

152 Shamrock Industrial Blvd



Location: **South Atlanta Ind Cluster**
Fayette/Coweta County Ind Submarket
Fayette County
Tyrone, GA 30290

Building Type: **Class C Warehouse**

Status: **Built 2000**
 Tenancy: **Single Tenant**

Land Area: **3 AC**
 Stories: **1**
 RBA: **24,000 SF**

Management: -
 Recorded Owner: **Cooper Clyde L**

Total Avail: **24,000 SF**
 % Leased: **100%**

Ceiling Height: **22'0"-24'0"**
 Column Spacing: -
 Drive Ins: **1 - 8'0" w x 10'0" h**
 Loading Docks: **None**
 Power: -

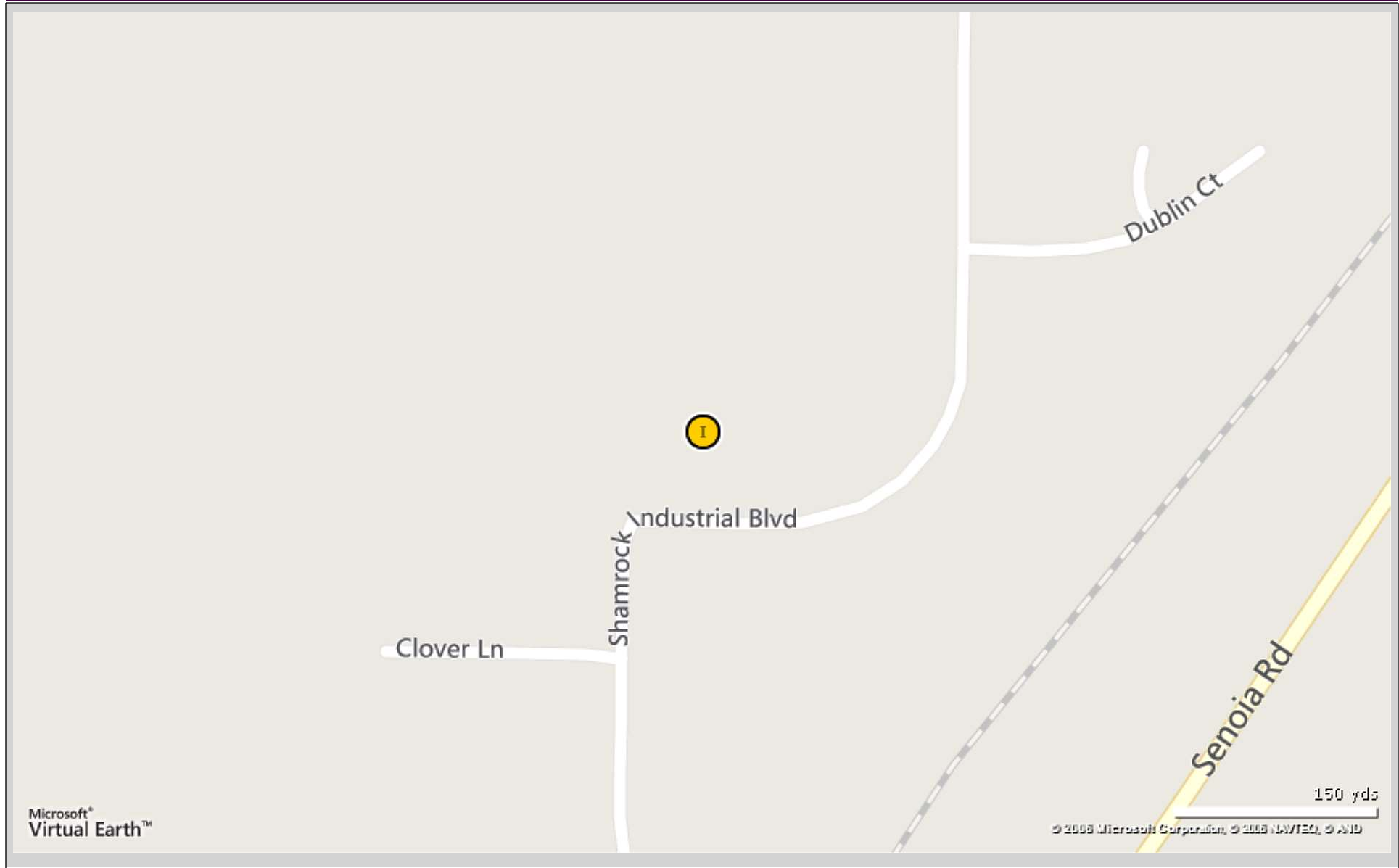
Crane: **None**
 Rail Line: -
 Cross Docks: -
 Const Mat: **Metal**
 Utilities: -

Expenses: **2013 Tax @ \$0.94/sf**
 Parcel Number: **07-44-00-027**
 Parking: **25 free Surface Spaces are available; Ratio of 1.04/1,000 SF**
 Amenities: **Cooler**

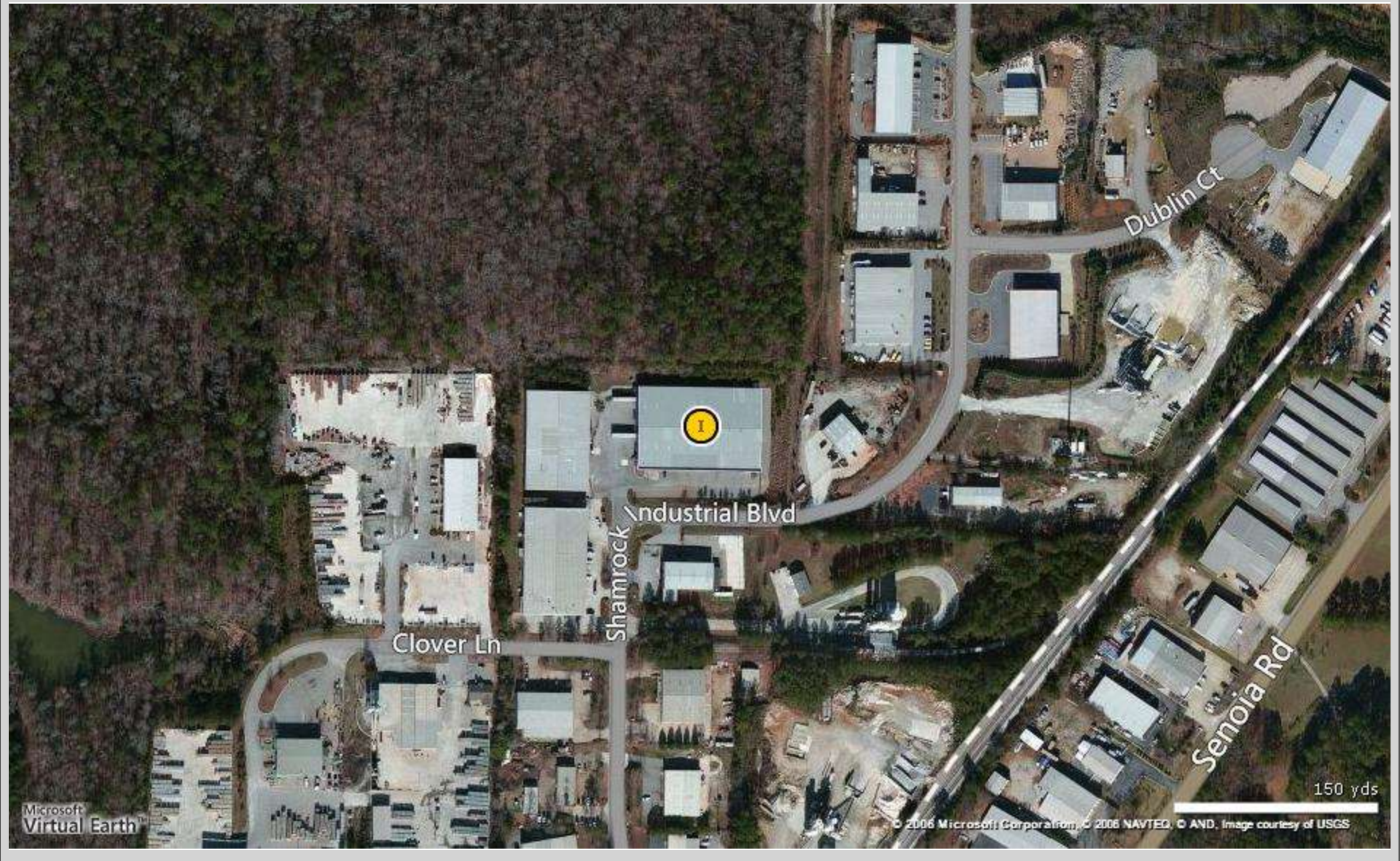
Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	24,000/6,750 ofc	24,000	\$3.50/ig	60 Days	Negotiable	Direct

Aerial / Map Report

152 Shamrock Industrial Blvd - Tyrone, GA 30290



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Site Plan Report

152 Shamrock Industrial Blvd, Tyrone, GA 30290

No Site Plan image was found for this property

152 Shamrock Industrial Blvd

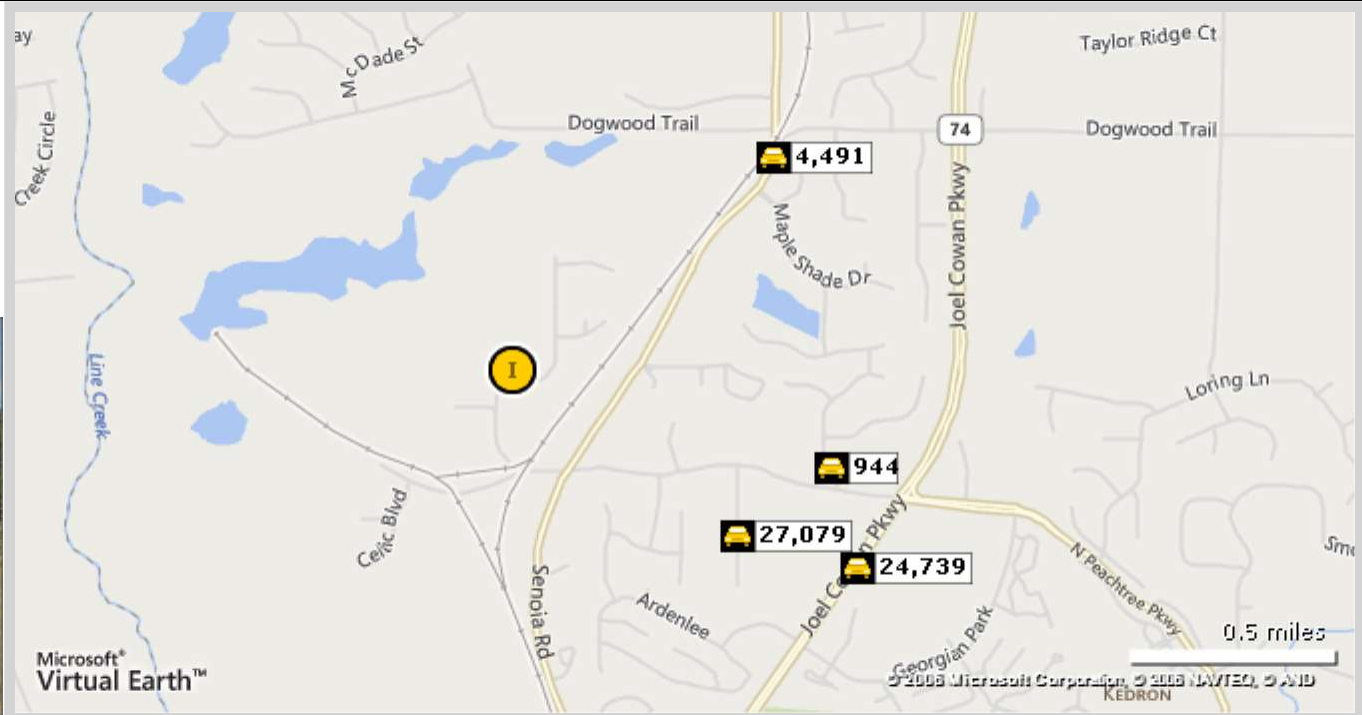
Tenant data not available for this property

Total Tenants for report: 0

Traffic Count Report

152 Shamrock Industrial Blvd, Tyrone, GA 30290

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 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: **\$3.50**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Leisure Trl	Crabapple Ln	0.17 N	2012	27,079	MPSI	.70
2	Farmington Dr	Crabapple Ln	0.06 S	2012	944	MPSI	.83
3	Senoia Rd	Dogwood Trl	0.03 N	2012	4,491	MPSI	.84
4	Joel Cowan Pkwy	Crabapple Ln	0.20 NE	2012	24,739	MPSI	.99

Demographic Market Comparison Report

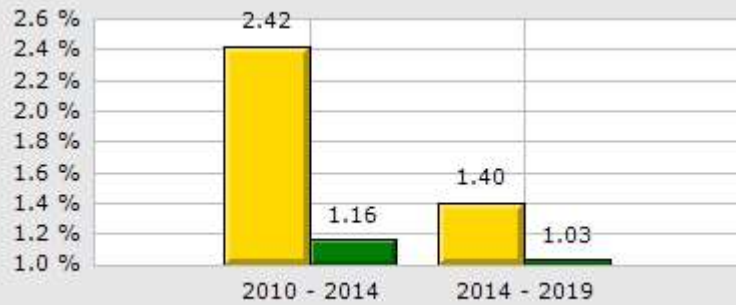
1 mile radius

152 Shamrock Industrial Blvd, Tyrone, GA 30290

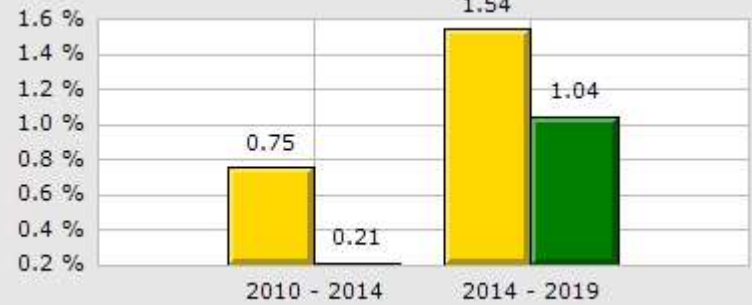
Type: **Industrial/Warehouse**
 County: **Fayette**

1 Mile
County

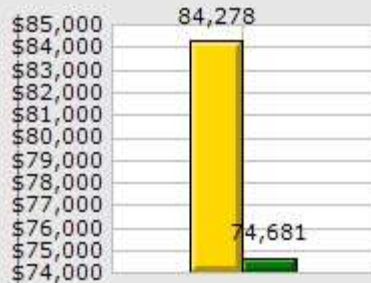
Population Growth



Household Growth



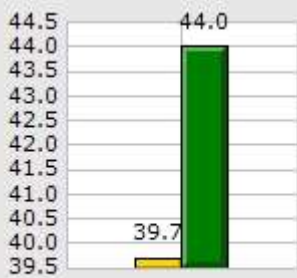
2014 Med Household Inc



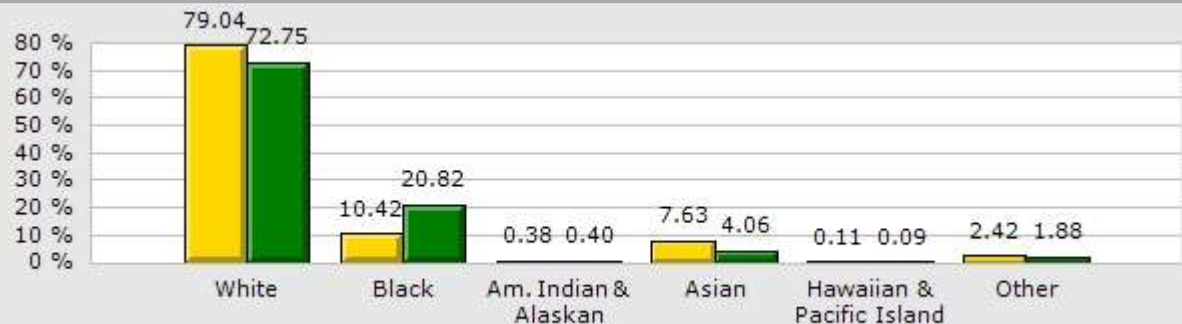
2014 Households by Household Income



2014 Median Age



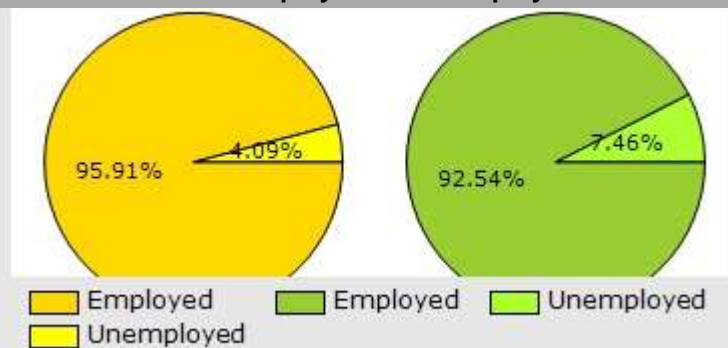
2014 Population by Race



2014 Renter vs. Owner



2014 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

152 Shamrock Industrial Blvd, Tyrone, GA 30290

Type: **Industrial/Warehouse**
 County: **Fayette**

	1 Mile		County	
Population Growth				
Growth 2010 - 2014	2.42%		1.16%	
Growth 2014 - 2019	1.40%		1.03%	
Employed	914	95.91%	52,282	92.54%
Unemployed	39	4.09%	4,214	7.46%
2014 Population by Race				
	1,861		107,806	
White	1,471	79.04%	78,427	72.75%
Black	194	10.42%	22,441	20.82%
Am. Indian & Alaskan	7	0.38%	435	0.40%
Asian	142	7.63%	4,377	4.06%
Hawaiian & Pacific Island	2	0.11%	95	0.09%
Other	45	2.42%	2,031	1.88%
Household Growth				
Growth 2010 - 2014	0.75%		0.21%	
Growth 2014 - 2019	1.54%		1.04%	
Renter Occupied	198	30.41%	6,488	16.80%
Owner Occupied	453	69.59%	32,125	83.20%
2014 Households by Household Income				
	650		38,613	
Income <\$25K	68	10.46%	4,931	12.77%
Income \$25K - \$50K	90	13.85%	7,062	18.29%
Income \$50K - \$75K	131	20.15%	7,413	19.20%
Income \$75K - \$100K	97	14.92%	6,135	15.89%
Income \$100K - \$125K	92	14.15%	4,574	11.85%
Income \$125K - \$150K	25	3.85%	2,682	6.95%
Income \$150K - \$200K	51	7.85%	2,748	7.12%
Income \$200K+	96	14.77%	3,068	7.95%
2014 Med Household Inc	\$84,278		\$74,681	
2014 Median Age	39.70		44.00	

Demographic Summary Report

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 Office Avail: **-**
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 Rent/SF/Yr: **\$3.50**



Radius	1 Mile	3 Mile	5 Mile
Population			
2019 Projection	1,887	25,466	54,813
2014 Estimate	1,861	24,964	53,448
2010 Census	1,817	24,699	52,500
Growth 2014 - 2019	1.40%	2.01%	2.55%
Growth 2010 - 2014	2.42%	1.07%	1.81%
2014 Population by Hispanic Origin	130	1,410	3,445
2014 Population By Race	1,861	24,964	53,448
White	1,471 79.04%	20,449 81.91%	44,085 82.48%
Black	194 10.42%	2,693 10.79%	5,975 11.18%
Am. Indian & Alaskan	6 0.32%	77 0.31%	208 0.39%
Asian	142 7.63%	1,222 4.90%	2,066 3.87%
Hawaiian & Pacific Island	2 0.11%	24 0.10%	52 0.10%
Other	45 2.42%	499 2.00%	1,061 1.99%
Households			
2019 Projection	661	9,101	19,584
2014 Estimate	651	8,929	19,098
2010 Census	633	8,843	18,736
Growth 2014 - 2019	1.54%	1.93%	2.54%
Growth 2010 - 2014	0.75%	-1.14%	-0.24%
Owner Occupied	453 69.59%	7,211 80.76%	15,781 82.63%
Renter Occupied	198 30.41%	1,718 19.24%	3,316 17.36%
2014 Households by HH Income	650	8,928	19,095
Income: <\$25,000	68 10.46%	890 9.97%	2,314 12.12%
Income: \$25,000 - \$50,000	90 13.85%	1,225 13.72%	2,726 14.28%
Income: \$50,000 - \$75,000	131 20.15%	1,387 15.54%	3,542 18.55%
Income: \$75,000 - \$100,000	97 14.92%	1,189 13.32%	2,692 14.10%
Income: \$100,000 - \$125,000	92 14.15%	1,275 14.28%	2,568 13.45%
Income: \$125,000 - \$150,000	25 3.85%	825 9.24%	1,517 7.94%
Income: \$150,000 - \$200,000	51 7.85%	1,112 12.46%	2,011 10.53%
Income: \$200,000+	96 14.77%	1,025 11.48%	1,725 9.03%
2014 Avg Household Income	\$113,751	\$114,242	\$103,614
2014 Med Household Income	\$84,278	\$95,226	\$83,966

Daytime Employment Report

1 Mile Radius

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	87	797	9
Retail & Wholesale Trade	17	83	5
Hospitality & Food Service	0	0	0
Real Estate, Renting, Leasing	2	12	6
Finance & Insurance	0	0	0
Information	2	11	6
Scientific & Technology Services	9	32	4
Management of Companies	0	0	0
Health Care & Social Assistance	1	30	30
Educational Services	3	108	36
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	3	30	10
Utilities & Waste Management	7	90	13
Construction	19	133	7
Manufacturing	11	203	18
Agriculture, Mining, Fishing	0	0	0
Other Services	13	65	5

Consumer Spending Report

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2014 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$23,372	\$330,024	\$674,947
Total Apparel	\$1,251	\$17,731	\$36,121
Women's Apparel	502	7,398	14,939
Men's Apparel	276	3,926	7,968
Girl's Apparel	105	1,352	2,745
Boy's Apparel	68	893	1,842
Infant Apparel	45	615	1,291
Footwear	255	3,546	7,336
Total Entertainment & Hobbies	\$1,658	\$23,854	\$49,044
Entertainment	267	3,913	8,022
Audio & Visual Equipment/Service	788	11,123	22,999
Reading Materials	82	1,200	2,403
Pets, Toys, & Hobbies	522	7,617	15,620
Total Food and Alcohol	\$5,667	\$78,608	\$161,615
Food At Home	2,943	40,657	85,021
Food Away From Home	2,338	32,582	65,849
Alcoholic Beverages	386	5,369	10,746
Total Household	\$3,414	\$48,286	\$96,940
House Maintenance & Repair	558	8,455	17,988
Household Equip & Furnishings	1,352	19,183	38,434
Household Operations	1,043	14,427	28,681
Housing Costs	461	6,221	11,836

Consumer Spending Report

152 Shamrock Industrial Blvd, Tyrone, GA 30290

2014 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$6,687	\$95,936	\$198,641
Vehicle Purchases	2,428	36,619	76,018
Gasoline	2,895	40,667	85,747
Vehicle Expenses	196	2,645	5,042
Transportation	498	6,540	12,443
Automotive Repair & Maintenance	670	9,465	19,391
Total Health Care	\$1,153	\$16,839	\$35,111
Medical Services	650	9,282	19,116
Prescription Drugs	394	5,967	12,712
Medical Supplies	108	1,590	3,283
Total Education/Day Care	\$1,768	\$23,754	\$46,331
Education	1,141	15,337	30,090
Fees & Admissions	627	8,416	16,241