

399 Highway 74 N



Location: **South Metropolitan Ret Cluster
Fayette/Peachtree Ret Submarket
Fayette County
Peachtree City, GA 30269**

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1994**
 Building Size: **7,700 SF**
 Typical Floor Size: **7,700 SF**
 Stories: **1**
 Land Area: **1 AC**
 Total Avail: **7,700 SF**
 % Leased: **100%**
 Total Spaces Avail: **1**
 Smallest Space: **7,700 SF**
 Bldg Vacant: **-**

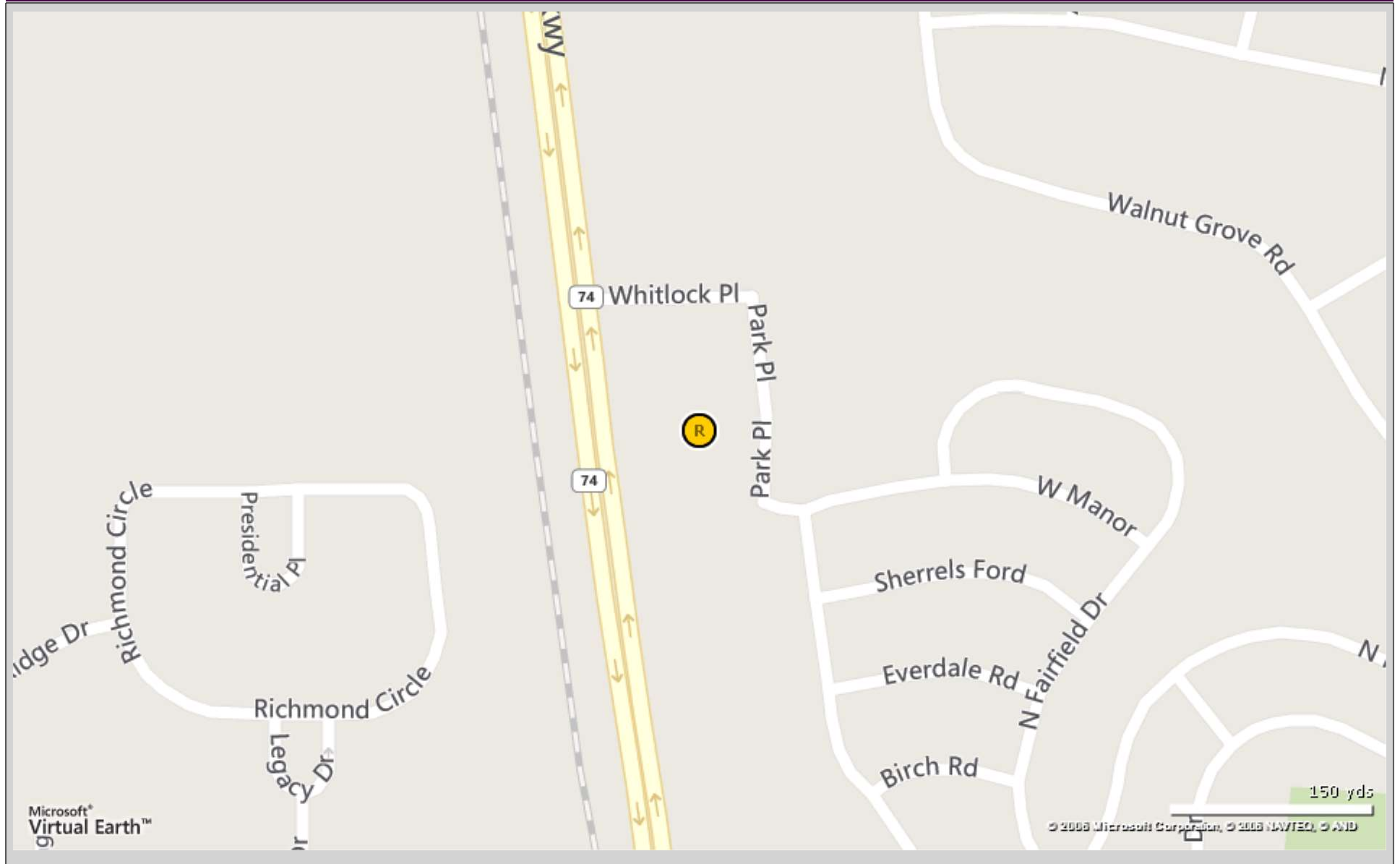
Developer: -
 Management: -
 Recorded Owner: **Rpc Llc**
 Expenses: **2013 Tax @ \$1.21/sf**
 Parcel Number: **07-34-00-054**

Street Frontage: **154 feet on Hwy 74 N**
 Parking: **32 Surface Spaces are available; Ratio of 4.16/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	7,700	7,700	7,700	Withheld	30 Days	TBD	Direct

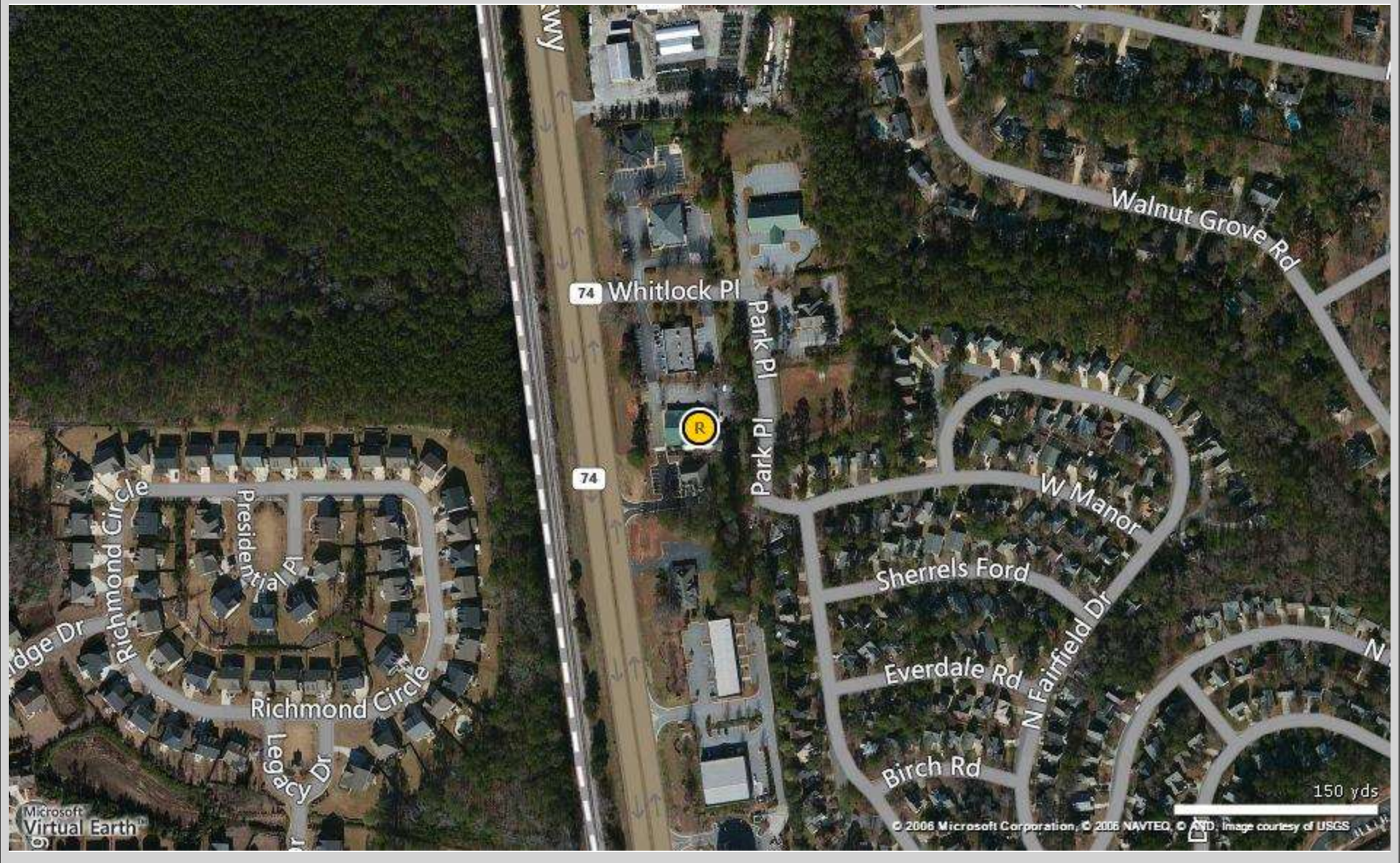
Aerial / Map Report

399 Highway 74 N - Peachtree City, GA 30269



Aerial / Map Report

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Site Plan Report

399 Highway 74 N, Peachtree City, GA 30269

No Site Plan image was found for this property

399 Highway 74 N

Tenant	SF Occupied	Floor(s)	Industry	# Emp	Lease Began	Lease Expiration	Phone	Contacts
Campanile's Home Furnishings Llc	7,700							

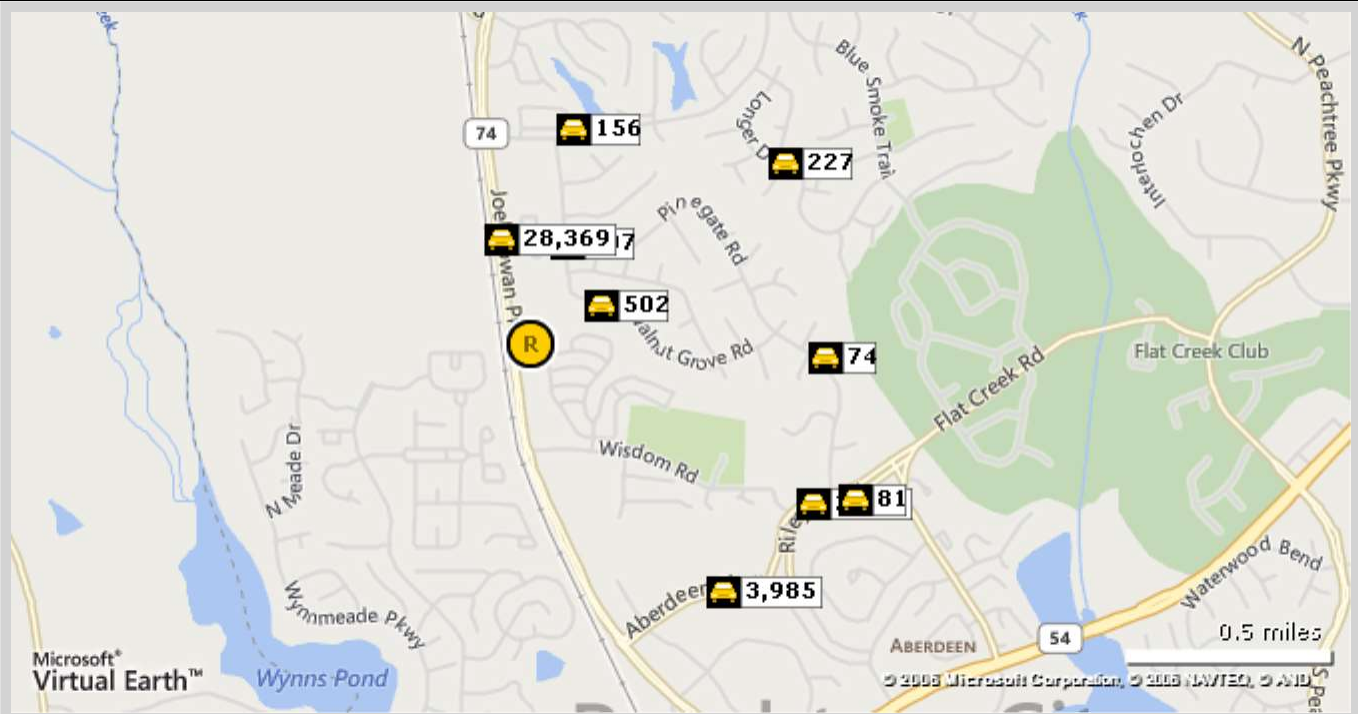
Total Tenants for 399 Highway 74 N: 1

Total Tenants for report: 1

Traffic Count Report

399 Highway 74 N, Peachtree City, GA 30269

Building Type: **General Retail**
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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Walnut Grove Rd	Barstone Pl	0.10 SE	2012	502	MPSI	.20
2	Walnut Grove Rd	Magnolia Ln	0.07 N	2012	607	MPSI	.26
3	Joel Cowan Pkwy	Denham Sq	0.02 N	2012	28,369	MPSI	.27
4	Sweetbriar St	Lilac Path	0.04 W	2012	156	MPSI	.54
5	Pinegate Rd	Arrowhead Ct	0.00 SE	2012	74	MPSI	.73
6	Longer Dr	Pat Mell Dr	0.02 W	2012	227	MPSI	.77
7	Aberdeen Pkwy	Riley Pkwy	0.13 E	2012	3,985	MPSI	.78
8	Riley Pkwy	Wisdom Rd	0.05 SW	2012	2,687	MPSI	.81
9	Hermitage Pl	Pinegate Rd	0.05 W	2012	81	MPSI	.90

Demographic Market Comparison Report

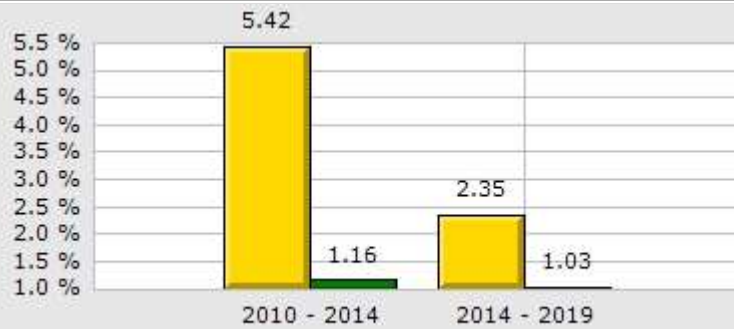
1 mile radius

399 Highway 74 N, Peachtree City, GA 30269

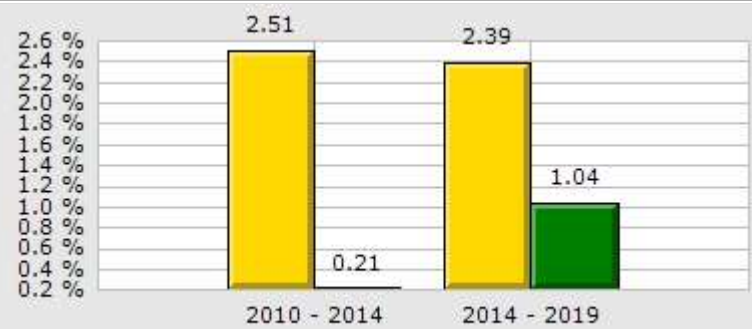
Type: **Retail/Freestanding**
 County: **Fayette**

1 Mile
County

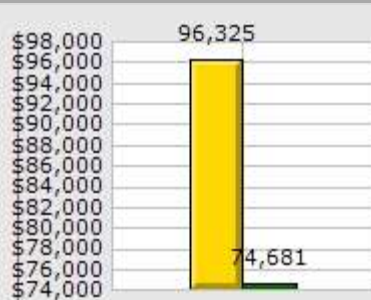
Population Growth



Household Growth



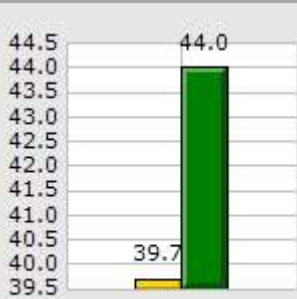
2014 Med Household Inc



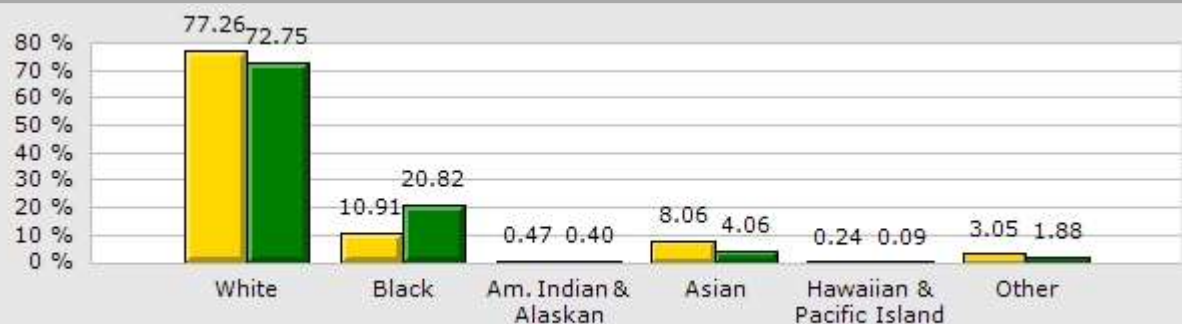
2014 Households by Household Income



2014 Median Age



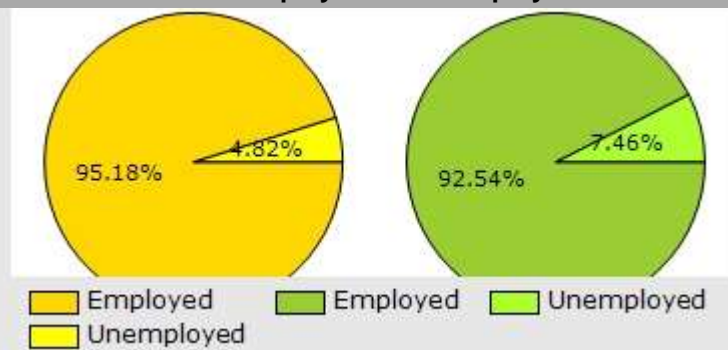
2014 Population by Race



2014 Renter vs. Owner



2014 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

399 Highway 74 N, Peachtree City, GA 30269

Type: **Retail/Freestanding**
 County: **Fayette**

	1 Mile		County	
Population Growth				
Growth 2010 - 2014	5.42%		1.16%	
Growth 2014 - 2019	2.35%		1.03%	
Employed	3,577	95.18%	52,282	92.54%
Unemployed	181	4.82%	4,214	7.46%
2014 Population by Race				
	6,982		107,806	
White	5,394	77.26%	78,427	72.75%
Black	762	10.91%	22,441	20.82%
Am. Indian & Alaskan	33	0.47%	435	0.40%
Asian	563	8.06%	4,377	4.06%
Hawaiian & Pacific Island	17	0.24%	95	0.09%
Other	213	3.05%	2,031	1.88%
Household Growth				
Growth 2010 - 2014	2.51%		0.21%	
Growth 2014 - 2019	2.39%		1.04%	
Renter Occupied	661	26.74%	6,488	16.80%
Owner Occupied	1,811	73.26%	32,125	83.20%
2014 Households by Household Income				
	2,471		38,613	
Income <\$25K	280	11.33%	4,931	12.77%
Income \$25K - \$50K	354	14.33%	7,062	18.29%
Income \$50K - \$75K	349	14.12%	7,413	19.20%
Income \$75K - \$100K	296	11.98%	6,135	15.89%
Income \$100K - \$125K	404	16.35%	4,574	11.85%
Income \$125K - \$150K	203	8.22%	2,682	6.95%
Income \$150K - \$200K	278	11.25%	2,748	7.12%
Income \$200K+	307	12.42%	3,068	7.95%
2014 Med Household Inc	\$96,325		\$74,681	
2014 Median Age	39.70		44.00	

Demographic Summary Report

399 Highway 74 N, Peachtree City, GA 30269

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 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2019 Projection	7,146	29,103	62,198
2014 Estimate	6,982	28,589	60,930
2010 Census	6,623	28,039	60,487
Growth 2014 - 2019	2.35%	1.80%	2.08%
Growth 2010 - 2014	5.42%	1.96%	0.73%
2014 Population by Hispanic Origin	637	1,985	3,916
2014 Population By Race	6,982	28,589	60,930
White	5,394 77.26%	24,135 84.42%	51,497 84.52%
Black	762 10.91%	2,255 7.89%	5,618 9.22%
Am. Indian & Alaskan	33 0.47%	120 0.42%	235 0.39%
Asian	564 8.08%	1,436 5.02%	2,367 3.88%
Hawaiian & Pacific Island	17 0.24%	34 0.12%	50 0.08%
Other	213 3.05%	608 2.13%	1,162 1.91%
Households			
2019 Projection	2,532	10,795	22,326
2014 Estimate	2,473	10,602	21,874
2010 Census	2,339	10,386	21,695
Growth 2014 - 2019	2.39%	1.82%	2.07%
Growth 2010 - 2014	2.51%	-0.56%	-0.27%
Owner Occupied	1,811 73.23%	8,265 77.96%	18,019 82.38%
Renter Occupied	661 26.73%	2,337 22.04%	3,855 17.62%
2014 Households by HH Income	2,471	10,602	21,875
Income: <\$25,000	280 11.33%	1,350 12.73%	2,690 12.30%
Income: \$25,000 - \$50,000	354 14.33%	1,417 13.37%	3,119 14.26%
Income: \$50,000 - \$75,000	349 14.12%	1,882 17.75%	4,035 18.45%
Income: \$75,000 - \$100,000	296 11.98%	1,395 13.16%	3,218 14.71%
Income: \$100,000 - \$125,000	404 16.35%	1,228 11.58%	2,802 12.81%
Income: \$125,000 - \$150,000	203 8.22%	943 8.89%	1,777 8.12%
Income: \$150,000 - \$200,000	278 11.25%	1,227 11.57%	2,289 10.46%
Income: \$200,000+	307 12.42%	1,160 10.94%	1,945 8.89%
2014 Avg Household Income	\$113,830	\$108,850	\$103,086
2014 Med Household Income	\$96,325	\$86,684	\$83,495

Daytime Employment Report

1 Mile Radius

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	221	1,531	7
Retail & Wholesale Trade	32	210	7
Hospitality & Food Service	13	315	24
Real Estate, Renting, Leasing	14	50	4
Finance & Insurance	24	93	4
Information	2	9	5
Scientific & Technology Services	41	115	3
Management of Companies	0	0	0
Health Care & Social Assistance	27	337	12
Educational Services	6	91	15
Public Administration & Sales	3	42	14
Arts, Entertainment, Recreation	3	4	1
Utilities & Waste Management	13	46	4
Construction	19	111	6
Manufacturing	3	20	7
Agriculture, Mining, Fishing	0	0	0
Other Services	21	88	4

Consumer Spending Report

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2014 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$87,693	\$374,901	\$770,498
Total Apparel	\$4,889	\$20,162	\$41,261
Women's Apparel	2,012	8,444	17,108
Men's Apparel	1,071	4,450	9,090
Girl's Apparel	384	1,505	3,116
Boy's Apparel	261	1,005	2,099
Infant Apparel	182	698	1,467
Footwear	980	4,060	8,381
Total Entertainment & Hobbies	\$6,345	\$27,214	\$56,131
Entertainment	972	4,305	9,147
Audio & Visual Equipment/Service	3,022	12,792	26,268
Reading Materials	310	1,397	2,774
Pets, Toys, & Hobbies	2,042	8,721	17,942
Total Food and Alcohol	\$21,463	\$90,384	\$185,185
Food At Home	11,066	46,798	97,371
Food Away From Home	8,933	37,361	75,455
Alcoholic Beverages	1,465	6,225	12,360
Total Household	\$12,776	\$54,927	\$110,428
House Maintenance & Repair	2,117	9,665	20,512
Household Equip & Furnishings	5,199	21,638	43,711
Household Operations	3,842	16,553	32,688
Housing Costs	1,619	7,072	13,517

Consumer Spending Report

399 Highway 74 N, Peachtree City, GA 30269

2014 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$25,014	\$106,777	\$225,427
Vehicle Purchases	9,101	39,527	85,988
Gasoline	10,976	46,012	97,301
Vehicle Expenses	659	3,092	5,872
Transportation	1,749	7,408	14,184
Automotive Repair & Maintenance	2,528	10,738	22,082
Total Health Care	\$4,327	\$19,641	\$40,474
Medical Services	2,407	10,757	22,036
Prescription Drugs	1,504	7,029	14,666
Medical Supplies	417	1,855	3,772
Total Education/Day Care	\$6,366	\$26,989	\$53,024
Education	4,132	17,418	34,440
Fees & Admissions	2,234	9,571	18,584