



Jordan Company  
Investment & Commercial Real Estate

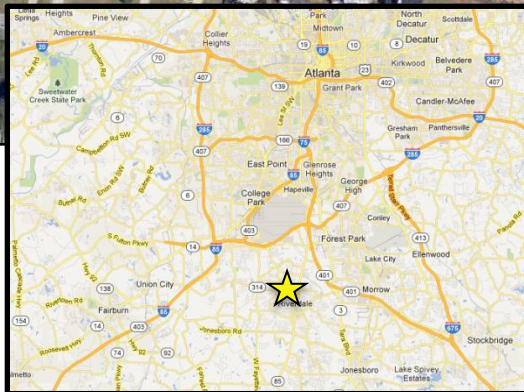
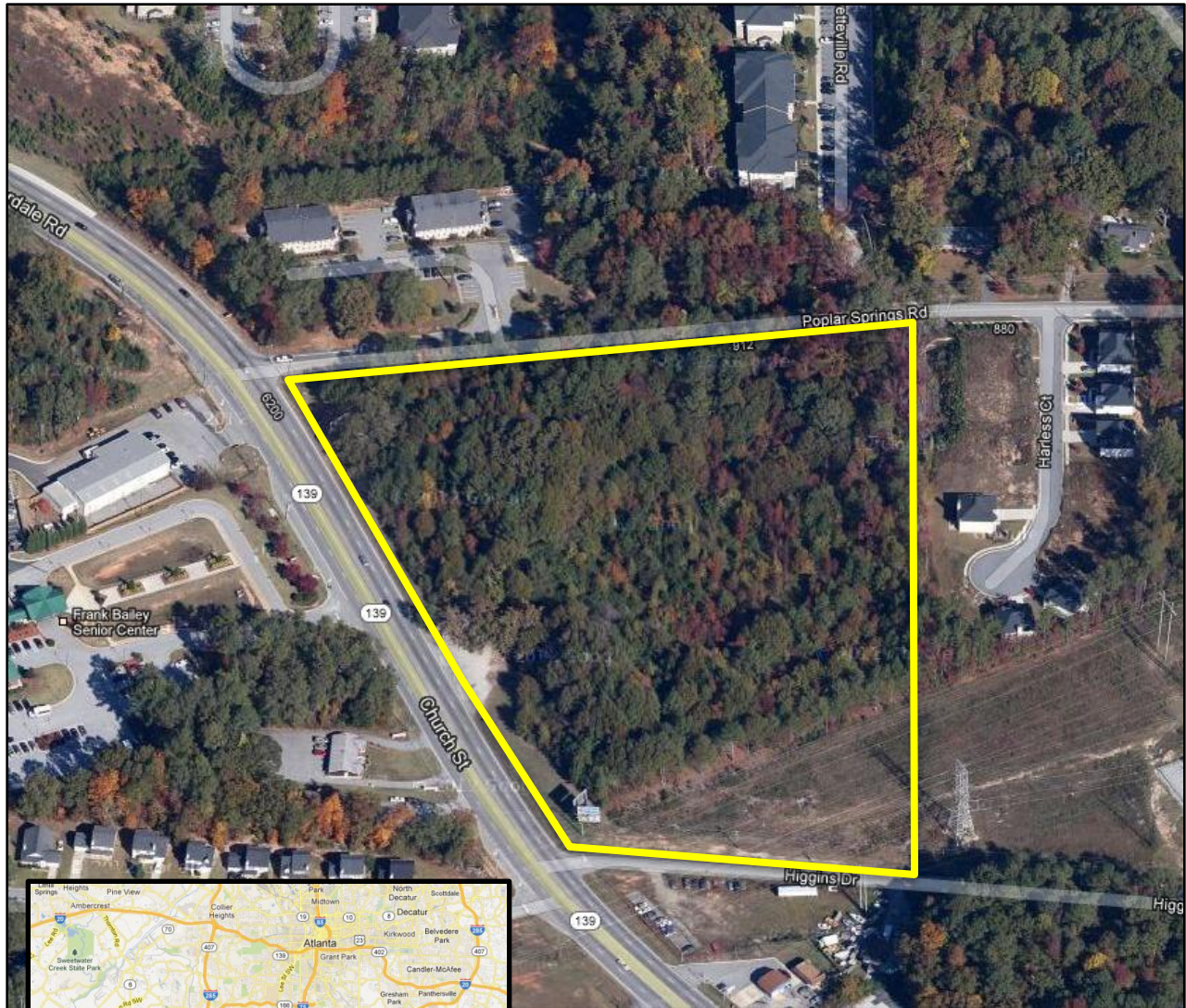


**Available**

+/-10.8 Acres

Riverdale Road

*Unincorporated Clayton County, Georgia*



**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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Investment & Commercial Real Estate



**LOCATION:** The subject property is located on the east side of Georgia Highway 139/Riverdale Road, approximately one mile south of Flat Shoals Road and .6 miles north of Upper Riverdale Road in unincorporated Clayton County.

Within a three mile radius of the property, there is a total population of over 49,088 and a median household income of \$40,318.

**LAND AREA:** +/- 10.813 acres of raw land

#### **SITE**

**CONDITIONS:** The property lies well

**FRONTAGE:** +/- 821 feet on Ga. Hwy 139/Riverdale Road  
+/- 738 feet on Poplar Springs Road  
+/- 403 feet on Higgins Drive

**UTILITIES:** All utilities, including sanitary sewer, are available to the property.

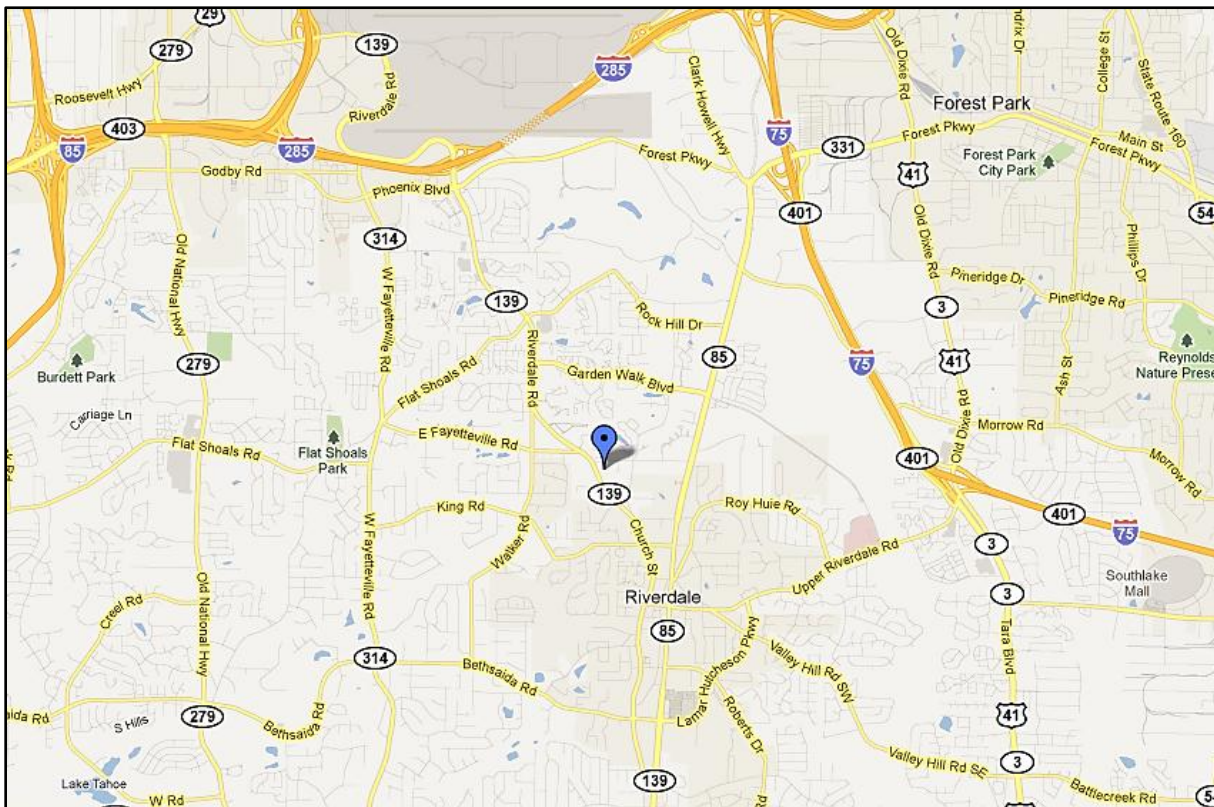
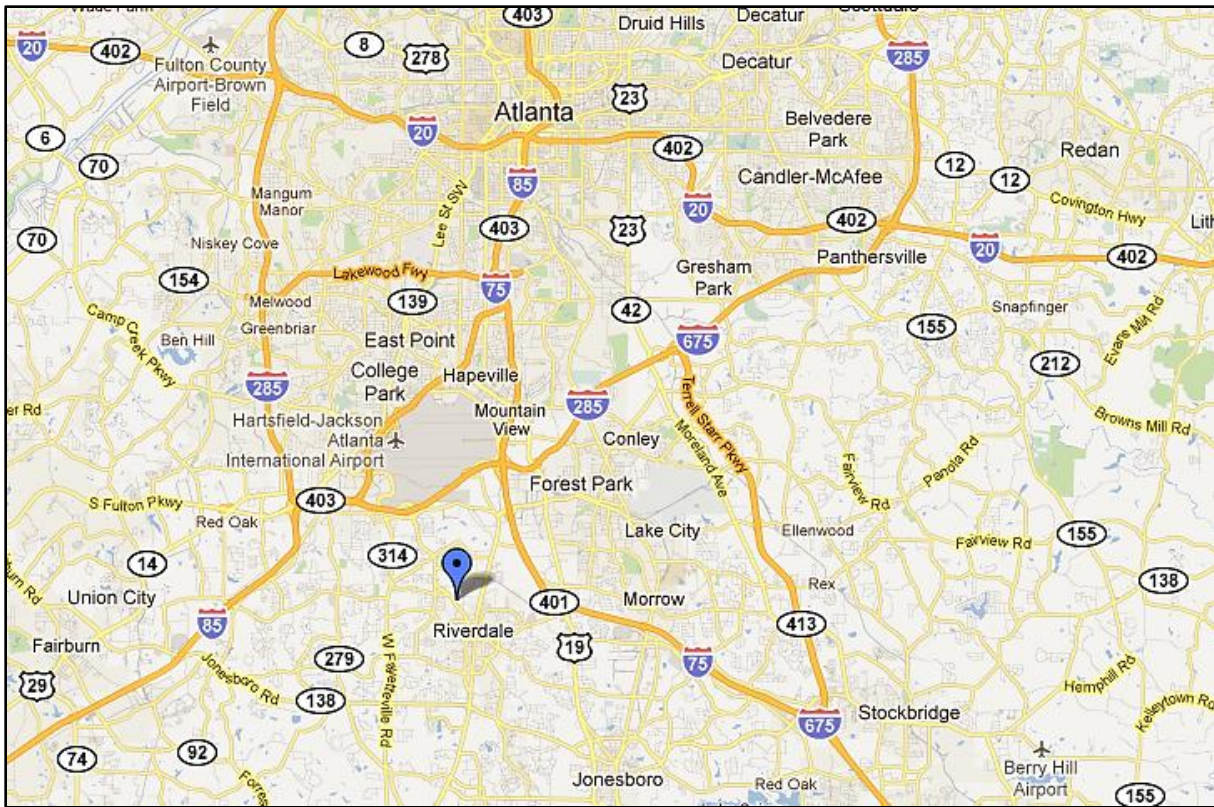
**ZONING:** GB – General Business District

**TRAFFIC COUNTS:** +/- 20,420 vehicles per day on Ga. Hwy 139/Riverdale Road

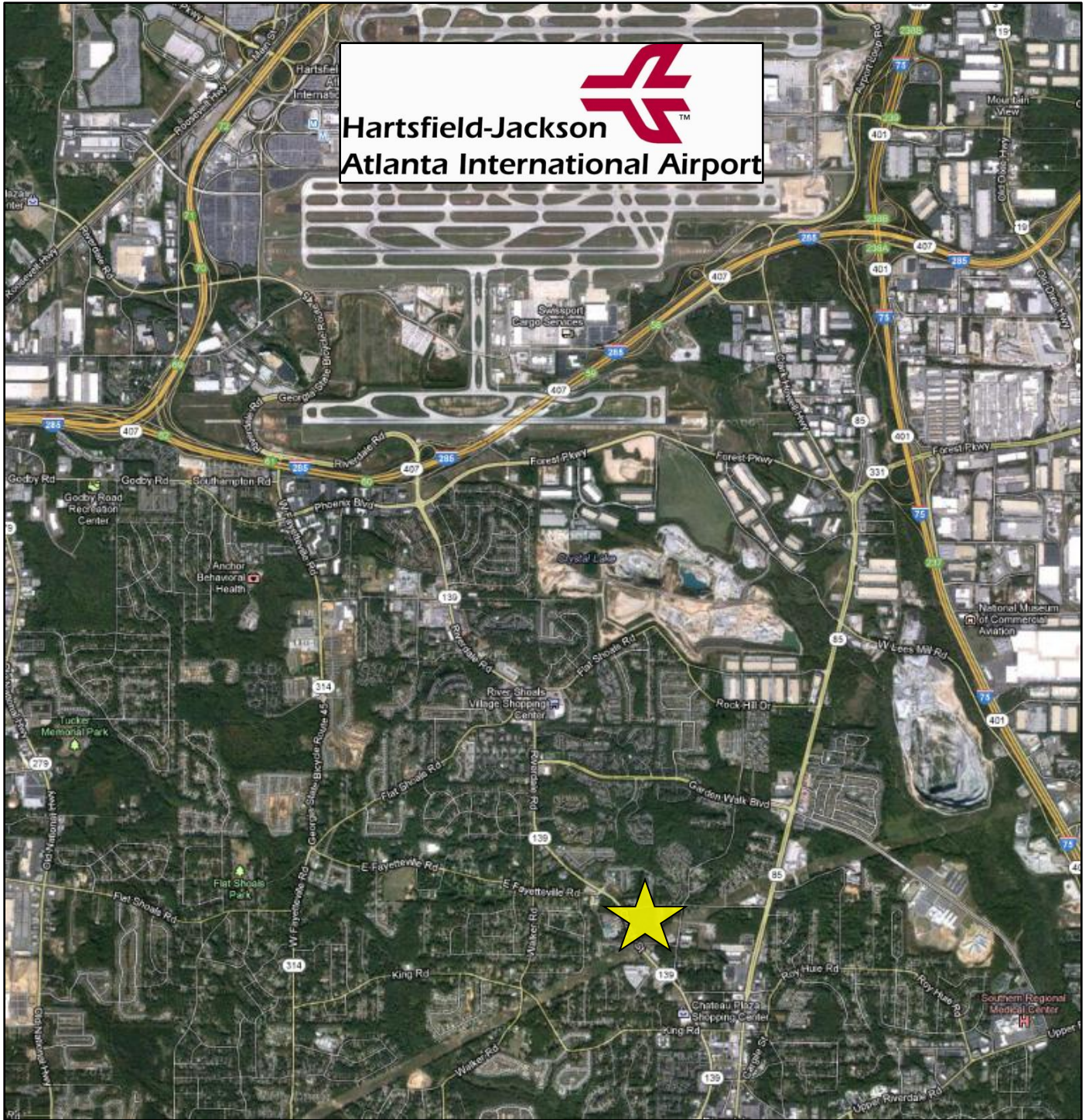
**ASKING PRICE:** Price to be quoted based on road frontage and depth of site

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# Maps

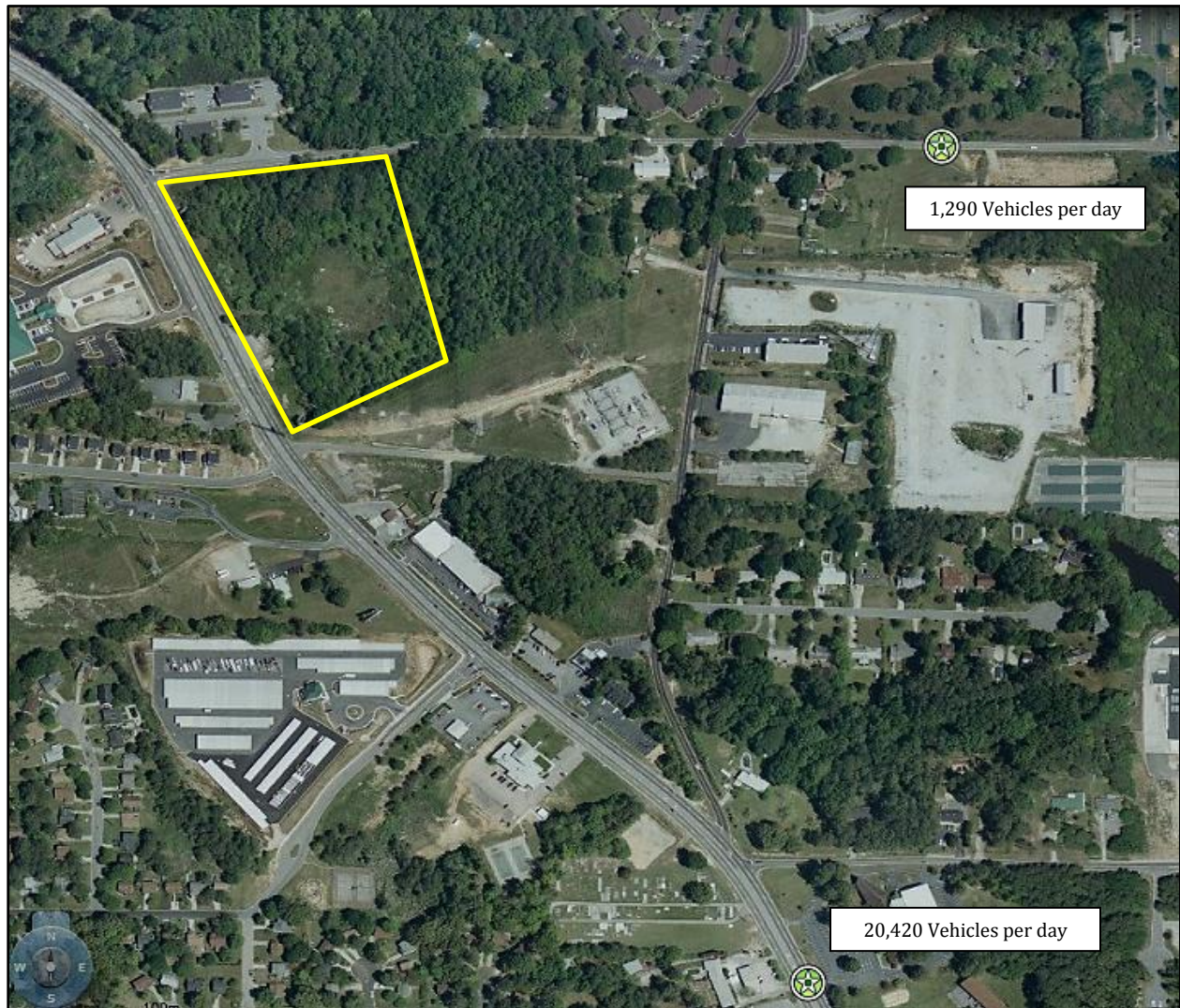


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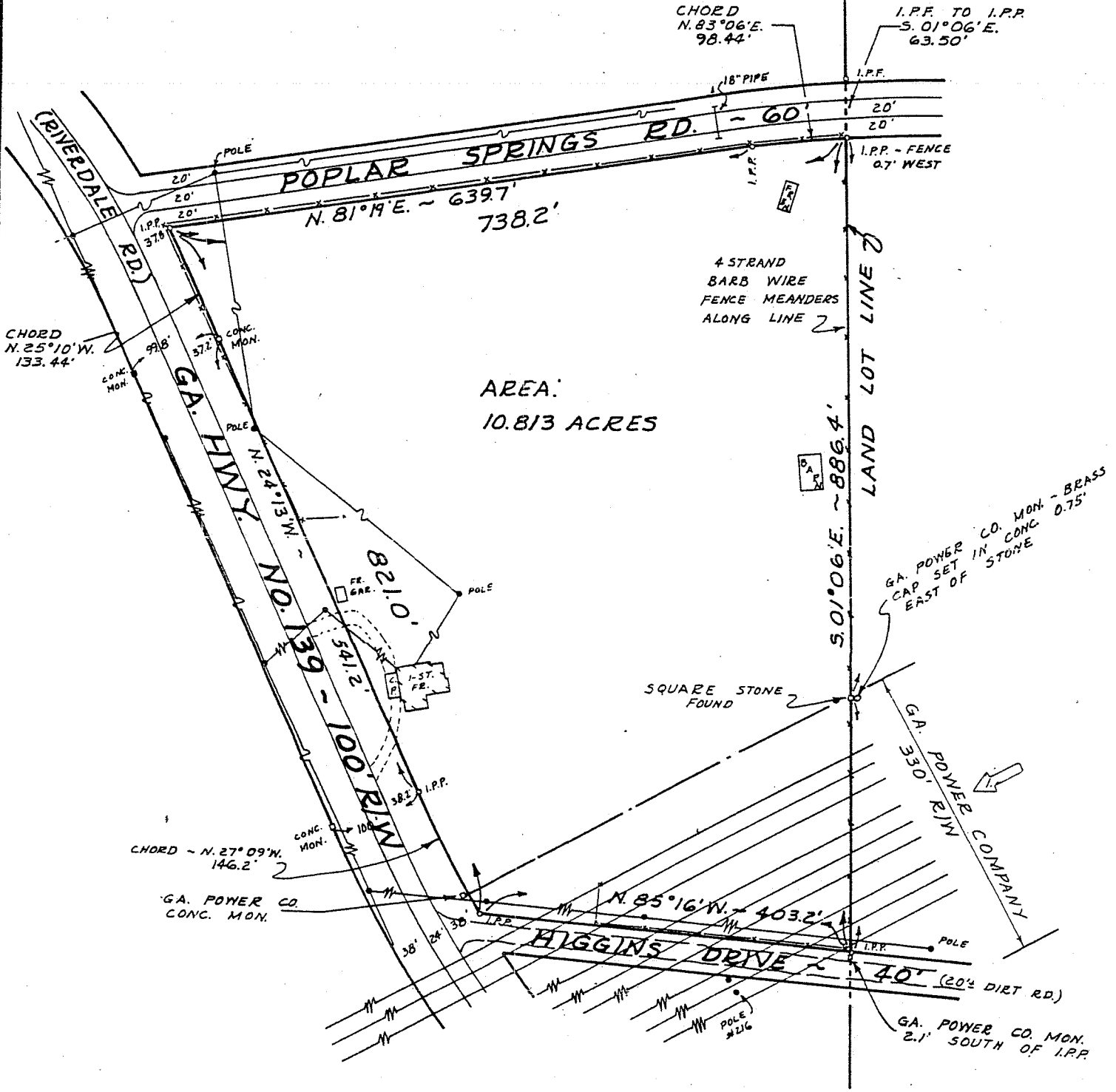
# Traffic Data



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L.L. 120

L.L. 119



LAND LOT 120 ~ 13<sup>TH</sup> DISTRICT  
CLAYTON COUNTY, GEORGIA

SURVEYED BY  
**DELTA ENGINEERS & SURVEYORS, INC.**  
ATLANTA, GEORGIA 253-8775

MAY 31, 1968  
REV. JUNE 16, 1972

JOB NO.: 680410

THIS SURVEY HAS BEEN CALCULATED FOR  
CLOSURE BY LATITUDES AND DEPARTURES  
AND IS FOUND TO BE ACCURATE WITH-  
IN ONE FOOT IN 10,000+ FEET.



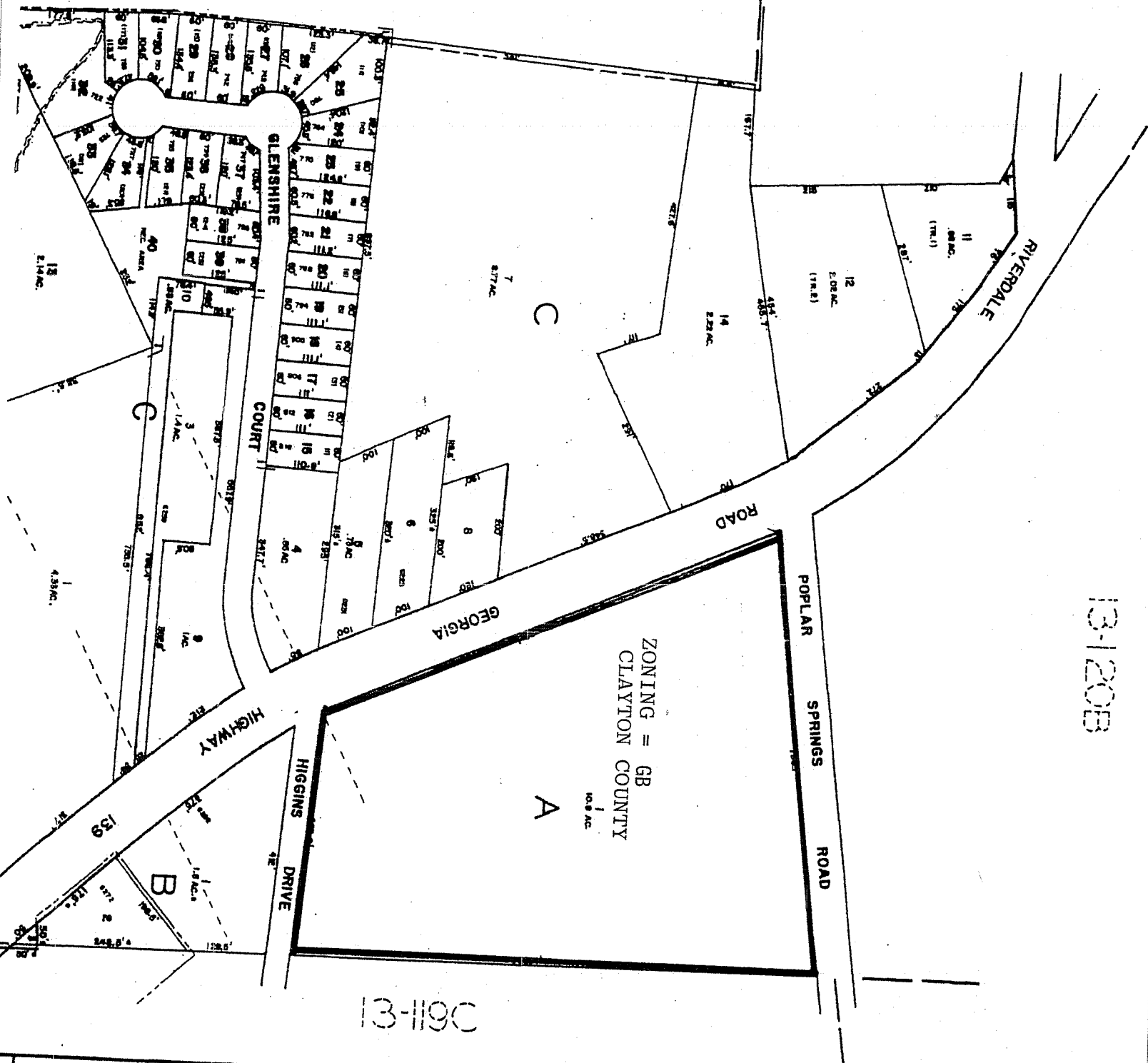
In my opinion, this plot is a correct repre...

13-120C

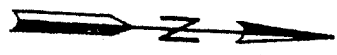
13-120A

13-120B

13-119C



ZONING = GB  
 CLAYTON COUNTY



CIT BALANCED GOVERNMENTAL SERVICES AIA

Tax Mapping Division  
 COLE-LAYNE-TURNER COMPANY  
 3000 SALTER AVENUE - SUITE 100  
 ATLANTA, GA 30328

LEGEND

- LIMIT OF CONVEYANCE
- COUNTY LINE
- DISTRICT LINE
- AREA
- RELATIONSHIP OF PART
- LAND LEFT LINE
- ATTACHED
- CHURCH
- SCHOOL
- COUNTRY

TAX VALUATION MAP

THIS DATA WAS OBTAINED FROM THE  
 TAX MAPS OF CLAYTON COUNTY, GEORGIA  
 AND THE TAX MAPS OF CLAYTON COUNTY,  
 GEORGIA, PREPARED BY THE COUNTY  
 TAX MAPS DEPARTMENT FROM THE  
 INFORMATION PROVIDED BY THE  
 REGISTERED PROFESSIONAL SURVEYORS.





## Demographics

<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Male Population	5,391	32,802	77,730
2011 Female Population	6,235	35,652	84,818
% 2011 Male Population	46.37%	47.92%	47.82%
% 2011 Female Population	53.63%	52.08%	52.18%
2011 Total Adult Population	8,915	49,088	115,135
2011 Total Daytime Population	7,478	56,025	158,611
2011 Total Daytime Work Population	2,468	23,875	74,829
2011 Median Age Total Population	29	29	29
2011 Median Age Adult Population	36	38	39
2011 Age 0-5	1,013	7,086	16,516
2011 Age 6-13	1,090	8,006	19,710
2011 Age 14-17	608	4,274	11,186
2011 Age 18-20	457	2,841	7,731
2011 Age 21-24	1,125	5,251	11,819
2011 Age 25-29	1,447	6,654	14,263
2011 Age 30-34	1,042	5,477	12,572
2011 Age 35-39	880	5,063	11,868
2011 Age 40-44	828	4,841	11,501
2011 Age 45-49	829	5,011	11,597
2011 Age 50-54	737	4,287	10,169
2011 Age 55-59	527	3,185	7,580
2011 Age 60-64	352	2,391	5,527
2011 Age 65-69	195	1,375	3,587
2011 Age 70-74	142	971	2,511
2011 Age 75-79	139	765	1,928
2011 Age 80-84	125	541	1,363
2011 Age 85+	89	437	1,119
% 2011 Age 0-5	8.71%	10.35%	10.16%
% 2011 Age 6-13	9.38%	11.70%	12.13%
% 2011 Age 14-17	5.23%	6.24%	6.88%
% 2011 Age 18-20	3.93%	4.15%	4.76%
% 2011 Age 21-24	9.68%	7.67%	7.27%
% 2011 Age 25-29	12.45%	9.72%	8.77%
% 2011 Age 30-34	8.96%	8.00%	7.73%
% 2011 Age 35-39	7.57%	7.40%	7.30%
% 2011 Age 40-44	7.12%	7.07%	7.08%
% 2011 Age 45-49	7.13%	7.32%	7.13%
% 2011 Age 50-54	6.34%	6.26%	6.26%
% 2011 Age 55-59	4.53%	4.65%	4.66%
% 2011 Age 60-64	3.03%	3.49%	3.40%
% 2011 Age 65-69	1.68%	2.01%	2.21%

% 2011 Age 70-74	1.22%	1.42%	1.54%
% 2011 Age 75-79	1.20%	1.12%	1.19%
% 2011 Age 80-84	1.08%	0.79%	0.84%
% 2011 Age 85+	0.77%	0.64%	0.69%
2011 White Population	786	7,333	22,666
2011 Black Population	9,929	52,497	117,271
2011 Asian/Hawaiian/Pacific Islander	433	2,858	6,737
2011 American Indian/Alaska Native	33	251	578
2011 Other Population (Incl 2+ Races)	444	5,515	15,294
2011 Hispanic Population	513	8,123	21,692
2011 Non-Hispanic Population	11,113	60,331	140,855
% 2011 White Population	6.76%	10.71%	13.94%
% 2011 Black Population	85.41%	76.69%	72.15%
% 2011 Asian/Hawaiian/Pacific Islander	3.72%	4.18%	4.14%
% 2011 American Indian/Alaska Native	0.28%	0.37%	0.36%
% 2011 Other Population (Incl 2+ Races)	3.82%	8.06%	9.41%
% 2011 Hispanic Population	4.41%	11.87%	13.35%
% 2011 Non-Hispanic Population	95.59%	88.13%	86.65%
2000 Non-Hispanic White	1,529	11,683	36,099
2000 Non-Hispanic Black	8,497	48,988	100,585
2000 Non-Hispanic Amer Indian/Alaska Native	7	73	206
2000 Non-Hispanic Asian	418	3,584	6,769
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	30	78
2000 Non-Hispanic Some Other Race	3	92	229
2000 Non-Hispanic Two or More Races	305	1,319	2,724
% 2000 Non-Hispanic White	14.21%	17.76%	24.61%
% 2000 Non-Hispanic Black	78.98%	74.48%	68.57%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.07%	0.11%	0.14%
% 2000 Non-Hispanic Asian	3.89%	5.45%	4.61%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.05%	0.05%
% 2000 Non-Hispanic Some Other Race	0.03%	0.14%	0.16%
% 2000 Non-Hispanic Two or More Races	2.83%	2.01%	1.86%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	11,626	68,454	162,547
2011 Total Households	4,805	25,357	58,617
Population Change 1990-2011	2,611	9,655	25,488
Household Change 1990-2011	901	2,509	7,325
% Population Change 1990-2011	28.96%	16.42%	18.60%
% Household Change 1990-2011	23.08%	10.98%	14.28%
Population Change 2000-2011	437	-1,791	3,129
Household Change 2000-2011	47	-562	1,662
% Population Change 2000-2011	3.91%	-2.55%	1.96%
% Households Change 2000-2011	0.99%	-2.17%	2.92%

<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Total Housing Units	5,114	27,467	60,153
2000 Occupied Housing Units	4,763	25,875	56,942
2000 Owner Occupied Housing Units	1,347	11,107	29,192
2000 Renter Occupied Housing Units	3,417	14,768	27,750
2000 Vacant Housing Units	351	1,592	3,211
% 2000 Occupied Housing Units	93.14%	94.20%	94.66%
% 2000 Owner Occupied Housing Units	26.33%	40.44%	48.53%
% 2000 Renter Occupied Housing Units	66.80%	53.77%	46.13%
% 2000 Vacant Housing Units	6.86%	5.80%	5.34%
<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Median Household Income	\$36,887	\$40,318	\$39,749
2011 Per Capita Income	\$18,701	\$18,337	\$17,965
2011 Average Household Income	\$45,249	\$49,503	\$49,817
2011 Household Income < \$10,000	316	1,564	4,279
2011 Household Income \$10,000-\$14,999	267	1,160	3,122
2011 Household Income \$15,000-\$19,999	325	1,580	4,015
2011 Household Income \$20,000-\$24,999	345	1,576	4,063
2011 Household Income \$25,000-\$29,999	423	2,009	4,393
2011 Household Income \$30,000-\$34,999	568	2,700	5,358
2011 Household Income \$35,000-\$39,999	421	1,955	4,294
2011 Household Income \$40,000-\$44,999	360	2,108	4,230
2011 Household Income \$45,000-\$49,999	167	1,313	3,091
2011 Household Income \$50,000-\$59,999	339	2,476	5,318
2011 Household Income \$60,000-\$74,999	437	2,288	5,609
2011 Household Income \$75,000-\$99,999	464	2,250	4,953
2011 Household Income \$100,000-\$124,999	199	1,292	3,077
2011 Household Income \$125,000-\$149,999	86	582	1,397
2011 Household Income \$150,000-\$199,999	30	373	952
2011 Household Income \$200,000-\$249,999	10	19	135
2011 Household Income \$250,000-\$499,999	49	108	295
2011 Household Income \$500,000+	n/a	4	37
2011 Household Income \$200,000+	59	131	467
% 2011 Household Income < \$10,000	6.58%	6.17%	7.30%
% 2011 Household Income \$10,000-\$14,999	5.56%	4.57%	5.33%
% 2011 Household Income \$15,000-\$19,999	6.76%	6.23%	6.85%
% 2011 Household Income \$20,000-\$24,999	7.18%	6.22%	6.93%
% 2011 Household Income \$25,000-\$29,999	8.80%	7.92%	7.49%
% 2011 Household Income \$30,000-\$34,999	11.82%	10.65%	9.14%
% 2011 Household Income \$35,000-\$39,999	8.76%	7.71%	7.33%
% 2011 Household Income \$40,000-\$44,999	7.49%	8.31%	7.22%
% 2011 Household Income \$45,000-\$49,999	3.47%	5.18%	5.27%
% 2011 Household Income \$50,000-\$59,999	7.05%	9.76%	9.07%
% 2011 Household Income \$60,000-\$74,999	9.09%	9.02%	9.57%
% 2011 Household Income \$75,000-\$99,999	9.65%	8.87%	8.45%

% 2011 Household Income \$100,000-\$124,999	4.14%	5.10%	5.25%
% 2011 Household Income \$125,000-\$149,999	1.79%	2.30%	2.38%
% 2011 Household Income \$150,000-\$199,999	0.62%	1.47%	1.62%
% 2011 Household Income \$200,000-\$249,999	0.21%	0.07%	0.23%
% 2011 Household Income \$250,000-\$499,999	1.02%	0.43%	0.50%
% 2011 Household Income \$500,000+	0.00%	0.02%	0.06%
% 2011 Household Income \$200,000+	1.23%	0.52%	0.80%
<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2011 Children/Infants Clothing Stores	\$1,205,130	\$7,010,310	\$16,230,234
2011 Jewelry Stores	\$904,558	\$5,261,990	\$12,109,524
2011 Mens Clothing Stores	\$1,787,084	\$10,393,475	\$24,128,584
2011 Shoe Stores	\$1,689,419	\$9,819,989	\$22,837,540
2011 Womens Clothing Stores	\$3,292,810	\$19,127,088	\$44,365,363
2011 Automobile Dealers	\$25,624,497	\$148,506,714	\$338,603,050
2011 Automotive Parts/Acc/Repair Stores	\$2,877,774	\$16,709,085	\$38,438,209
2011 Other Motor Vehicle Dealers	\$823,850	\$4,789,599	\$11,123,394
2011 Tire Dealers	\$770,717	\$4,476,081	\$10,258,979
2011 Hardware Stores	\$360,307	\$2,099,607	\$5,121,045
2011 Home Centers	\$2,702,012	\$15,644,875	\$36,184,505
2011 Nursery/Garden Centers	\$818,167	\$4,751,368	\$10,858,991
2011 Outdoor Power Equipment Stores	\$390,635	\$2,255,088	\$5,054,149
2011 Paint/Wallpaper Stores	\$110,206	\$637,365	\$1,455,291
2011 Appliance/TV/Other Electronics Stores	\$2,020,604	\$11,755,743	\$27,259,518
2011 Camera/Photographic Supplies Stores	\$365,455	\$2,121,719	\$4,899,888
2011 Computer/Software Stores	\$1,151,392	\$6,677,652	\$15,379,322
2011 Beer/Wine/Liquor Stores	\$1,299,074	\$7,556,758	\$17,538,743
2011 Convenience/Specialty Food Stores	\$3,267,712	\$15,478,340	\$37,569,458
2011 Restaurant Expenditures	\$14,599,563	\$69,234,669	\$168,873,059
2011 Supermarkets/Other Grocery excl Conv	\$16,122,544	\$93,573,170	\$215,895,803
2011 Furniture Stores	\$2,262,997	\$13,140,275	\$30,263,313
2011 Home Furnishings Stores	\$1,281,140	\$7,461,501	\$17,424,627
2011 Gen Merch/Appliance/Furniture Stores	\$19,743,922	\$114,686,112	\$264,994,574
2011 Gasoline Stations w/ Convenience Stores	\$12,306,386	\$68,079,291	\$160,849,716
2011 Other Gasoline Stations	\$9,038,675	\$52,600,951	\$123,280,259
2011 Department Stores excl Leased Depts	\$21,764,526	\$126,441,853	\$292,254,085
2011 General Merchandise Stores	\$17,480,925	\$101,545,834	\$234,731,257
2011 Other Health/Personal Care Stores	\$1,626,153	\$9,426,168	\$21,552,663
2011 Pharmacies/Drug Stores	\$7,810,499	\$45,325,693	\$104,440,916
2011 Pet/Pet Supplies Stores	\$1,132,623	\$6,569,819	\$15,194,970
2011 Book/Periodical/Music Stores	\$249,391	\$1,459,716	\$3,575,297
2011 Hobby/Toy/Game Stores	\$764,815	\$4,398,032	\$9,818,121
2011 Musical Instrument/Supplies Stores	\$215,245	\$1,248,800	\$2,861,305
2011 Sewing/Needlework/Piece Goods Stores	\$57,340	\$334,102	\$798,440
2011 Sporting Goods Stores	\$650,343	\$3,853,681	\$9,569,686
2011 Video Tape Stores - Retail	\$180,241	\$1,046,907	\$2,413,778