

## 25 Oak Hill Blvd



Location: **South Atlanta Cluster**  
**Fayette/Coweta County Submarket**  
**Coweta County**  
**Newnan, GA 30265**

Building Type: **Class B Office**

Status: **Built 2008**

Stories: **1**

RBA: **12,569 SF**

Typical Floor: **12,569 SF**

Total Avail: **3,000 SF**

% Leased: **100%**

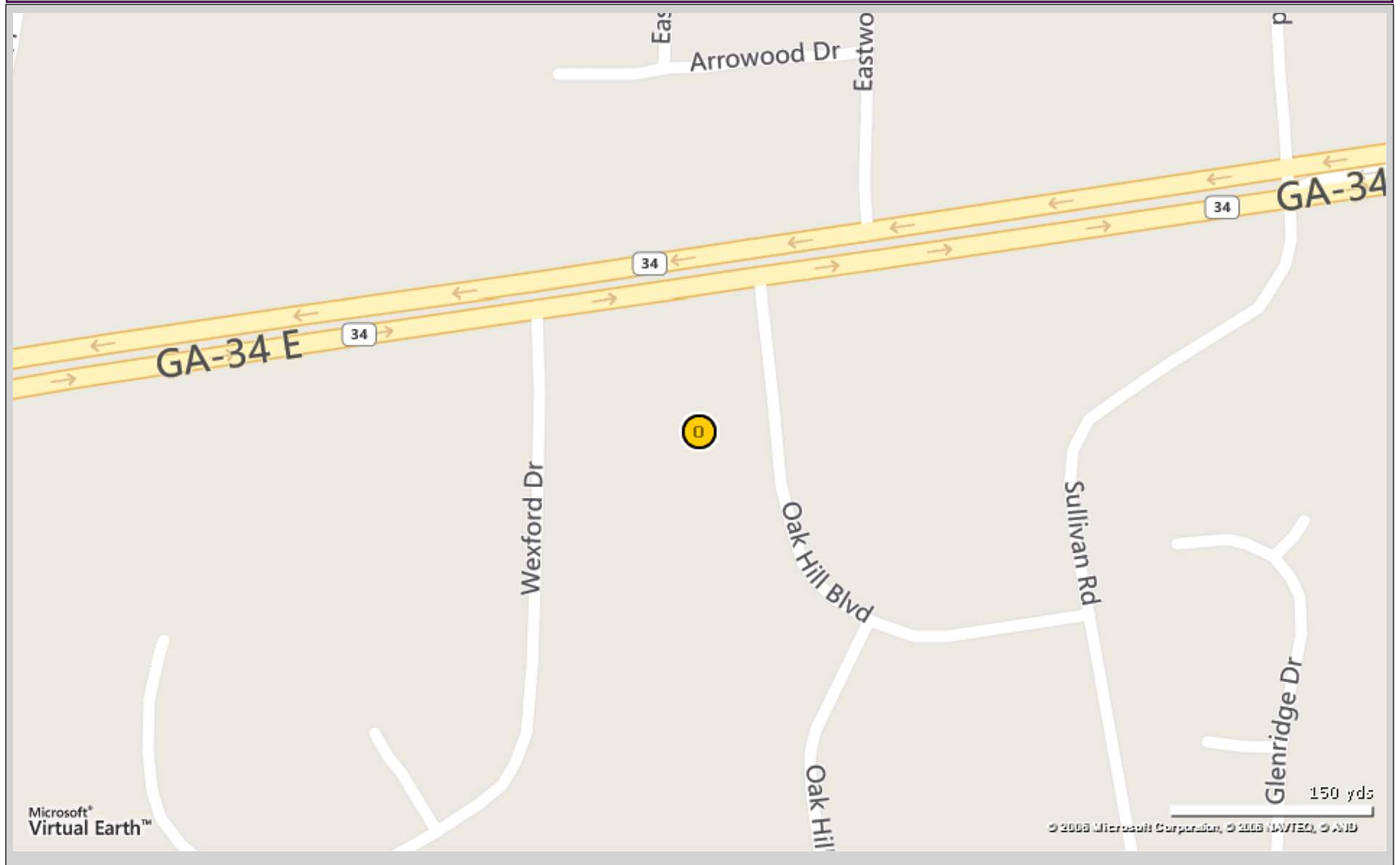
Developer: -  
 Management: -  
 Recorded Owner: **Watson Mark R**

Expenses: **2014 Tax @ \$2.01/sf**  
 Parcel Number: **109-6-005-029**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,500 - 3,000	3,000	3,000	\$18.00/fs	30 Days	1 yr	Direct

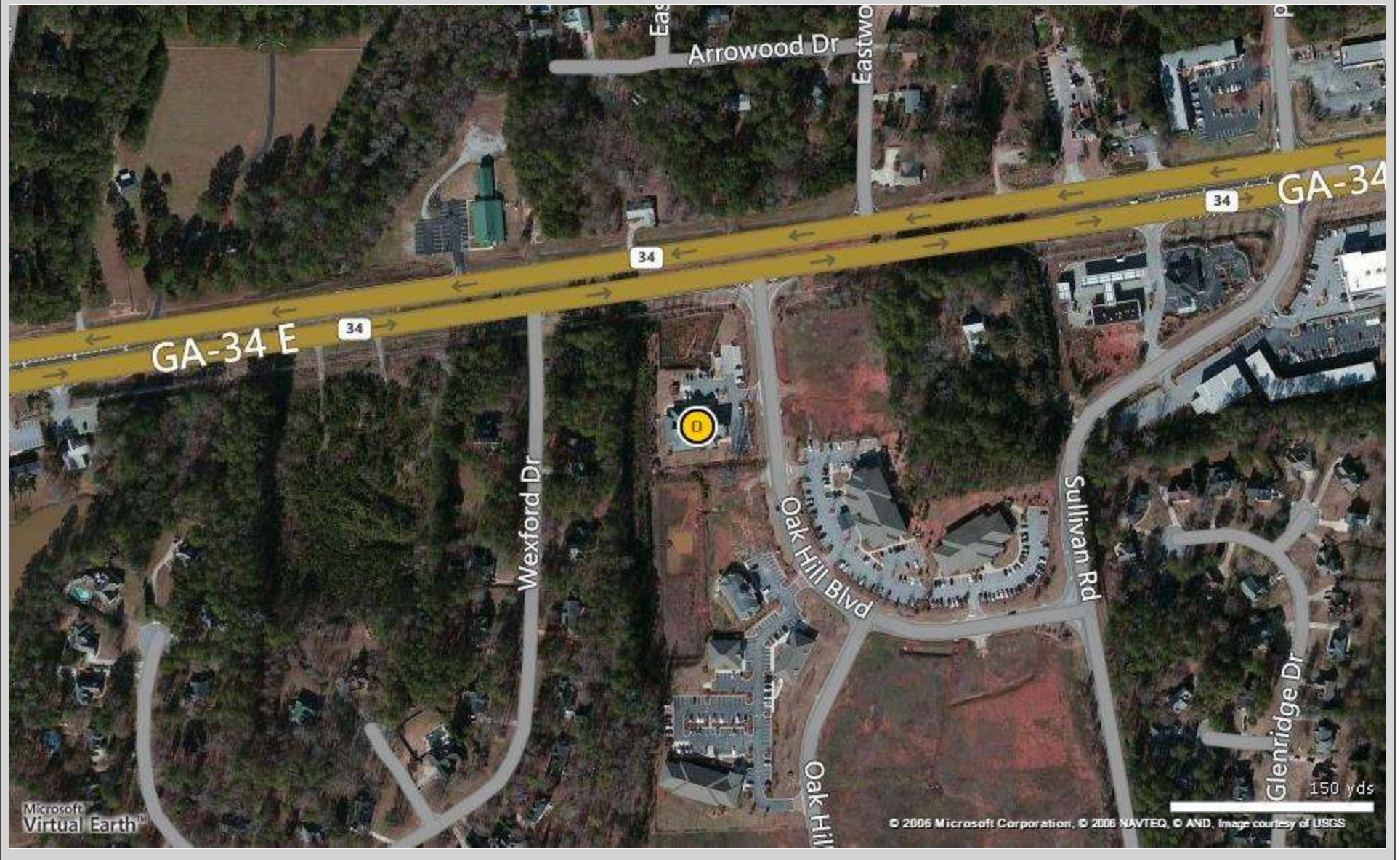
Aerial / Map Report

25 Oak Hill Blvd - Newnan, GA 30265



Aerial / Map Report

25 Oak Hill Blvd - Newnan, GA 30265



## Site Plan Report

25 Oak Hill Blvd, Newnan, GA 30265

No Site Plan image was found for this property

**25 Oak Hill Blvd**

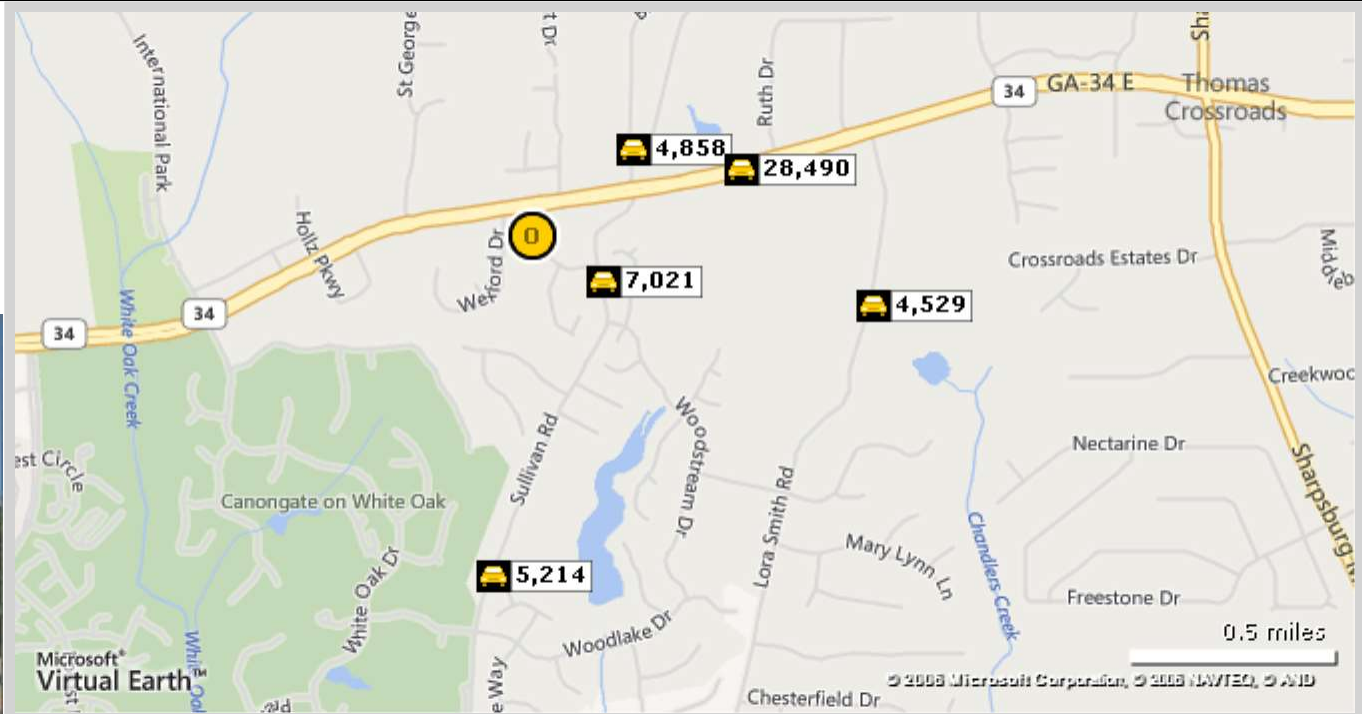
*Tenant data not available for this property*

**Total Tenants for report: 0**

# Traffic Count Report

25 Oak Hill Blvd, Newnan, GA 30265

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Sullivan Rd	Oak Hill Blvd	0.03 N	2011	7,021	ADT	.21
2 Baker Rd	General Longstreet Line	0.01 N	2012	4,858	MPSI	.33
3 State Rte 34	Ruth Dr	0.10 E	2012	28,490	MPSI	.54
4 Sullivan Rd	Clubview Dr	0.15 S	2010	5,214	ADT	.85
5 Lora Smith Rd	State Rte 34	0.43 N	2011	4,529	ADT	.86

# Demographic Market Comparison Report

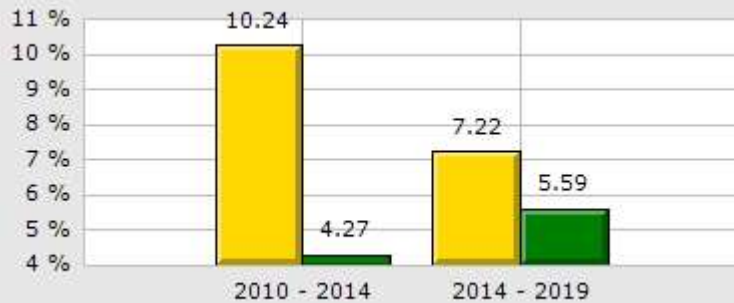
1 mile radius

25 Oak Hill Blvd, Newnan, GA 30265

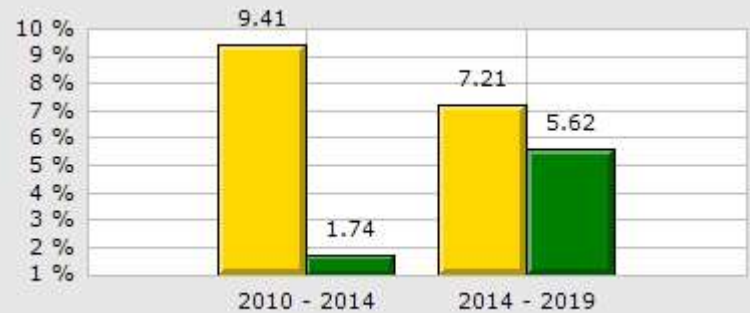
Type: **Class B Office**  
 County: **Coweta**

**1 Mile**  
**County**

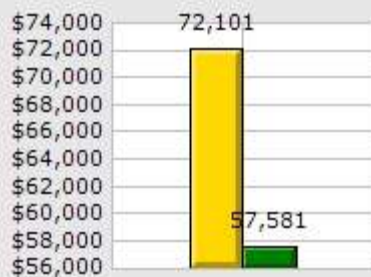
**Population Growth**



**Household Growth**



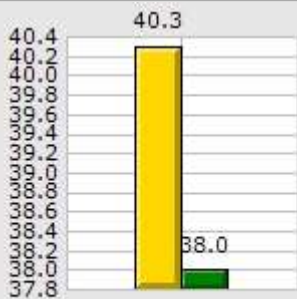
**2014 Med Household Inc**



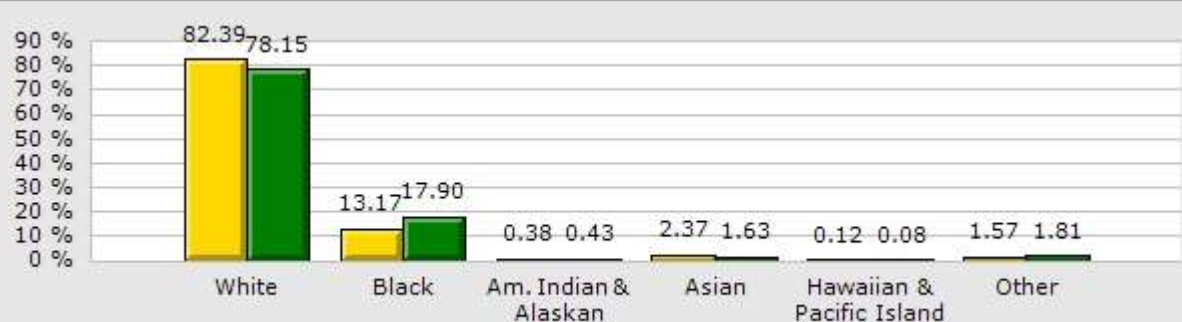
**2014 Households by Household Income**



**2014 Median Age**



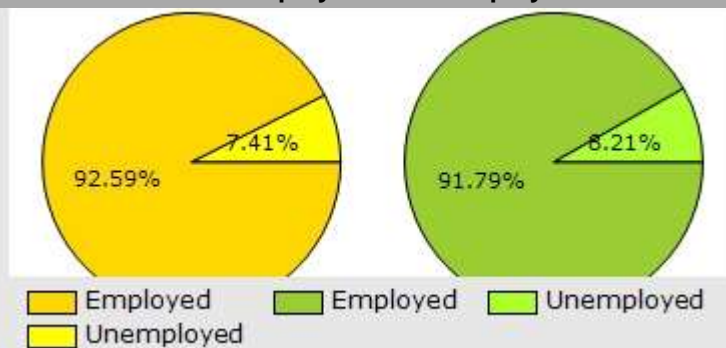
**2014 Population by Race**



**2014 Renter vs. Owner**



**2014 Employed vs. Unemployed**



# Demographic Market Comparison Report

1 mile radius

25 Oak Hill Blvd, Newnan, GA 30265

Type: **Class B Office**  
 County: **Coweta**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2014	10.24%		4.27%	
Growth 2014 - 2019	7.22%		5.59%	
Employed	1,812	92.59%	62,428	91.79%
Unemployed	145	7.41%	5,583	8.21%
<b>2014 Population by Race</b>				
	<b>3,379</b>		<b>132,758</b>	
White	2,784	82.39%	103,757	78.15%
Black	445	13.17%	23,759	17.90%
Am. Indian & Alaskan	13	0.38%	565	0.43%
Asian	80	2.37%	2,163	1.63%
Hawaiian & Pacific Island	4	0.12%	112	0.08%
Other	53	1.57%	2,402	1.81%
<b>Household Growth</b>				
Growth 2010 - 2014	9.41%		1.74%	
Growth 2014 - 2019	7.21%		5.62%	
Renter Occupied	197	15.94%	12,339	25.91%
Owner Occupied	1,039	84.06%	35,291	74.09%
<b>2014 Households by Household Income</b>				
	<b>1,236</b>		<b>47,630</b>	
Income <\$25K	157	12.70%	9,355	19.64%
Income \$25K - \$50K	229	18.53%	11,203	23.52%
Income \$50K - \$75K	266	21.52%	10,008	21.01%
Income \$75K - \$100K	203	16.42%	6,711	14.09%
Income \$100K - \$125K	229	18.53%	3,429	7.20%
Income \$125K - \$150K	71	5.74%	3,176	6.67%
Income \$150K - \$200K	68	5.50%	2,776	5.83%
Income \$200K+	13	1.05%	972	2.04%
2014 Med Household Inc	\$72,101		\$57,581	
2014 Median Age	40.30		38.00	



# Demographic Summary Report

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Projection	3,624	28,896	63,421
2014 Estimate	3,380	27,298	59,987
2010 Census	3,066	25,886	57,127
Growth 2014 - 2019	7.22%	5.85%	5.72%
Growth 2010 - 2014	10.24%	5.45%	5.01%
<b>2014 Population by Hispanic Origin</b>	235	2,047	5,064
<b>2014 Population By Race</b>	3,380	27,298	59,987
White	2,784 82.37%	21,546 78.93%	46,754 77.94%
Black	445 13.17%	4,105 15.04%	10,169 16.95%
Am. Indian & Alaskan	13 0.38%	108 0.40%	267 0.45%
Asian	80 2.37%	951 3.48%	1,540 2.57%
Hawaiian & Pacific Island	4 0.12%	38 0.14%	73 0.12%
Other	54 1.60%	549 2.01%	1,183 1.97%
<b>Households</b>			
2019 Projection	1,324	10,624	23,076
2014 Estimate	1,235	10,031	21,818
2010 Census	1,123	9,500	20,763
Growth 2014 - 2019	7.21%	5.91%	5.77%
Growth 2010 - 2014	9.41%	3.92%	3.13%
Owner Occupied	1,039 84.13%	7,407 73.84%	15,508 71.08%
Renter Occupied	197 15.95%	2,624 26.16%	6,310 28.92%
<b>2014 Households by HH Income</b>	1,236	10,030	21,819
Income: <\$25,000	157 12.70%	1,144 11.41%	3,243 14.86%
Income: \$25,000 - \$50,000	229 18.53%	1,700 16.95%	4,399 20.16%
Income: \$50,000 - \$75,000	266 21.52%	2,576 25.68%	4,980 22.82%
Income: \$75,000 - \$100,000	203 16.42%	1,580 15.75%	3,625 16.61%
Income: \$100,000 - \$125,000	229 18.53%	1,571 15.66%	2,620 12.01%
Income: \$125,000 - \$150,000	71 5.74%	480 4.79%	1,000 4.58%
Income: \$150,000 - \$200,000	68 5.50%	772 7.70%	1,460 6.69%
Income: \$200,000+	13 1.05%	207 2.06%	492 2.25%
<b>2014 Avg Household Income</b>	\$78,042	\$82,122	\$77,184
<b>2014 Med Household Income</b>	\$72,101	\$71,379	\$66,990

# Daytime Employment Report

1 Mile Radius

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>217</b>	<b>1,668</b>	<b>8</b>
Retail & Wholesale Trade	20	153	8
Hospitality & Food Service	8	76	10
Real Estate, Renting, Leasing	7	14	2
Finance & Insurance	13	54	4
Information	0	0	0
Scientific & Technology Services	21	106	5
Management of Companies	0	0	0
Health Care & Social Assistance	109	907	8
Educational Services	1	100	100
Public Administration & Sales	6	53	9
Arts, Entertainment, Recreation	2	55	28
Utilities & Waste Management	6	13	2
Construction	9	26	3
Manufacturing	3	63	21
Agriculture, Mining, Fishing	0	0	0
Other Services	12	48	4

# Consumer Spending Report

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2014 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$37,855</b>	<b>\$308,525</b>	<b>\$646,813</b>
<b>Total Apparel</b>	<b>\$2,046</b>	<b>\$16,794</b>	<b>\$35,839</b>
Women's Apparel	826	6,711	14,204
Men's Apparel	440	3,555	7,598
Girl's Apparel	157	1,359	2,892
Boy's Apparel	113	942	2,007
Infant Apparel	88	746	1,613
Footwear	424	3,480	7,525
<b>Total Entertainment &amp; Hobbies</b>	<b>\$2,866</b>	<b>\$23,211</b>	<b>\$48,659</b>
Entertainment	418	3,533	7,496
Audio & Visual Equipment/Service	1,396	11,398	24,031
Reading Materials	129	1,015	2,036
Pets, Toys, & Hobbies	922	7,266	15,096
<b>Total Food and Alcohol</b>	<b>\$9,439</b>	<b>\$76,685</b>	<b>\$161,449</b>
Food At Home	5,129	41,064	87,710
Food Away From Home	3,727	30,793	63,725
Alcoholic Beverages	583	4,828	10,014
<b>Total Household</b>	<b>\$5,277</b>	<b>\$42,939</b>	<b>\$88,645</b>
House Maintenance & Repair	1,100	8,042	16,708
Household Equip & Furnishings	2,147	17,764	36,831
Household Operations	1,520	12,713	26,225
Housing Costs	510	4,420	8,881

## Consumer Spending Report

25 Oak Hill Blvd, Newnan, GA 30265

2014 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$11,092</b>	<b>\$91,423</b>	<b>\$192,734</b>
Vehicle Purchases	3,826	32,052	67,750
Gasoline	5,398	43,662	92,631
Vehicle Expenses	244	1,898	3,729
Transportation	551	4,924	9,878
Automotive Repair & Maintenance	1,074	8,887	18,746
<b>Total Health Care</b>	<b>\$2,054</b>	<b>\$15,705</b>	<b>\$32,963</b>
Medical Services	1,090	8,493	17,686
Prescription Drugs	773	5,732	12,190
Medical Supplies	190	1,481	3,087
<b>Total Education/Day Care</b>	<b>\$2,236</b>	<b>\$18,946</b>	<b>\$38,548</b>
Education	1,477	12,423	25,394
Fees & Admissions	759	6,523	13,154