

Available +/- 26 Acres of Land  
Peachtree Industrial Boulevard & North Price Road  
Sugar Hill, Gwinnett County, GA 30518

*Located between Peachtree Industrial Blvd and North Price Rd*



**The Jordan Company**

Rob Jordan Sr.  
4200 Northside Parkway  
Building 3, STE A  
Atlanta GA 30327  
Office: 404.237.2900



**Jordan Company**  
Investment & Commercial Real Estate



## Site Description

**Location:** *Subject property is located in northern Gwinnett County along Peachtree Industrial Blvd and North Price Road. Located 1.86 miles southeast of Sugar Hill, GA it has access to I-85 (5.6 miles) and I-985 (4.0 miles). Downtown Atlanta is approximately 30 miles southeast. Within a three miles radius the population is 50,943 with a median income of \$84,247.*

**On-Site:** *Subject property consists of +/- 26 acres. There is a power easement that runs the length of the site, parallel to Peachtree Industrial Boulevard.*

**Utilities:** *All utilities available on site*

**Frontage:** *+/- 1,870 feet of frontage on Peachtree Industrial Boulevard*

**Traffic Counts:** *+/- 17,030 vehicles per day on Peachtree Industrial Boulevard*

**Zoning:** *GB General Business (City of Sugar Hill)*

**Taxes:** *\$5,869.09 (2013: City of Sugar Hill and Gwinnett County)*

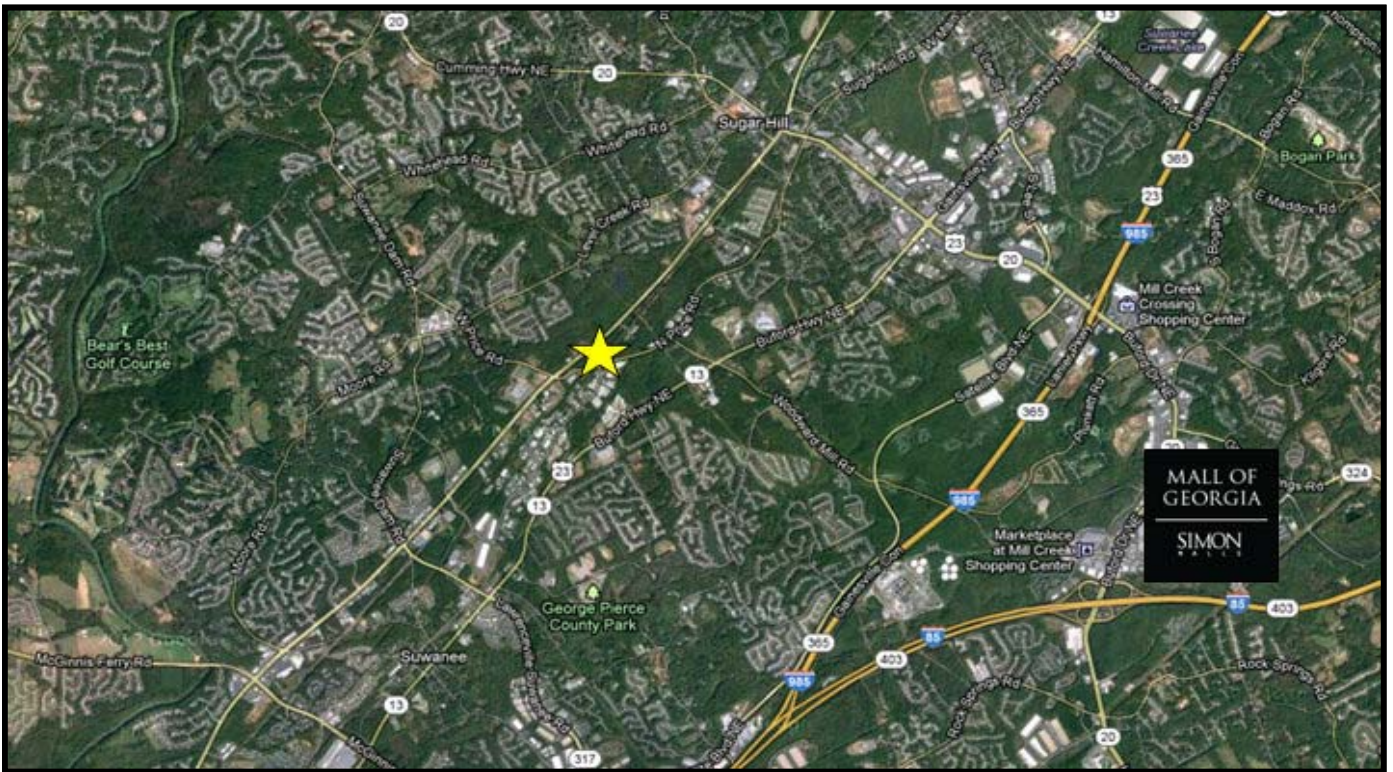
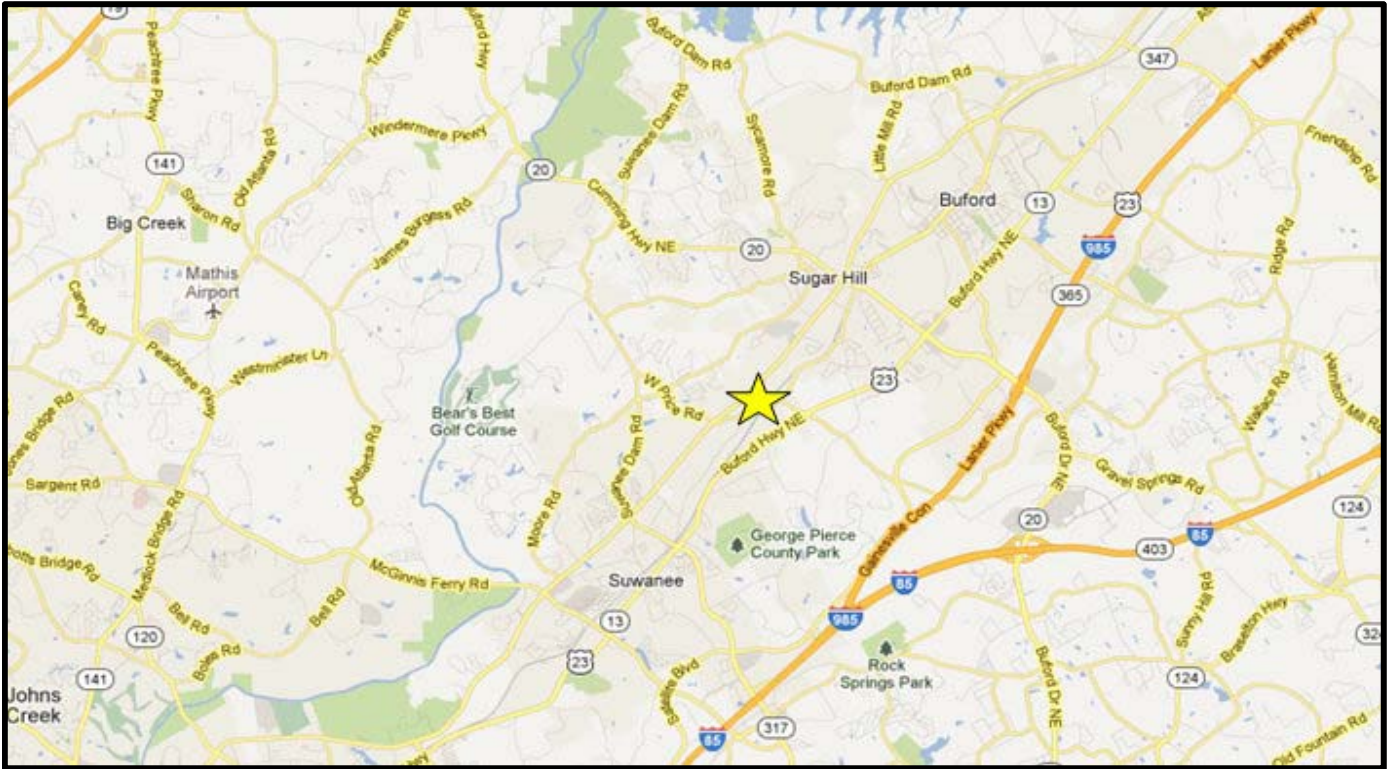
**Price:** *\$185,000/acre*



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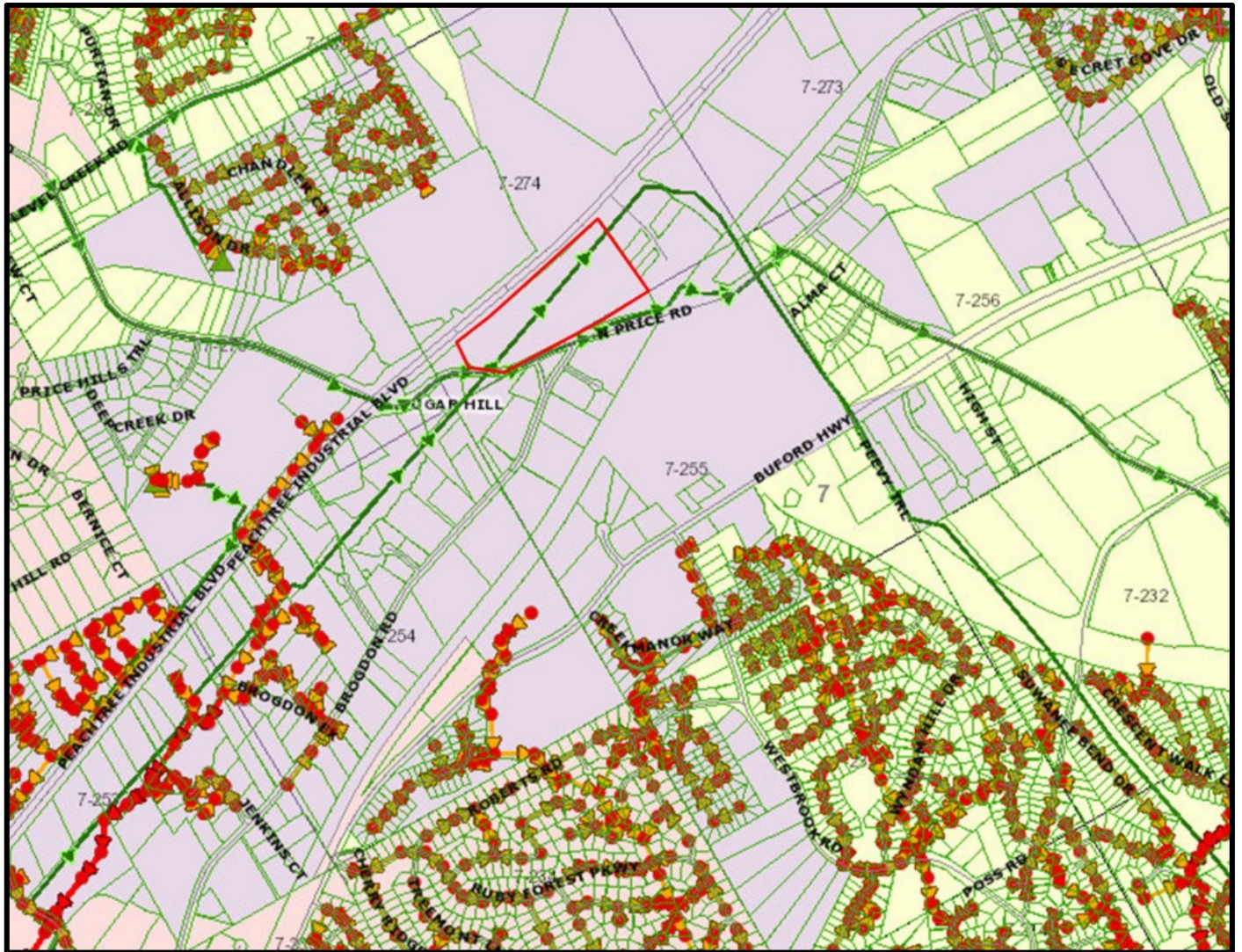
# Maps



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# Sewer



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LAND LOTS 276  
 SHANNETT COUNTY, GEORGIA

# ROBERT S. JORDAN

SURVEY FOR

of the 7th DISTRICT  
 27,680 ACRES

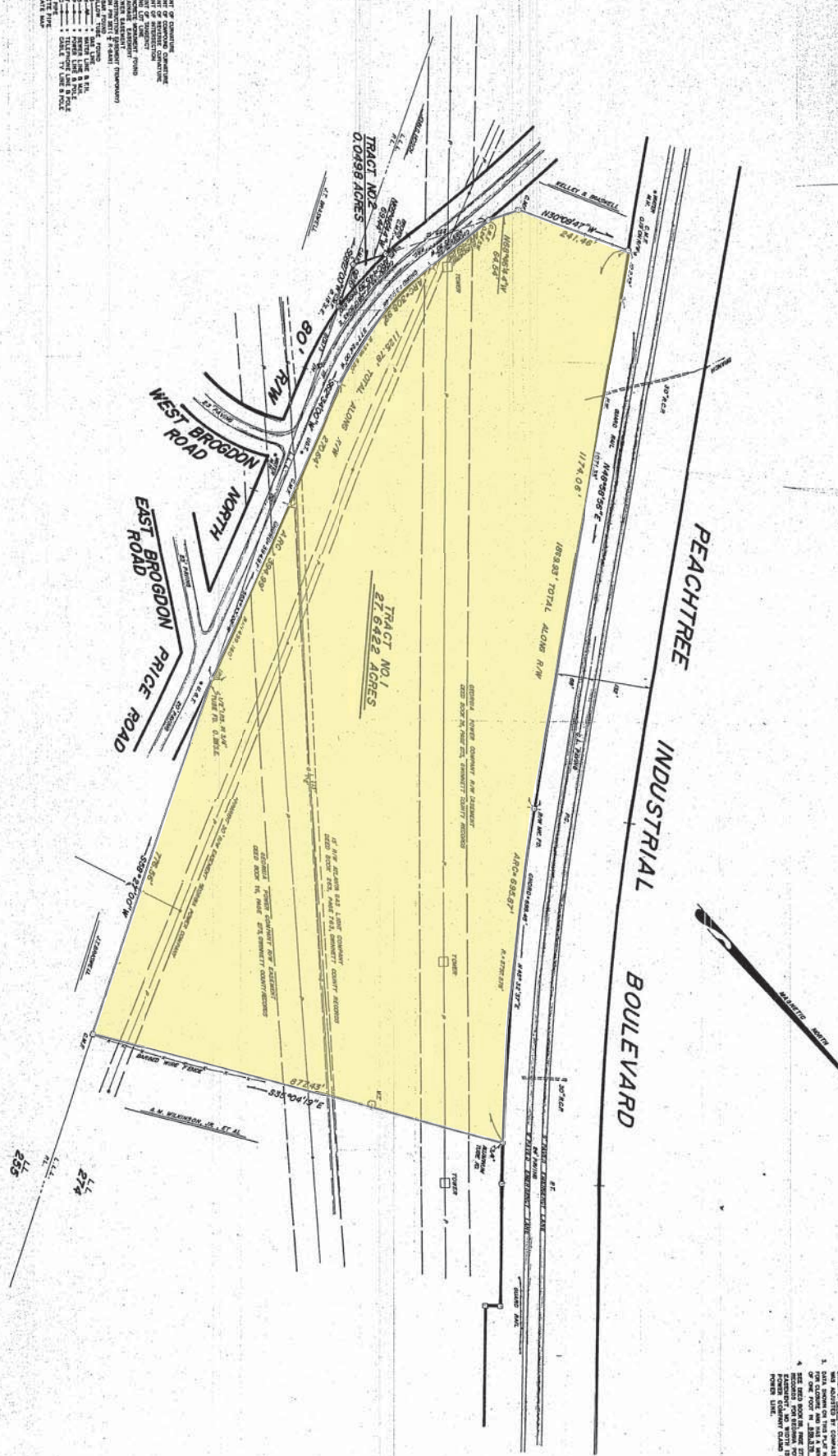


THIS PLAN RECORDS IN PLAN BOOK \_\_\_\_\_ SHANNETT COUNTY RECORDS, DATE RECORDED \_\_\_\_\_ 19\_\_

HANNON MEERS & BAGWELL SURVEYORS & ENGINEERS, INC.  
 LAND PLANNING  
 LAND SURVEYING  
 CIVIL ENGINEERING

528 BUNION AVENUE  
 LAWRENCEVILLE, GEORGIA 30046  
 TELEPHONE: (770) 962-7181

- LEGEND:**
- 1. BOUNDARY
  - 2. RIGHT-OF-WAY
  - 3. EASEMENT
  - 4. CONVEYANCE
  - 5. UNDEVELOPED LAND
  - 6. DEVELOPED LAND
  - 7. FLOOD PLAIN
  - 8. FLOOD HAZARD
  - 9. FLOOD PROTECTION
  - 10. FLOOD DAMAGE PREVENTION
  - 11. FLOOD CONTROL
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**NOTES:**

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## Demographics

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	n/a	27,436	58,310
2012 Female Population	n/a	28,626	60,518
% 2012 Male Population	0.00%	48.94%	49.07%
% 2012 Female Population	0.00%	51.06%	50.93%
2012 Total Population: Adult	n/a	38,575	82,014
2012 Total Daytime Population	n/a	56,868	122,018
2012 Total Employees	n/a	25,573	54,423
2012 Total Population: Median Age	n/a	35	36
2012 Total Population: Adult Median Age	n/a	44	44
2012 Total population: Under 5 years	n/a	4,261	8,646
2012 Total population: 5 to 9 years	n/a	5,423	11,077
2012 Total population: 10 to 14 years	n/a	5,136	11,014
2012 Total population: 15 to 19 years	n/a	3,817	8,677
2012 Total population: 20 to 24 years	n/a	2,391	5,213
2012 Total population: 25 to 29 years	n/a	3,100	6,080
2012 Total population: 30 to 34 years	n/a	3,798	7,523
2012 Total population: 35 to 39 years	n/a	5,211	10,545
2012 Total population: 40 to 44 years	n/a	5,522	11,781
2012 Total population: 45 to 49 years	n/a	5,173	11,288
2012 Total population: 50 to 54 years	n/a	3,819	8,592
2012 Total population: 55 to 59 years	n/a	2,780	6,078
2012 Total population: 60 to 64 years	n/a	2,019	4,404
2012 Total population: 65 to 69 years	n/a	1,385	3,030
2012 Total population: 70 to 74 years	n/a	912	1,943
2012 Total population: 75 to 79 years	n/a	623	1,300
2012 Total population: 80 to 84 years	n/a	396	839
2012 Total population: 85 years and over	n/a	296	798
% 2012 Total population: Under 5 years	0.00%	7.60%	7.28%
% 2012 Total population: 5 to 9 years	0.00%	9.67%	9.32%
% 2012 Total population: 10 to 14 years	0.00%	9.16%	9.27%
% 2012 Total population: 15 to 19 years	0.00%	6.81%	7.30%
% 2012 Total population: 20 to 24 years	0.00%	4.26%	4.39%
% 2012 Total population: 25 to 29 years	0.00%	5.53%	5.12%
% 2012 Total population: 30 to 34 years	0.00%	6.77%	6.33%
% 2012 Total population: 35 to 39 years	0.00%	9.30%	8.87%
% 2012 Total population: 40 to 44 years	0.00%	9.85%	9.91%
% 2012 Total population: 45 to 49 years	0.00%	9.23%	9.50%
% 2012 Total population: 50 to 54 years	0.00%	6.81%	7.23%



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% 2012 Total population: 55 to 59 years	0.00%	4.96%	5.11%
% 2012 Total population: 60 to 64 years	0.00%	3.60%	3.71%
% 2012 Total population: 65 to 69 years	0.00%	2.47%	2.55%
% 2012 Total population: 70 to 74 years	0.00%	1.63%	1.64%
% 2012 Total population: 75 to 79 years	0.00%	1.11%	1.09%
% 2012 Total population: 80 to 84 years	0.00%	0.71%	0.71%
% 2012 Total population: 85 years and over	0.00%	0.53%	0.67%
2012 White alone	n/a	37,239	79,015
2012 Black or African American alone	n/a	6,076	12,912
2012 American Indian and Alaska Native alone	n/a	105	302
2012 Asian alone	n/a	8,375	18,144
2012 Native Hawaiian and OPI alone	n/a	26	43
2012 Some Other Race alone	n/a	2,875	5,481
2012 Two or More Races alone	n/a	1,366	2,931
2012 Hispanic	n/a	7,189	14,246
2012 Not Hispanic	n/a	48,873	104,582
% 2012 White alone	0.00%	66.42%	66.50%
% 2012 Black or African American alone	0.00%	10.84%	10.87%
% 2012 American Indian and Alaska Native alone	0.00%	0.19%	0.25%
% 2012 Asian alone	0.00%	14.94%	15.27%
% 2012 Native Hawaiian and OPI alone	0.00%	0.05%	0.04%
% 2012 Some Other Race alone	0.00%	5.13%	4.61%
% 2012 Two or More Races alone	0.00%	2.44%	2.47%
% 2012 Hispanic	0.00%	12.82%	11.99%
% 2012 Not Hispanic	0.00%	87.18%	88.01%
2000 Not Hispanic: White alone	n/a	24,083	54,461
2000 Not Hispanic: Black or African American alone	n/a	1,779	4,543
2000 Not Hispanic: American Indian and Alaska Native alone	n/a	43	109
2000 Not Hispanic: Asian alone	n/a	1,352	3,042
2000 Not Hispanic: Native Hawaiian and OPI alone	n/a	12	33
2000 Not Hispanic: Some Other Race alone	n/a	52	112
2000 Not Hispanic: Two or More Races	n/a	347	754
% 2000 Not Hispanic: White alone	0.00%	80.47%	80.81%
% 2000 Not Hispanic: Black or African American alone	0.00%	5.94%	6.74%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.00%	0.14%	0.16%
% 2000 Not Hispanic: Asian alone	0.00%	4.52%	4.51%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.04%	0.05%
% 2000 Not Hispanic: Some Other Race alone	0.00%	0.17%	0.17%
% 2000 Not Hispanic: Two or More Races	0.00%	1.16%	1.12%



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<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	n/a	56,062	118,828
2012 Households	n/a	18,518	38,957
Population Change 2010-2012	n/a	1,656	3,965
Household Change 2010-2012	n/a	285	738
% Population Change 2010-2012	0.00%	3.04%	3.45%
% Household Change 2010-2012	0.00%	1.56%	1.93%
Population Change 2000-2012	n/a	26,134	51,433
Household Change 2000-2012	n/a	8,193	16,221
% Population Change 2000 to 2012	0.00%	87.32%	76.32%
% Household Change 2000 to 2012	0.00%	79.35%	71.35%
<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Housing Units	n/a	10,754	23,995
2000 Occupied Housing Units	n/a	10,325	22,737
2000 Owner Occupied Housing Units	n/a	8,365	19,227
2000 Renter Occupied Housing Units	n/a	1,960	3,510
2000 Vacant Housing Units	n/a	429	1,256
% 2000 Occupied Housing Units	0.00%	96.01%	94.76%
% 2000 Owner occupied housing units	0.00%	81.02%	84.56%
% 2000 Renter occupied housing units	0.00%	18.98%	15.44%
% 2000 Vacant housing units	0.00%	3.99%	5.23%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2012 Household Income: Median	n/a	\$84,708	\$85,924
2012 Household Income: Average	n/a	\$103,560	\$104,452
2012 Per Capita Income	n/a	\$34,228	\$34,289
2012 Household income: Less than \$10,000	n/a	542	1,131
2012 Household income: \$10,000 to \$14,999	n/a	525	1,209
2012 Household income: \$15,000 to \$19,999	n/a	536	1,233
2012 Household income: \$20,000 to \$24,999	n/a	585	1,183
2012 Household income: \$25,000 to \$29,999	n/a	468	956
2012 Household income: \$30,000 to \$34,999	n/a	674	1,148
2012 Household income: \$35,000 to \$39,999	n/a	636	1,497
2012 Household income: \$40,000 to \$44,999	n/a	627	1,355
2012 Household income: \$45,000 to \$49,999	n/a	396	1,138
2012 Household income: \$50,000 to \$59,999	n/a	1,266	2,319
2012 Household income: \$60,000 to \$74,999	n/a	1,816	3,688
2012 Household income: \$75,000 to \$99,999	n/a	3,059	5,999





2012 Household income: \$100,000 to \$124,999	n/a	2,455	5,124
2012 Household income: \$125,000 to \$149,999	n/a	1,737	4,013
2012 Household income: \$150,000 to \$199,999	n/a	1,781	3,990
2012 Household income: \$200,000 or more	n/a	1,415	2,974
% 2012 Household income: Less than \$10,000	0.00%	2.93%	2.90%
% 2012 Household income: \$10,000 to \$14,999	0.00%	2.84%	3.10%
% 2012 Household income: \$15,000 to \$19,999	0.00%	2.89%	3.17%
% 2012 Household income: \$20,000 to \$24,999	0.00%	3.16%	3.04%
% 2012 Household income: \$25,000 to \$29,999	0.00%	2.53%	2.45%
% 2012 Household income: \$30,000 to \$34,999	0.00%	3.64%	2.95%
% 2012 Household income: \$35,000 to \$39,999	0.00%	3.43%	3.84%
% 2012 Household income: \$40,000 to \$44,999	0.00%	3.39%	3.48%
% 2012 Household income: \$45,000 to \$49,999	0.00%	2.14%	2.92%
% 2012 Household income: \$50,000 to \$59,999	0.00%	6.84%	5.95%
% 2012 Household income: \$60,000 to \$74,999	0.00%	9.81%	9.47%
% 2012 Household income: \$75,000 to \$99,999	0.00%	16.52%	15.40%
% 2012 Household income: \$100,000 to \$124,999	0.00%	13.26%	13.15%
% 2012 Household income: \$125,000 to \$149,999	0.00%	9.38%	10.30%
% 2012 Household income: \$150,000 to \$199,999	0.00%	9.62%	10.24%
% 2012 Household income: \$200,000 or more	0.00%	7.64%	7.63%
<b>Retail Sales Volume</b>			
	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2012 Childrens/Infants clothing stores	n/a	\$5,736,822	\$12,492,513
2012 Jewelry stores	n/a	\$2,855,712	\$5,882,785
2012 Mens clothing stores	n/a	\$4,858,703	\$10,604,462
2012 Shoe stores	n/a	\$5,210,073	\$11,989,631
2012 Womens clothing stores	n/a	\$9,734,679	\$21,327,096
2012 Automobile dealers	n/a	\$66,929,589	\$141,976,054
2012 Automotive parts and accessories stores	n/a	\$13,215,991	\$27,923,350
2012 Other motor vehicle dealers	n/a	\$3,654,727	\$6,837,707
2012 Tire dealers	n/a	\$6,342,292	\$13,415,393
2012 Hardware stores	n/a	\$76,555	\$198,543
2012 Home centers	n/a	\$1,527,622	\$3,242,403
2012 Nursery and garden centers	n/a	\$1,938,234	\$4,037,645
2012 Outdoor power equipment stores	n/a	\$1,072,266	\$2,209,740
2012 Paint andwallpaper stores	n/a	\$111,678	\$237,426
2012 Appliance, television, and other electronics stores	n/a	\$10,414,284	\$21,501,251
2012 Camera andphotographic supplies stores	n/a	\$1,073,449	\$2,216,111
2012 Computer andsoftware stores	n/a	\$24,464,657	\$51,406,057
2012 Beer, wine, and liquor stores	n/a	\$3,967,155	\$8,712,427



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2012 Convenience stores	n/a	\$19,488,423	\$41,890,508
2012 Restaurant Expenditures	n/a	\$20,287,650	\$43,744,063
2012 Supermarkets and other grocery (except convenience) stores	n/a	\$70,458,828	\$150,324,457
2012 Furniture stores	n/a	\$6,918,808	\$13,884,081
2012 Home furnishings stores	n/a	\$17,778,890	\$37,186,535
2012 General merchandise stores	n/a	\$110,919,409	\$236,120,954
2012 Gasoline stations with convenience stores	n/a	\$59,905,260	\$127,567,333
2012 Other gasoline stations	n/a	\$42,412,420	\$89,900,647
2012 Department stores (excl leased depts)	n/a	\$89,227,441	\$190,054,503
2012 General merchandise stores	n/a	\$110,919,409	\$236,120,954
2012 Other health and personal care stores	n/a	\$6,689,054	\$14,036,575
2012 Pharmacies and drug stores	n/a	\$20,297,431	\$43,028,106
2012 Pet and pet supplies stores	n/a	\$5,781,016	\$12,053,175
2012 Book, periodical, and music stores	n/a	\$1,734,416	\$3,619,971
2012 Hobby, toy, and game stores	n/a	\$1,637,366	\$3,652,427
2012 Musical instrument and supplies stores	n/a	\$374,713	\$917,290
2012 Sewing, needlework, and piece goods stores	n/a	\$771,746	\$1,637,395
2012 Sporting goods stores	n/a	\$1,710,657	\$3,587,181



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