

# 160 Bastille Way



Location: **South Atlanta Cluster**  
**Fayette/Coweta County Submarket**  
**Fayette County**  
**Fayetteville, GA 30214**

Building Type: **Class B Office**

Status: **Built 1994**

Stories: **3**

RBA: **9,900 SF**

Typical Floor: **3,300 SF**

Total Avail: **9,900 SF**

% Leased: **0%**

Developer: -  
 Management: **Frank Bennett, Inc.**  
 Recorded Owner: **Frank Bennett, Inc.**

Expenses: **2015 Tax @ \$1.10/sf**

Parcel Number: **05-22-15-005**

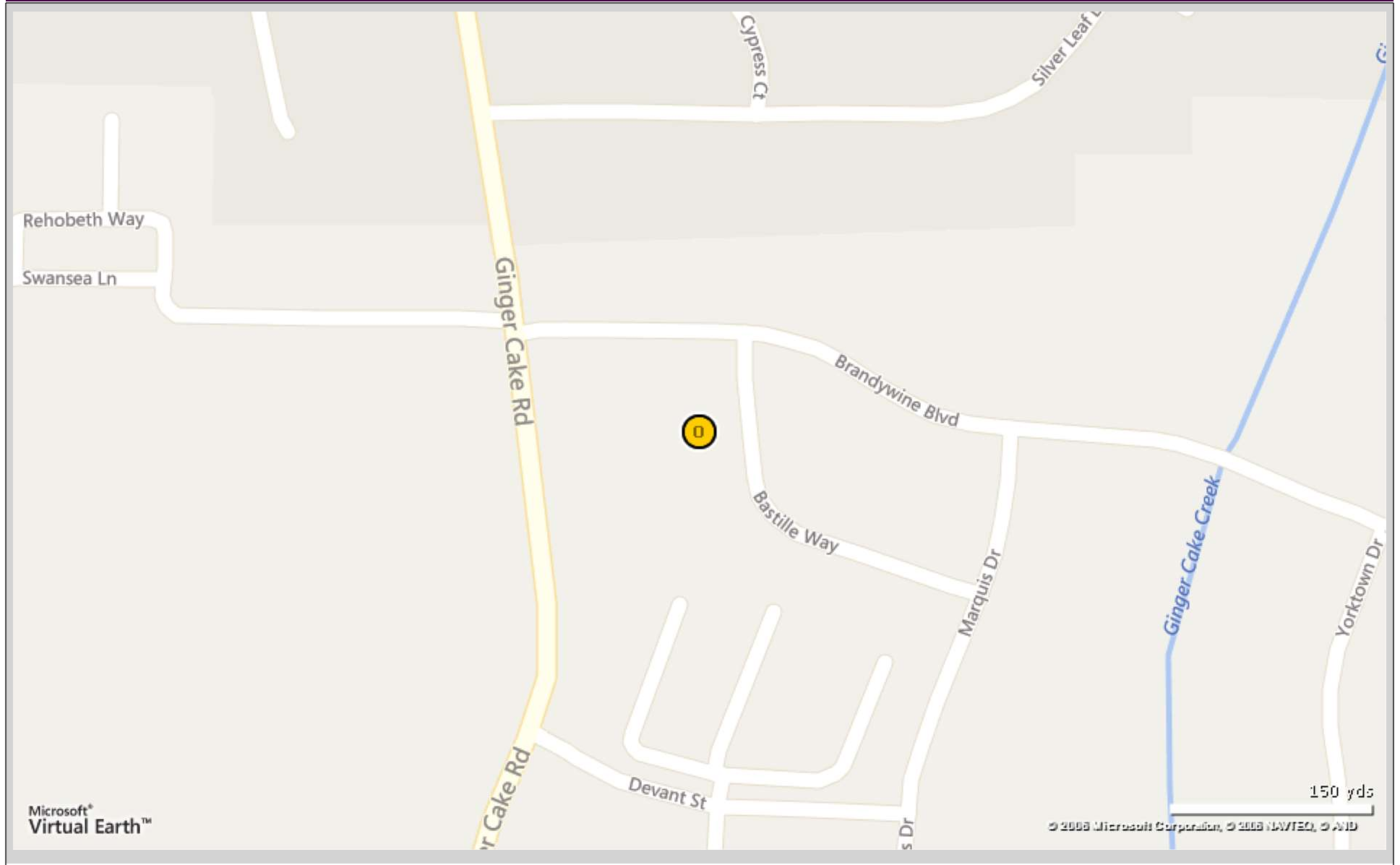
Parking: **20 Surface Spaces are available; Ratio of 3.00/1,000 SF**

Amenities: **Banking, Convenience Store, Dry Cleaner, Restaurant, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E TERR	1,500 - 3,300	3,300	9,900	\$10.00/mg	Vacant	3-5 yrs	Direct
E 1st	1,500 - 3,300	3,300	9,900	\$10.00/mg	Vacant	3-5 yrs	Direct
E 2nd	1,500 - 3,300	3,300	9,900	\$10.00/mg	Vacant	3-5 yrs	Direct

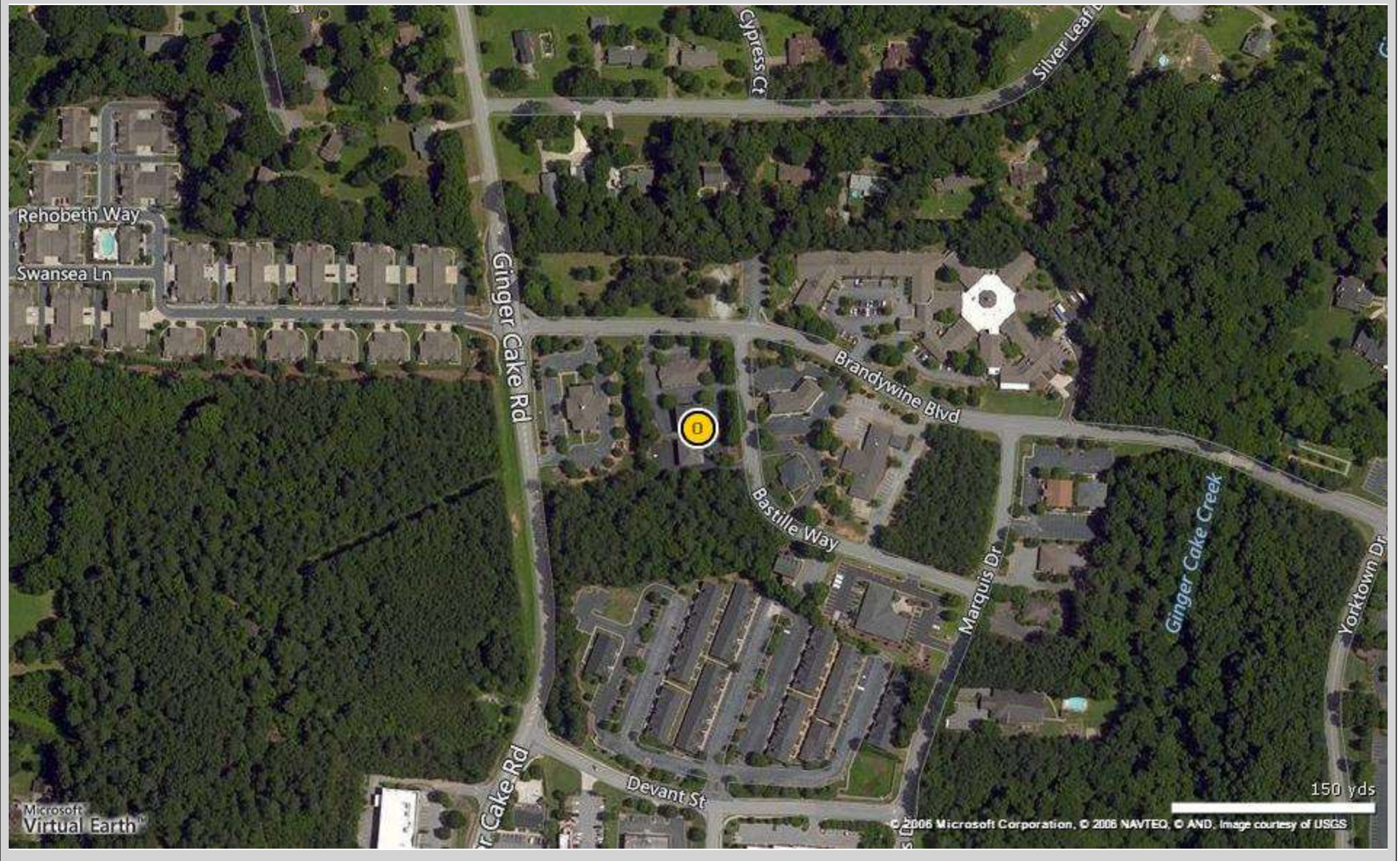
Aerial / Map Report

160 Bastille Way - Fayetteville, GA 30214



Aerial / Map Report

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## Site Plan Report

**160 Bastille Way, Fayetteville, GA 30214**

No Site Plan image was found for this property

**160 Bastille Way**

*Tenant data not available for this property*

**Total Tenants for report: 0**

# Traffic Count Report

160 Bastille Way, Fayetteville, GA 30214

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **9,900 SF**  
 Typical Floor: **3,300 SF**  
 Total Available: **9,900 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: **\$10.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Gingercake Rd	Brandywine Blvd	0.02 N	2014	4,035	MPSI	.08
2	W Lanier Ave	Howard Ln	0.02 W	2014	27,565	MPSI	.23
3	Sweetwater Dr	Dorsett Dr	0.03 NE	2014	661	MPSI	.63
4	Braemar Rd	Burch Rd	0.06 W	2014	674	MPSI	.72
5	Claire Ave	Sharon Dr	0.03 E	2014	137	MPSI	.84

# Demographic Market Comparison Report

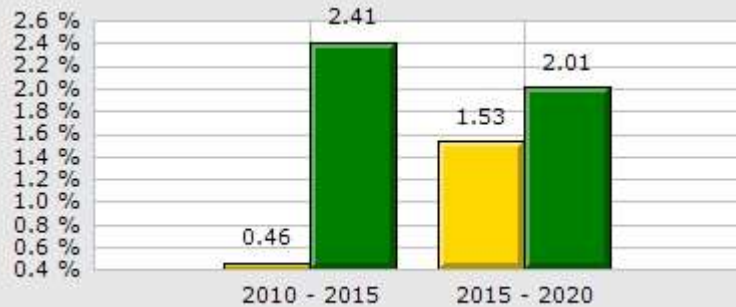
1 mile radius

**160 Bastille Way, Fayetteville, GA 30214**

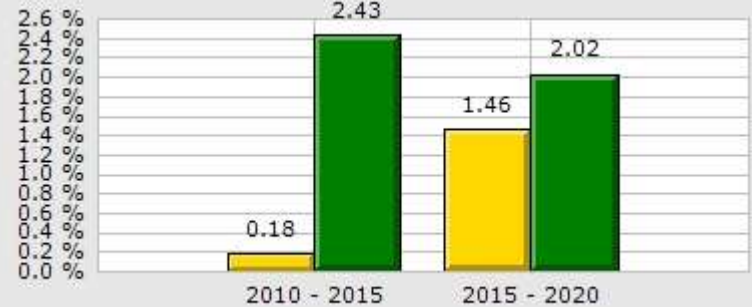
Type: **Class B Office**  
 County: **Fayette**

■ 1 Mile  
■ County

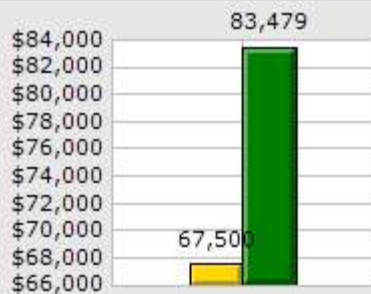
**Population Growth**



**Household Growth**



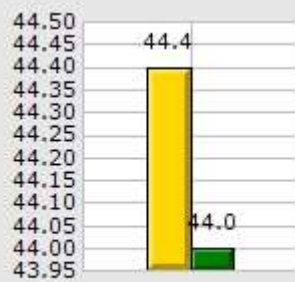
**2015 Med Household Inc**



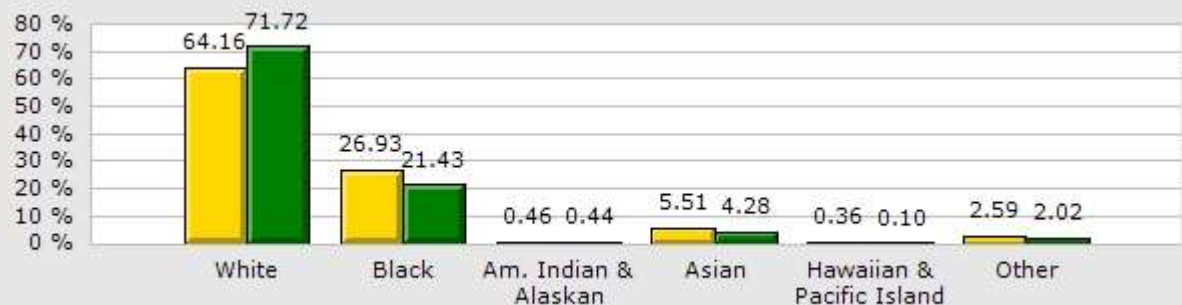
**2015 Households by Household Income**



**2015 Median Age**



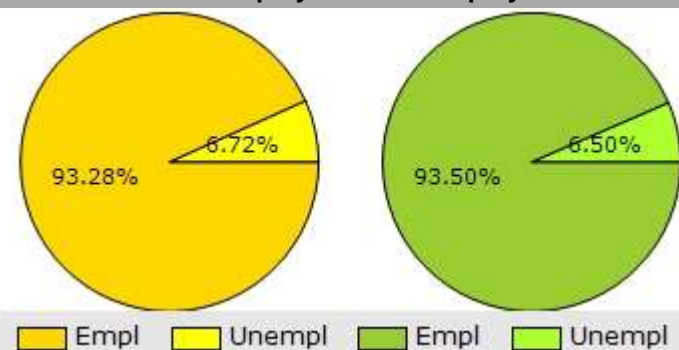
**2015 Population by Race**



**2015 Renter vs. Owner**



**2015 Employed vs. Unemployed**



# Demographic Market Comparison Report

1 mile radius

160 Bastille Way, Fayetteville, GA 30214

Type: **Class B Office**  
 County: **Fayette**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2015	0.46%		2.41%	
Growth 2015 - 2020	1.53%		2.01%	
Empl	1,374	93.28%	53,892	93.50%
Unempl	99	6.72%	3,749	6.50%
<b>2015 Population by Race</b>				
	<b>2,815</b>		<b>109,136</b>	
White	1,806	64.16%	78,268	71.72%
Black	758	26.93%	23,393	21.43%
Am. Indian & Alaskan	13	0.46%	485	0.44%
Asian	155	5.51%	4,670	4.28%
Hawaiian & Pacific Island	10	0.36%	114	0.10%
Other	73	2.59%	2,206	2.02%
<b>Household Growth</b>				
Growth 2010 - 2015	0.18%		2.43%	
Growth 2015 - 2020	1.46%		2.02%	
Renter Occupied	296	26.96%	6,632	16.96%
Owner Occupied	802	73.04%	32,462	83.04%
<b>2015 Households by Household Income</b>				
	<b>1,098</b>		<b>39,094</b>	
Income <\$25K	171	15.57%	4,845	12.39%
Income \$25K - \$50K	229	20.86%	5,900	15.09%
Income \$50K - \$75K	223	20.31%	6,844	17.51%
Income \$75K - \$100K	212	19.31%	5,773	14.77%
Income \$100K - \$125K	123	11.20%	5,195	13.29%
Income \$125K - \$150K	37	3.37%	2,867	7.33%
Income \$150K - \$200K	83	7.56%	4,791	12.26%
Income \$200K+	20	1.82%	2,879	7.36%
2015 Med Household Inc	\$67,500		\$83,479	
2015 Median Age	44.40		44.00	



# Demographic Summary Report

160 Bastille Way, Fayetteville, GA 30214

Building Type: **Class B Office**      Total Available: **9,900 SF**  
 Class: **B**      % Leased: **0%**  
 RBA: **9,900 SF**      Rent/SF/Yr: **\$10.00**  
 Typical Floor: **3,300 SF**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2020 Projection	2,858	23,972	45,738
2015 Estimate	2,815	23,605	44,915
2010 Census	2,802	23,483	44,183
Growth 2015 - 2020	1.53%	1.55%	1.83%
Growth 2010 - 2015	0.46%	0.52%	1.66%
<b>2015 Population by Hispanic Origin</b>	155	1,303	2,483
<b>2015 Population</b>	2,815	23,605	44,915
White	1,806 64.16%	14,093 59.70%	28,422 63.28%
Black	758 26.93%	7,577 32.10%	13,362 29.75%
Am. Indian & Alaskan	13 0.46%	106 0.45%	206 0.46%
Asian	155 5.51%	1,266 5.36%	1,949 4.34%
Hawaiian & Pacific Island	10 0.36%	30 0.13%	50 0.11%
Other	73 2.59%	533 2.26%	926 2.06%
U.S. Armed Forces	4	25	70
<b>Households</b>			
2020 Projection	1,114	8,869	16,531
2015 Estimate	1,098	8,732	16,230
2010 Census	1,096	8,678	15,951
Growth 2015 - 2020	1.46%	1.57%	1.85%
Growth 2010 - 2015	0.18%	0.62%	1.75%
Owner Occupied	802 73.04%	7,046 80.69%	13,681 84.29%
Renter Occupied	296 26.96%	1,686 19.31%	2,550 15.71%
<b>2015 Households by HH Income</b>	1,098	8,732	16,229
Income: <\$25,000	171 15.57%	1,229 14.07%	2,127 13.11%
Income: \$25,000 - \$50,000	229 20.86%	1,555 17.81%	2,710 16.70%
Income: \$50,000 - \$75,000	223 20.31%	1,446 16.56%	2,866 17.66%
Income: \$75,000 - \$100,000	212 19.31%	1,520 17.41%	2,746 16.92%
Income: \$100,000 - \$125,000	123 11.20%	1,191 13.64%	2,076 12.79%
Income: \$125,000 - \$150,000	37 3.37%	538 6.16%	1,106 6.81%
Income: \$150,000 - \$200,000	83 7.56%	870 9.96%	1,744 10.75%
Income: \$200,000+	20 1.82%	383 4.39%	854 5.26%
<b>2015 Avg Household Income</b>	\$75,673	\$89,605	\$93,386
<b>2015 Med Household Income</b>	\$67,500	\$77,237	\$78,746

# Daytime Employment Report

1 Mile Radius

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>263</b>	<b>2,133</b>	<b>8</b>
Retail & Wholesale Trade	23	107	5
Hospitality & Food Service	10	130	13
Real Estate, Renting, Leasing	18	74	4
Finance & Insurance	31	148	5
Information	3	8	3
Scientific & Technology Services	34	164	5
Management of Companies	1	3	3
Health Care & Social Assistance	101	1,081	11
Educational Services	7	285	41
Public Administration & Sales	2	8	4
Arts, Entertainment, Recreation	1	7	7
Utilities & Waste Management	4	10	3
Construction	18	88	5
Manufacturing	2	6	3
Agriculture, Mining, Fishing	0	0	0
Other Services	8	14	2

# Consumer Spending Report

160 Bastille Way, Fayetteville, GA 30214

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2015 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$31,698</b>	<b>\$276,735</b>	<b>\$535,543</b>
<b>Total Apparel</b>	<b>\$1,677</b>	<b>\$15,110</b>	<b>\$28,876</b>
Women's Apparel	694	6,328	12,101
Men's Apparel	362	3,248	6,279
Girl's Apparel	122	1,117	2,101
Boy's Apparel	84	759	1,430
Infant Apparel	64	549	1,022
Footwear	352	3,110	5,944
<b>Total Entertainment &amp; Hobbies</b>	<b>\$2,398</b>	<b>\$20,436</b>	<b>\$39,115</b>
Entertainment	430	3,580	6,939
Audio & Visual Equipment/Service	1,165	9,884	18,693
Reading Materials	106	940	1,824
Pets, Toys, & Hobbies	697	6,032	11,659
<b>Total Food and Alcohol</b>	<b>\$7,682</b>	<b>\$66,473</b>	<b>\$127,090</b>
Food At Home	4,192	35,940	68,606
Food Away From Home	3,026	26,520	50,728
Alcoholic Beverages	464	4,013	7,755
<b>Total Household</b>	<b>\$4,194</b>	<b>\$38,408</b>	<b>\$74,530</b>
House Maintenance & Repair	850	7,631	14,919
Household Equip & Furnishings	1,709	15,499	29,781
Household Operations	1,217	11,106	21,570
Housing Costs	418	4,172	8,260

## Consumer Spending Report

160 Bastille Way, Fayetteville, GA 30214

2015 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$9,885</b>	<b>\$83,735</b>	<b>\$163,786</b>
Vehicle Purchases	3,832	31,908	64,179
Gasoline	4,394	36,832	70,690
Vehicle Expenses	199	1,997	3,839
Transportation	516	4,910	9,455
Automotive Repair & Maintenance	945	8,086	15,623
<b>Total Health Care</b>	<b>\$1,666</b>	<b>\$14,305</b>	<b>\$27,847</b>
Medical Services	859	7,475	14,593
Prescription Drugs	642	5,406	10,523
Medical Supplies	164	1,425	2,731
<b>Total Education/Day Care</b>	<b>\$1,851</b>	<b>\$17,571</b>	<b>\$34,234</b>
Education	1,237	11,697	22,704
Fees & Admissions	614	5,874	11,530