



Jordan Company
Investment & Commercial Real Estate



Available

+/- 10.02 Acre Commercial site at signalized pin corner
Lenora Church Road
Unincorporated Gwinnett County, Georgia 30039



Presented By:

The Jordan Company

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The information set forth herein was assembled by the Broker from the Public Records and other sources deemed to be reliable. Neither the Broker or the Owner makes any representation or warranty as to the accuracy or completeness of the material contained herein.

This material is provided as a courtesy to Prospective Buyers who are contemplating making an offer with accordance to the marketing plan established by the Owner. Any prospective Buyer must not rely in any way on the information herein to determine the suitability the subject property as an investment. Likewise any Buyer is solely responsible to perform its own due diligence and act accordingly upon the facts they independently derive.

LOCATION: Located in southeastern Gwinnet County the property sits 3.17 miles south of downtown Snellville, GA and 22 miles east of Atlanta, GA. Within a three mile radius the population is 48,802 with a median income of \$64,560. The property has frontage on three roadways (Lenora Road, Lenna Drive and Carson Road) and is across from Norton Elementary School (4 Star out of 5 (Schooldigger.com)). A traffic signal has been installed at the intersection of Lenora Church and Temple Johnson Road.

SIZE: ± 10.02 Acres

FRONTAGE: ± 706 feet on Lenora Church Road
± 841 feet on Carson Road
± 1,358 feet on Lenna Drive

ZONING: C-1 (Gwinnett County)

TRAFFIC COUNTS: +/- 15,553 vehicles per day on Lenora Church Road

TOPOGRAPHY: Very Level: Property is partially wooded.

UTILITIES: County water, natural gas and electricity in place. Sanitary sewer available from the east side of Lenora Church Road, approximately 500ft from the property.

PROPERTY TAXES: \$2,345 (2014)

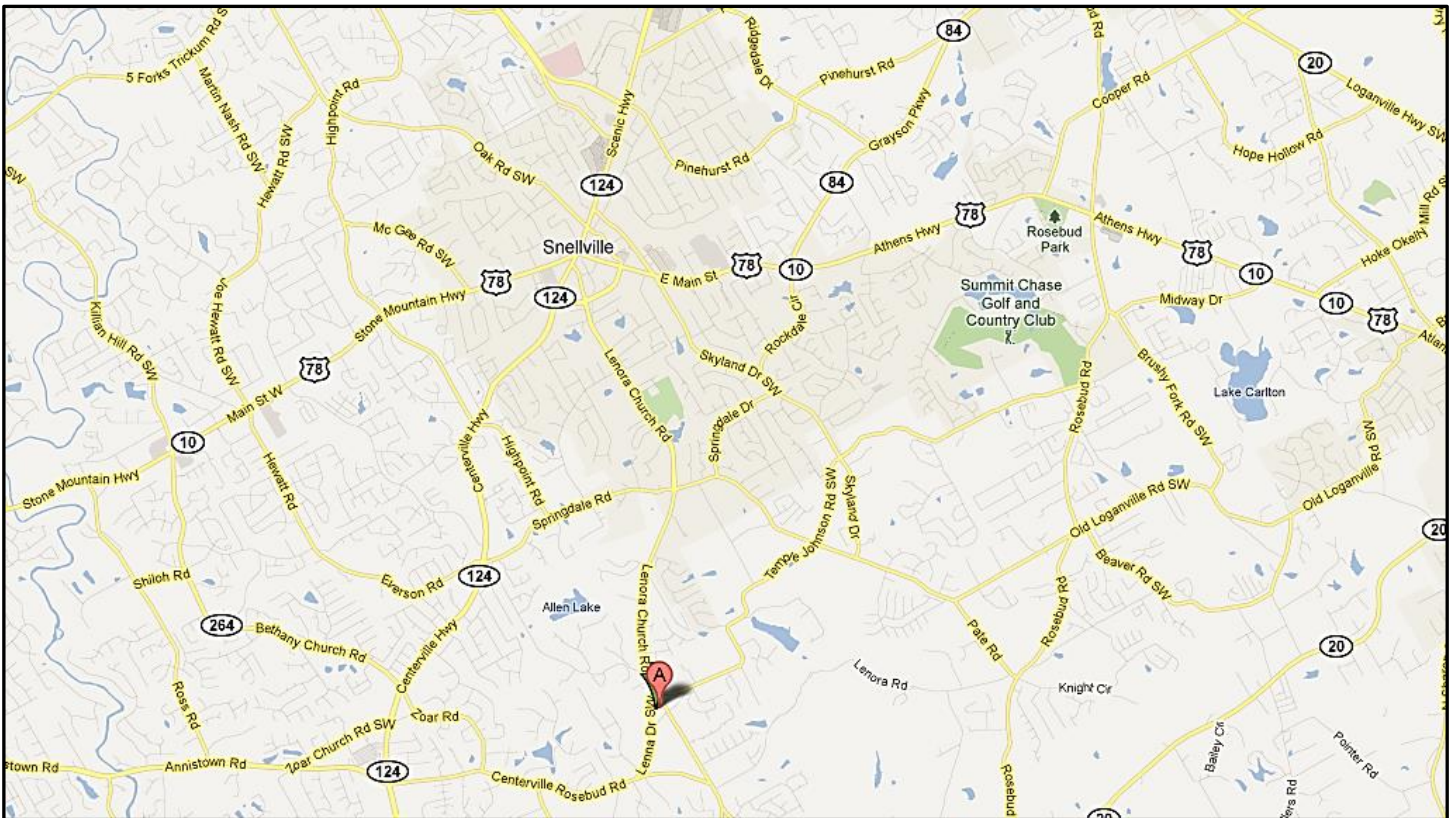
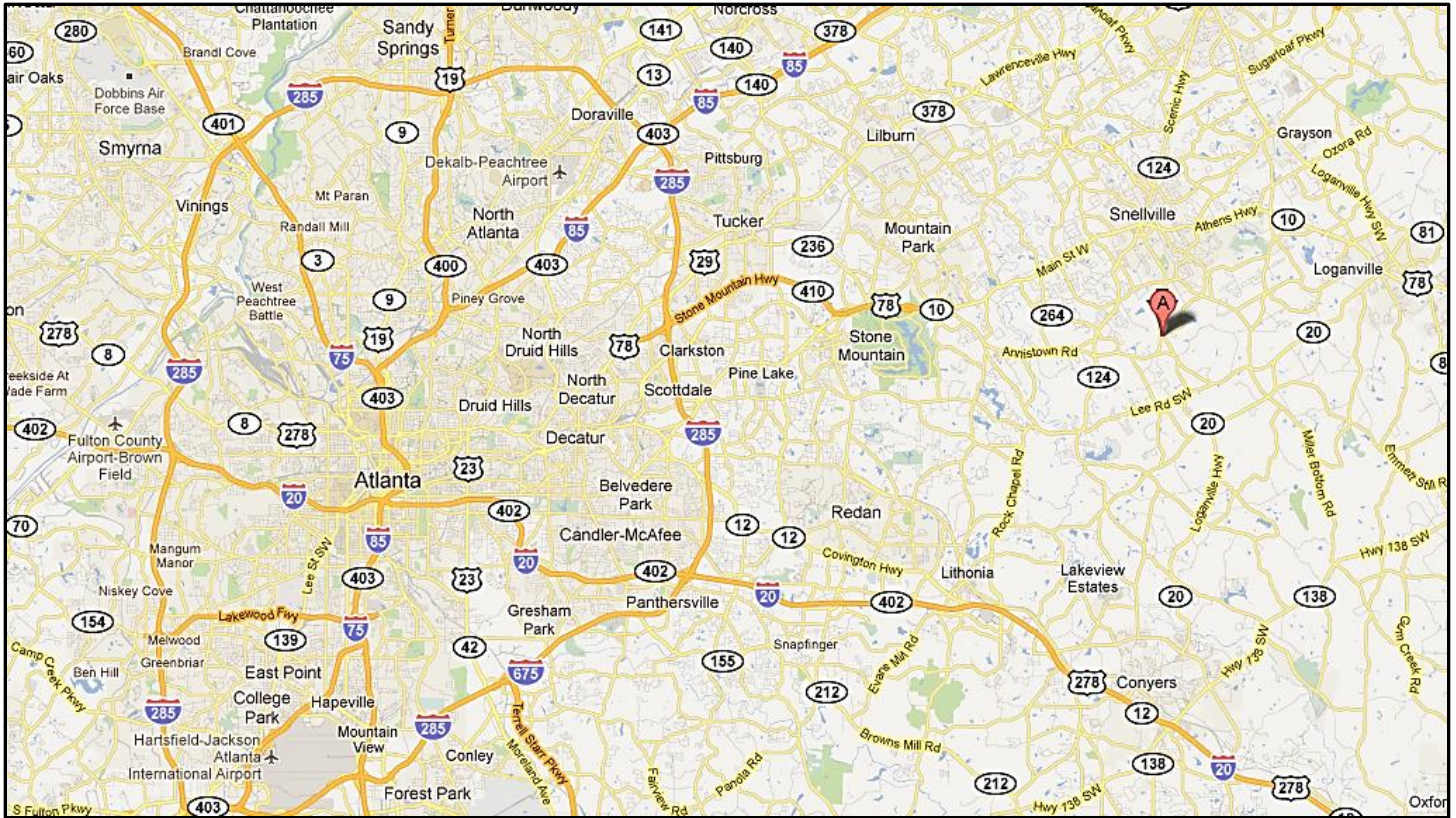
ASKING PRICE: \$1,581,000 (\$155,000/Acre)
***can be subdivided**



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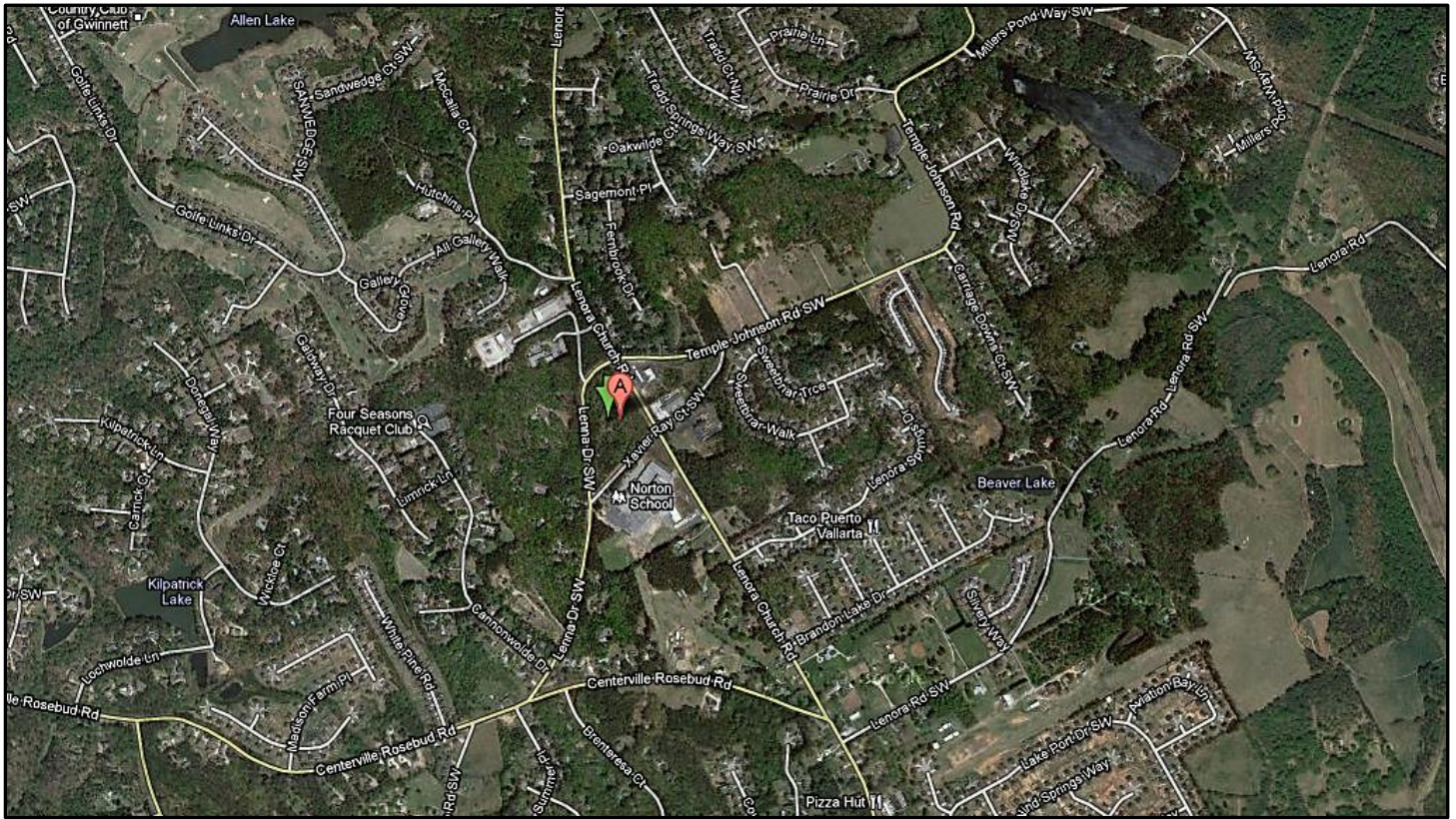
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Demographics

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	2,268	23,740	52,467
2011 Female Population	2,225	25,571	56,035
% 2011 Male Population	50.48%	48.14%	48.36%
% 2011 Female Population	49.52%	51.86%	51.64%
2011 Total Adult Population	3,200	34,484	76,449
2011 Total Daytime Population	2,367	32,297	78,708
2011 Total Daytime Work Population	495	7,057	22,118
2011 Median Age Total Population	35	33	34
2011 Median Age Adult Population	45	43	43
2011 Age 0-5	455	4,690	10,122
2011 Age 6-13	527	6,512	14,124
2011 Age 14-17	311	3,625	7,807
2011 Age 18-20	189	2,106	4,596
2011 Age 21-24	149	2,288	5,053
2011 Age 25-29	229	2,660	5,957
2011 Age 30-34	295	3,183	6,863
2011 Age 35-39	330	3,655	7,995
2011 Age 40-44	355	4,138	8,855
2011 Age 45-49	398	4,145	8,988
2011 Age 50-54	381	3,375	7,728
2011 Age 55-59	318	2,570	5,774
2011 Age 60-64	101	1,892	4,422
2011 Age 65-69	146	1,349	3,225
2011 Age 70-74	92	1,088	2,515
2011 Age 75-79	127	922	1,967
2011 Age 80-84	42	567	1,305
2011 Age 85+	47	547	1,207
% 2011 Age 0-5	10.13%	9.51%	9.33%
% 2011 Age 6-13	11.73%	13.21%	13.02%
% 2011 Age 14-17	6.92%	7.35%	7.20%
% 2011 Age 18-20	4.21%	4.27%	4.24%
% 2011 Age 21-24	3.32%	4.64%	4.66%
% 2011 Age 25-29	5.10%	5.39%	5.49%
% 2011 Age 30-34	6.57%	6.45%	6.33%
% 2011 Age 35-39	7.35%	7.41%	7.37%
% 2011 Age 40-44	7.90%	8.39%	8.16%
% 2011 Age 45-49	8.86%	8.41%	8.28%
% 2011 Age 50-54	8.48%	6.84%	7.12%
% 2011 Age 55-59	7.08%	5.21%	5.32%
% 2011 Age 60-64	2.25%	3.84%	4.08%
% 2011 Age 65-69	3.25%	2.74%	2.97%

% 2011 Age 70-74	2.05%	2.21%	2.32%
% 2011 Age 75-79	2.83%	1.87%	1.81%
% 2011 Age 80-84	0.93%	1.15%	1.20%
% 2011 Age 85+	1.05%	1.11%	1.11%
2011 White Population	1,665	19,439	50,025
2011 Black Population	2,483	24,834	46,765
2011 Asian/Hawaiian/Pacific Islander	122	1,374	3,753
2011 American Indian/Alaska Native	8	143	316
2011 Other Population (Incl 2+ Races)	215	3,520	7,643
2011 Hispanic Population	328	4,590	10,182
2011 Non-Hispanic Population	4,165	44,721	98,320
% 2011 White Population	37.06%	39.42%	46.11%
% 2011 Black Population	55.26%	50.36%	43.10%
% 2011 Asian/Hawaiian/Pacific Islander	2.72%	2.79%	3.46%
% 2011 American Indian/Alaska Native	0.18%	0.29%	0.29%
% 2011 Other Population (Incl 2+ Races)	4.79%	7.14%	7.04%
% 2011 Hispanic Population	7.30%	9.31%	9.38%
% 2011 Non-Hispanic Population	92.70%	90.69%	90.62%
2000 Non-Hispanic White	2,044	25,963	61,775
2000 Non-Hispanic Black	250	4,024	10,981
2000 Non-Hispanic Amer Indian/Alaska Native	n/a	93	155
2000 Non-Hispanic Asian	60	649	1,562
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	1	3
2000 Non-Hispanic Some Other Race	n/a	90	194
2000 Non-Hispanic Two or More Races	32	472	1,164
% 2000 Non-Hispanic White	85.67%	82.97%	81.46%
% 2000 Non-Hispanic Black	10.48%	12.86%	14.48%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.00%	0.30%	0.20%
% 2000 Non-Hispanic Asian	2.51%	2.07%	2.06%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Some Other Race	0.00%	0.29%	0.26%
% 2000 Non-Hispanic Two or More Races	1.34%	1.51%	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	4,493	49,311	108,502
2011 Total Households	1,438	15,764	35,761
Population Change 1990-2011	3,386	25,887	50,042
Household Change 1990-2011	1,106	8,167	16,957
% Population Change 1990-2011	305.87%	110.51%	85.60%
% Household Change 1990-2011	333.13%	107.50%	90.18%
Population Change 2000-2011	1,963	16,326	29,450
Household Change 2000-2011	629	4,919	9,551
% Population Change 2000-2011	77.59%	49.50%	37.25%

% Households Change 2000-2011	77.75%	45.36%	36.44%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	842	11,191	27,129
2000 Occupied Housing Units	802	10,805	26,300
2000 Owner Occupied Housing Units	757	9,415	23,213
2000 Renter Occupied Housing Units	45	1,389	3,087
2000 Vacant Housing Units	39	386	829
% 2000 Occupied Housing Units	95.25%	96.55%	96.94%
% 2000 Owner Occupied Housing Units	90.01%	84.14%	85.57%
% 2000 Renter Occupied Housing Units	5.35%	12.41%	11.38%
% 2000 Vacant Housing Units	4.64%	3.45%	3.06%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$83,434	\$63,372	\$66,435
2011 Per Capita Income	\$24,533	\$23,935	\$26,064
2011 Average Household Income	\$76,654	\$74,872	\$79,080
2011 Household Income < \$10,000	15	556	1,108
2011 Household Income \$10,000-\$14,999	50	465	1,069
2011 Household Income \$15,000-\$19,999	22	292	760
2011 Household Income \$20,000-\$24,999	34	569	1,304
2011 Household Income \$25,000-\$29,999	19	589	1,274
2011 Household Income \$30,000-\$34,999	132	823	1,945
2011 Household Income \$35,000-\$39,999	49	851	1,536
2011 Household Income \$40,000-\$44,999	59	804	1,727
2011 Household Income \$45,000-\$49,999	40	644	1,280
2011 Household Income \$50,000-\$59,999	92	1,790	3,793
2011 Household Income \$60,000-\$74,999	166	2,221	4,857
2011 Household Income \$75,000-\$99,999	123	2,501	6,048
2011 Household Income \$100,000-\$124,999	95	1,110	3,556
2011 Household Income \$125,000-\$149,999	176	841	2,116
2011 Household Income \$150,000-\$199,999	347	1,201	2,295
2011 Household Income \$200,000-\$249,999	1	216	513
2011 Household Income \$250,000-\$499,999	19	282	556
2011 Household Income \$500,000+	n/a	10	23
2011 Household Income \$200,000+	20	507	1,092
% 2011 Household Income < \$10,000	1.04%	3.53%	3.10%
% 2011 Household Income \$10,000-\$14,999	3.47%	2.95%	2.99%
% 2011 Household Income \$15,000-\$19,999	1.53%	1.85%	2.13%
% 2011 Household Income \$20,000-\$24,999	2.36%	3.61%	3.65%
% 2011 Household Income \$25,000-\$29,999	1.32%	3.74%	3.56%
% 2011 Household Income \$30,000-\$34,999	9.17%	5.22%	5.44%
% 2011 Household Income \$35,000-\$39,999	3.41%	5.40%	4.30%
% 2011 Household Income \$40,000-\$44,999	4.10%	5.10%	4.83%
% 2011 Household Income \$45,000-\$49,999	2.78%	4.08%	3.58%
% 2011 Household Income \$50,000-\$59,999	6.39%	11.35%	10.61%

% 2011 Household Income \$60,000-\$74,999	11.54%	14.09%	13.58%
% 2011 Household Income \$75,000-\$99,999	8.55%	15.86%	16.91%
% 2011 Household Income \$100,000-\$124,999	6.60%	7.04%	9.94%
% 2011 Household Income \$125,000-\$149,999	12.23%	5.33%	5.92%
% 2011 Household Income \$150,000-\$199,999	24.11%	7.62%	6.42%
% 2011 Household Income \$200,000-\$249,999	0.07%	1.37%	1.43%
% 2011 Household Income \$250,000-\$499,999	1.32%	1.79%	1.55%
% 2011 Household Income \$500,000+	0.00%	0.06%	0.06%
% 2011 Household Income \$200,000+	1.39%	3.22%	3.05%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$649,876	\$6,932,975	\$16,185,817
2011 Jewelry Stores	\$494,984	\$5,271,437	\$12,131,367
2011 Mens Clothing Stores	\$933,910	\$10,000,865	\$23,277,180
2011 Shoe Stores	\$848,551	\$9,131,707	\$21,501,154
2011 Womens Clothing Stores	\$1,568,894	\$16,999,433	\$39,527,639
2011 Automobile Dealers	\$10,590,087	\$117,070,576	\$271,709,770
2011 Automotive Parts/Acc/Repair Stores	\$1,356,746	\$14,721,426	\$34,208,154
2011 Other Motor Vehicle Dealers	\$417,334	\$4,486,340	\$10,525,918
2011 Tire Dealers	\$377,159	\$4,072,361	\$9,375,458
2011 Hardware Stores	\$178,401	\$1,923,373	\$5,263,514
2011 Home Centers	\$930,583	\$10,595,304	\$25,813,831
2011 Nursery/Garden Centers	\$400,252	\$4,321,883	\$9,942,130
2011 Outdoor Power Equipment Stores	\$108,692	\$1,288,850	\$2,984,366
2011 Paint/Wallpaper Stores	\$35,054	\$404,877	\$958,803
2011 Appliance/TV/Other Electronics Stores	\$1,097,425	\$11,697,609	\$27,137,508
2011 Camera/Photographic Supplies Stores	\$168,195	\$1,830,954	\$4,298,344
2011 Computer/Software Stores	\$489,312	\$5,386,930	\$12,590,856
2011 Beer/Wine/Liquor Stores	\$692,995	\$7,402,543	\$17,353,504
2011 Convenience/Specialty Food Stores	\$1,322,151	\$12,023,906	\$30,666,432
2011 Restaurant Expenditures	\$6,143,040	\$61,887,741	\$162,427,768
2011 Supermarkets/Other Grocery excl Conv	\$7,251,340	\$79,188,247	\$185,930,372
2011 Furniture Stores	\$1,070,680	\$11,611,981	\$27,016,304
2011 Home Furnishings Stores	\$726,872	\$7,708,714	\$18,116,994
2011 Gen Merch/Appliance/Furniture Stores	\$9,499,161	\$102,794,267	\$239,858,121
2011 Gasoline Stations w/ Convenience Stores	\$6,067,455	\$62,810,963	\$150,014,848
2011 Other Gasoline Stations	\$4,745,304	\$50,787,057	\$119,348,417
2011 Department Stores excl Leased Depts	\$10,596,586	\$114,491,877	\$266,995,628
2011 General Merchandise Stores	\$8,428,481	\$91,182,289	\$212,841,822
2011 Other Health/Personal Care Stores	\$670,927	\$7,418,783	\$17,268,297
2011 Pharmacies/Drug Stores	\$3,480,837	\$38,061,195	\$89,127,440
2011 Pet/Pet Supplies Stores	\$481,389	\$5,299,628	\$12,502,451
2011 Book/Periodical/Music Stores	\$170,705	\$1,775,167	\$4,017,525
2011 Hobby/Toy/Game Stores	\$90,008	\$1,369,122	\$3,312,770