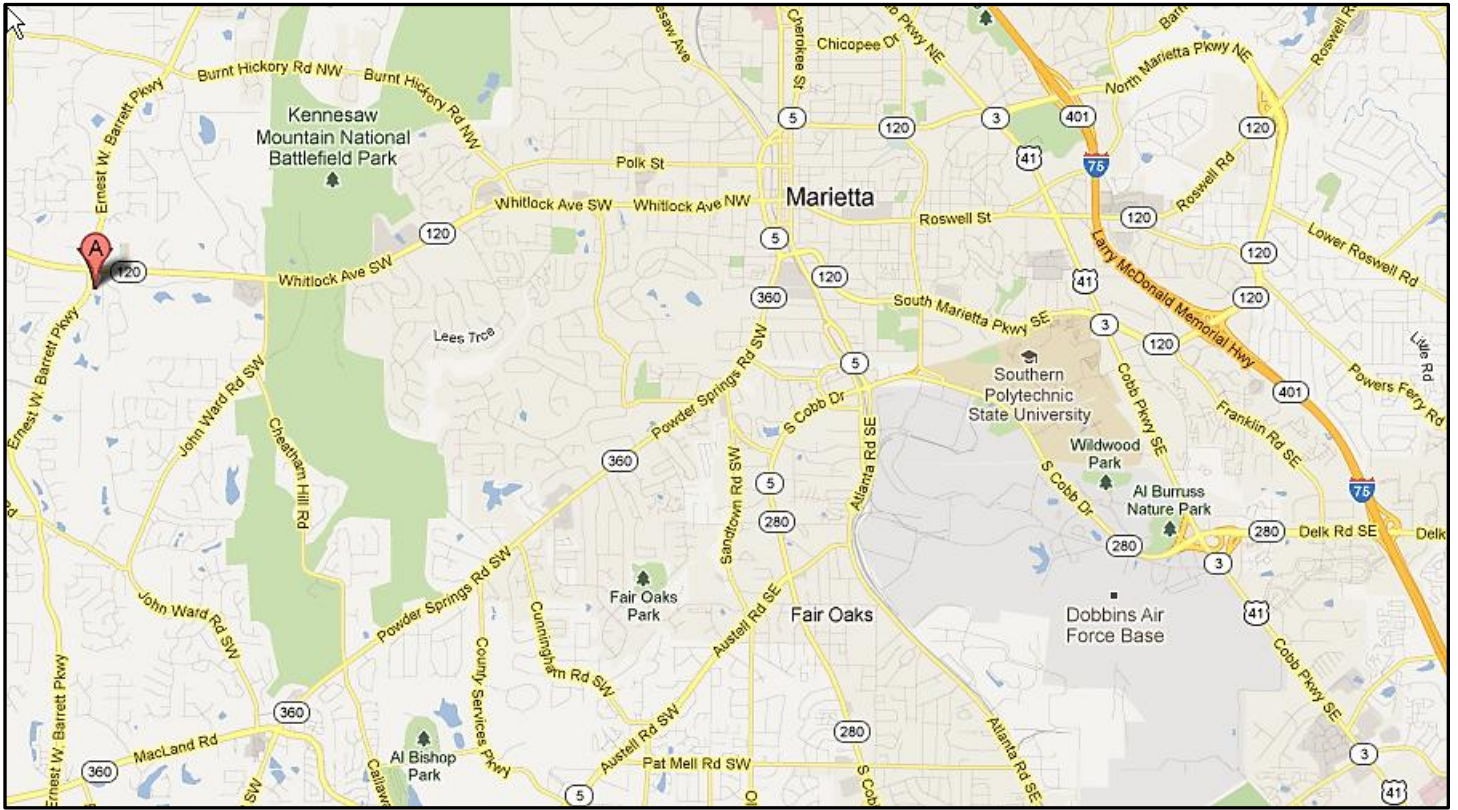
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- Location:** Located 4.5 miles west of the city of Marietta, the property is located in unincorporated Cobb county. The local area is affluent and stable with a mixture of investment grade shopping centers and small established neighborhoods. Within a three mile radius the population is 37,552 with a median household income of \$95,000.
- Site:** 1.31 acres of (raw land) just south of the major intersection of Barrett Parkway and Dallas Hwy, which includes major commercial centers anchored by Publix, HomeDepot, Lowes and Target). A previous plan included an office building and later a carwash.
- Frontage:** Double road frontage of approx. 400ft on Barrett Pky and 495ft on Villa Rica Way
- Zoning:** GC - Conditional(Available Upon Request)
- Traffic Count:** 43,960 vehicles per day (VPD) Dallas Highway, 14,890 VPD Barrett Parkway
- Utilities:** All available
- Taxes:** \$7,332 (2011)
- Asking Price:** \$520,000 (400,000 Per acre)

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Maps



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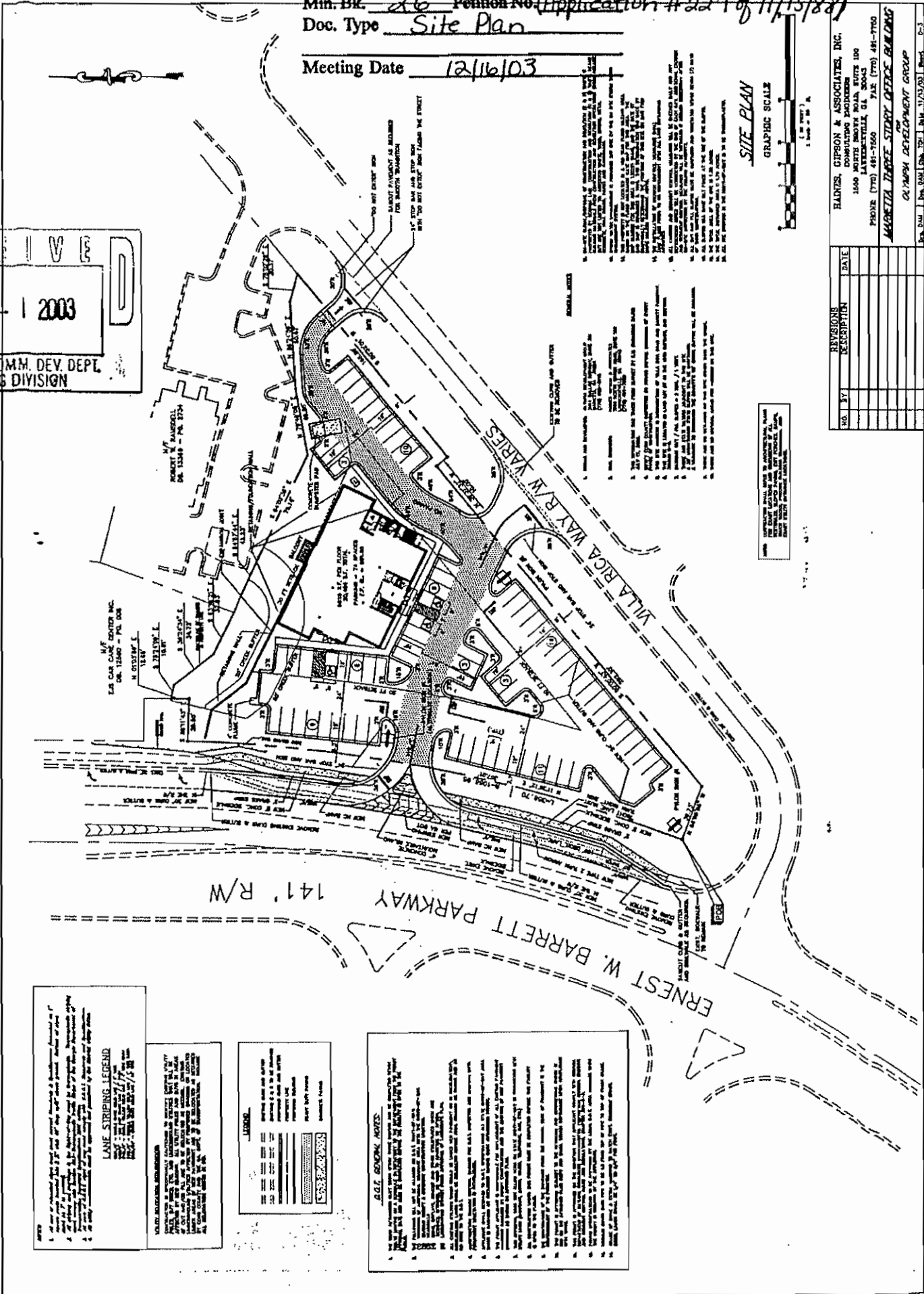


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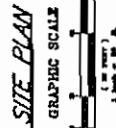
Min. Blk. 26 Petition No. OB#10
 Doc. Type Site Plan Application # 227 of 11/15/82

Meeting Date 12/16/03

RECEIVED
 DEC - 1 2003
 COBB CO. COMM. DEV. DEPT.
 ZONING DIVISION



NOTICE TO THE PUBLIC
 The following information is being provided to the public for their information. The applicant has submitted a site plan for the proposed development. The site plan shows the location of the proposed building, parking lot, and other improvements. The applicant has also provided a copy of the site plan to the adjacent property owners. The applicant is requesting that the adjacent property owners be notified of the proposed development and that they be given an opportunity to be heard at the public hearing. The public hearing will be held on the date and at the time specified above. The applicant is requesting that the adjacent property owners be notified of the proposed development and that they be given an opportunity to be heard at the public hearing. The public hearing will be held on the date and at the time specified above.



HADES, GIPSON & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1640 NORTH SHOPY ROAD, SUITE 100
 LAWRENCEVILLE, GA 30043
 PHONE (770) 481-1660 FAX (770) 481-1700

MAGNETA THREE STORY OFFICE BUILDING
 FOR MASHA DEVELOPMENT GROUP

NO.	BY	REVISIONS	DATE

LANE STRIPING LEGEND
 1. Lane striping shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) 2003 Edition, Section 6.11.1, and the Georgia Department of Transportation (DOT) Standard Specifications for Road and Bridge Construction, Section 610.01. The lane striping shall be applied to all lanes of travel on the proposed roadway.

VALID EASEMENT
 The easement shown on this plan is a valid easement in accordance with the Georgia Department of Transportation (DOT) Standard Specifications for Road and Bridge Construction, Section 610.01. The easement shall be applied to all lanes of travel on the proposed roadway.

LEGEND

(Symbol)	Proposed Building
(Symbol)	Proposed Parking Lot
(Symbol)	Proposed Driveway
(Symbol)	Proposed Utility Lines
(Symbol)	Proposed Easement
(Symbol)	Proposed Right-of-Way

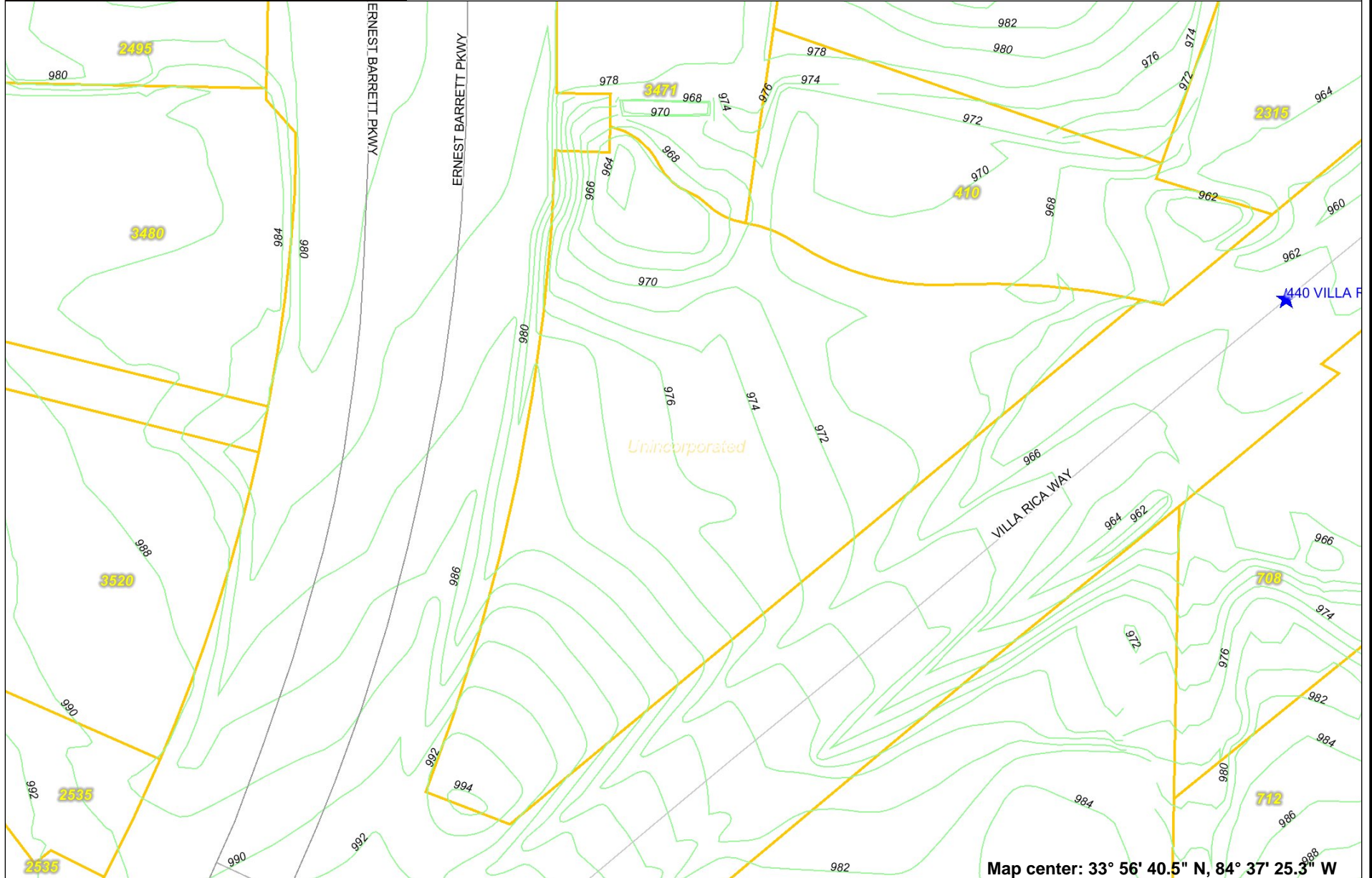
GENERAL NOTES
 1. The site plan shows the proposed building, parking lot, and other improvements. The applicant has also provided a copy of the site plan to the adjacent property owners. The applicant is requesting that the adjacent property owners be notified of the proposed development and that they be given an opportunity to be heard at the public hearing. The public hearing will be held on the date and at the time specified above.



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Scale: 1:1,803



Map center: 33° 56' 40.5" N, 84° 37' 25.3" W

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Scale: 1:901

Traffic Counts



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Demographics Villa Rica Way

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	3,046	18,411	67,729
2011 Female Population	3,038	19,141	67,655
% 2011 Male Population	50.07%	49.03%	50.03%
% 2011 Female Population	49.93%	50.97%	49.97%
2011 Total Adult Population	4,276	26,319	96,260
2011 Total Daytime Population	6,427	27,132	136,432
2011 Total Daytime Work Population	2,388	7,686	62,966
2011 Median Age Total Population	36	36	33
2011 Median Age Adult Population	45	45	43
2011 Age 0-5	614	3,682	13,649
2011 Age 6-13	814	5,053	16,939
2011 Age 14-17	380	2,498	8,537
2011 Age 18-20	228	1,377	5,517
2011 Age 21-24	198	1,291	6,833
2011 Age 25-29	282	1,700	8,220
2011 Age 30-34	353	2,048	9,047
2011 Age 35-39	483	2,893	10,734
2011 Age 40-44	507	3,146	10,548
2011 Age 45-49	558	3,211	10,124
2011 Age 50-54	482	2,893	8,787
2011 Age 55-59	375	2,363	7,246
2011 Age 60-64	312	1,889	5,981
2011 Age 65-69	183	1,189	4,109
2011 Age 70-74	115	786	2,922
2011 Age 75-79	79	592	2,360
2011 Age 80-84	61	457	1,861
2011 Age 85+	60	483	1,970
% 2011 Age 0-5	10.09%	9.81%	10.08%
% 2011 Age 6-13	13.38%	13.46%	12.51%
% 2011 Age 14-17	6.25%	6.65%	6.31%
% 2011 Age 18-20	3.75%	3.67%	4.08%
% 2011 Age 21-24	3.25%	3.44%	5.05%
% 2011 Age 25-29	4.64%	4.53%	6.07%
% 2011 Age 30-34	5.80%	5.45%	6.68%
% 2011 Age 35-39	7.94%	7.70%	7.93%
% 2011 Age 40-44	8.33%	8.38%	7.79%
% 2011 Age 45-49	9.17%	8.55%	7.48%
% 2011 Age 50-54	7.92%	7.70%	6.49%
% 2011 Age 55-59	6.16%	6.29%	5.35%
% 2011 Age 60-64	5.13%	5.03%	4.42%
% 2011 Age 65-69	3.01%	3.17%	3.04%
% 2011 Age 70-74	1.89%	2.09%	2.16%

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% 2011 Age 75-79	1.30%	1.58%	1.74%
% 2011 Age 80-84	1.00%	1.22%	1.37%
% 2011 Age 85+	0.99%	1.29%	1.46%
2011 White Population	4,749	27,922	86,110
2011 Black Population	883	6,936	33,060
2011 Asian/Hawaiian/Pacific Islander	230	1,152	4,332
2011 American Indian/Alaska Native	16	82	490
2011 Other Population (Incl 2+ Races)	206	1,460	11,393
2011 Hispanic Population	273	1,975	18,347
2011 Non-Hispanic Population	5,811	35,577	117,037
% 2011 White Population	78.06%	74.36%	63.60%
% 2011 Black Population	14.51%	18.47%	24.42%
% 2011 Asian/Hawaiian/Pacific Islander	3.78%	3.07%	3.20%
% 2011 American Indian/Alaska Native	0.26%	0.22%	0.36%
% 2011 Other Population (Incl 2+ Races)	3.39%	3.89%	8.42%
% 2011 Hispanic Population	4.49%	5.26%	13.55%
% 2011 Non-Hispanic Population	95.51%	94.74%	86.45%
2000 Non-Hispanic White	4,199	26,073	78,715
2000 Non-Hispanic Black	256	3,011	21,104
2000 Non-Hispanic Amer Indian/Alaska Native	7	81	332
2000 Non-Hispanic Asian	80	507	1,849
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	2	12
2000 Non-Hispanic Some Other Race	8	50	175
2000 Non-Hispanic Two or More Races	44	315	1,344
% 2000 Non-Hispanic White	91.40%	86.80%	76.03%
% 2000 Non-Hispanic Black	5.57%	10.02%	20.38%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.15%	0.27%	0.32%
% 2000 Non-Hispanic Asian	1.74%	1.69%	1.79%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.01%	0.01%
% 2000 Non-Hispanic Some Other Race	0.17%	0.17%	0.17%
% 2000 Non-Hispanic Two or More Races	0.96%	1.05%	1.30%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2011 Total Population	6,084	37,552	135,385
2011 Total Households	2,147	13,548	47,091
Population Change 1990-2011	2,585	16,426	60,350
Household Change 1990-2011	970	6,152	19,774
% Population Change 1990-2011	73.88%	77.75%	80.43%
% Household Change 1990-2011	82.41%	83.18%	72.39%
Population Change 2000-2011	1,391	6,664	22,608
Household Change 2000-2011	535	2,763	8,242
% Population Change 2000-2011	29.64%	21.57%	20.05%
% Households Change 2000-2011	33.19%	25.62%	21.22%

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Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	1,656	11,086	40,372
2000 Occupied Housing Units	1,616	10,772	38,866
2000 Owner Occupied Housing Units	1,488	9,532	29,899
2000 Renter Occupied Housing Units	128	1,240	8,967
2000 Vacant Housing Units	40	314	1,506
% 2000 Occupied Housing Units	97.58%	97.17%	96.27%
% 2000 Owner Occupied Housing Units	89.86%	85.98%	74.06%
% 2000 Renter Occupied Housing Units	7.73%	11.19%	22.21%
% 2000 Vacant Housing Units	2.42%	2.83%	3.73%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$93,321	\$95,000	\$75,596
2011 Per Capita Income	\$39,861	\$39,905	\$32,034
2011 Average Household Income	\$112,956	\$110,608	\$92,097
2011 Household Income < \$10,000	31	314	2,073
2011 Household Income \$10,000-\$14,999	18	218	1,548
2011 Household Income \$15,000-\$19,999	55	351	1,738
2011 Household Income \$20,000-\$24,999	20	381	1,840
2011 Household Income \$25,000-\$29,999	33	308	2,146
2011 Household Income \$30,000-\$34,999	78	342	1,632
2011 Household Income \$35,000-\$39,999	73	378	2,032
2011 Household Income \$40,000-\$44,999	60	298	1,642
2011 Household Income \$45,000-\$49,999	51	349	1,703
2011 Household Income \$50,000-\$59,999	155	601	2,947
2011 Household Income \$60,000-\$74,999	126	855	4,061
2011 Household Income \$75,000-\$99,999	511	2,973	7,725
2011 Household Income \$100,000-\$124,999	338	2,152	5,348
2011 Household Income \$125,000-\$149,999	153	1,401	3,386
2011 Household Income \$150,000-\$199,999	93	1,113	3,306
2011 Household Income \$200,000-\$249,999	137	685	1,802
2011 Household Income \$250,000-\$499,999	210	785	2,021
2011 Household Income \$500,000+	7	43	143
2011 Household Income \$200,000+	354	1,513	3,967
% 2011 Household Income < \$10,000	1.44%	2.32%	4.40%
% 2011 Household Income \$10,000-\$14,999	0.84%	1.61%	3.29%
% 2011 Household Income \$15,000-\$19,999	2.56%	2.59%	3.69%
% 2011 Household Income \$20,000-\$24,999	0.93%	2.81%	3.91%
% 2011 Household Income \$25,000-\$29,999	1.54%	2.27%	4.56%
% 2011 Household Income \$30,000-\$34,999	3.63%	2.52%	3.47%
% 2011 Household Income \$35,000-\$39,999	3.40%	2.79%	4.31%
% 2011 Household Income \$40,000-\$44,999	2.79%	2.20%	3.49%
% 2011 Household Income \$45,000-\$49,999	2.37%	2.58%	3.62%
% 2011 Household Income \$50,000-\$59,999	7.21%	4.44%	6.26%
% 2011 Household Income \$60,000-\$74,999	5.86%	6.31%	8.62%
% 2011 Household Income \$75,000-\$99,999	23.78%	21.95%	16.40%

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% 2011 Household Income \$100,000-\$124,999	15.73%	15.89%	11.36%
% 2011 Household Income \$125,000-\$149,999	7.12%	10.34%	7.19%
% 2011 Household Income \$150,000-\$199,999	4.33%	8.22%	7.02%
% 2011 Household Income \$200,000-\$249,999	6.38%	5.06%	3.83%
% 2011 Household Income \$250,000-\$499,999	9.77%	5.79%	4.29%
% 2011 Household Income \$500,000+	0.33%	0.32%	0.30%
% 2011 Household Income \$200,000+	16.47%	11.17%	8.42%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$1,321,239	\$7,964,794	\$23,404,128
2011 Jewelry Stores	\$951,981	\$5,557,547	\$16,850,705
2011 Mens Clothing Stores	\$1,873,482	\$11,220,337	\$33,622,869
2011 Shoe Stores	\$1,776,180	\$10,895,219	\$31,993,185
2011 Womens Clothing Stores	\$3,119,231	\$18,637,547	\$57,324,856
2011 Automobile Dealers	\$20,708,537	\$123,159,071	\$387,453,936
2011 Automotive Parts/Acc/Repair Stores	\$2,688,689	\$16,040,926	\$49,052,302
2011 Other Motor Vehicle Dealers	\$862,152	\$5,250,933	\$15,511,534
2011 Tire Dealers	\$721,586	\$4,213,324	\$13,067,686
2011 Hardware Stores	\$603,843	\$4,439,251	\$10,518,903
2011 Home Centers	\$2,178,424	\$14,243,231	\$42,015,493
2011 Nursery/Garden Centers	\$763,308	\$4,448,425	\$13,782,027
2011 Outdoor Power Equipment Stores	\$203,210	\$1,198,981	\$4,223,012
2011 Paint/Wallpaper Stores	\$73,126	\$454,715	\$1,458,200
2011 Appliance/TV/Other Electronics Stores	\$2,177,947	\$12,951,639	\$38,750,198
2011 Camera/Photographic Supplies Stores	\$346,568	\$2,113,614	\$6,344,218
2011 Computer/Software Stores	\$986,376	\$5,960,323	\$18,455,835
2011 Beer/Wine/Liquor Stores	\$1,430,582	\$8,697,733	\$25,409,388
2011 Convenience/Specialty Food Stores	\$2,625,189	\$18,410,579	\$52,357,675
2011 Restaurant Expenditures	\$15,178,446	\$105,650,947	\$278,892,606
2011 Supermarkets/Other Grocery excl Conv	\$14,931,906	\$91,097,193	\$274,657,574
2011 Furniture Stores	\$2,132,767	\$12,759,714	\$38,892,941
2011 Home Furnishings Stores	\$1,519,031	\$9,281,525	\$26,733,644
2011 Gen Merch/Appliance/Furniture Stores	\$19,159,515	\$115,361,129	\$348,521,507
2011 Gasoline Stations w/ Convenience Stores	\$12,504,929	\$78,774,188	\$230,241,835
2011 Other Gasoline Stations	\$9,879,740	\$60,363,610	\$177,884,154
2011 Department Stores excl Leased Depts	\$21,337,462	\$128,312,768	\$387,271,710
2011 General Merchandise Stores	\$17,026,749	\$102,601,414	\$309,628,566
2011 Other Health/Personal Care Stores	\$1,327,515	\$7,947,987	\$24,887,904
2011 Pharmacies/Drug Stores	\$7,089,264	\$43,010,086	\$130,785,231
2011 Pet/Pet Supplies Stores	\$1,006,716	\$6,202,243	\$18,793,751
2011 Book/Periodical/Music Stores	\$310,815	\$1,742,822	\$5,643,973
2011 Hobby/Toy/Game Stores	\$187,767	\$1,250,337	\$5,382,527
2011 Musical Instrument/Supplies Stores	\$190,156	\$1,130,774	\$3,499,016
2011 Sewing/Needlework/Piece Goods Stores	\$65,945	\$408,669	\$1,200,667
2011 Sporting Goods Stores	\$1,659,711	\$10,213,757	\$26,717,933
2011 Video Tape Stores - Retail	\$174,254	\$1,042,889	\$3,162,109

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