

Property Summary Report

105 Depot Ct

Tyrone, GA 30290 - Fayette/Coweta County Ind Submarket



BUILDING

Type:	Class B Flex
Tenancy:	Multiple
Year Built:	2006
RBA:	12,800 SF
Floors:	1
Typical Floor:	12,800 SF
Ceiling Ht:	21'-23'
Construction:	Masonry

LAND

Land Area:	1.81 AC
Zoning:	C-2
Parcel:	07-36-00-004

EXPENSES PER SF

Taxes:	\$0.06 (2015)
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LOADING

Docks:	None	Drive Ins:	5 tot./8'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

FEATURES

Signage

LEASING

Available Spaces:	2,700 SF Available in 1 Space
Availability:	21.1% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	2,700	2,700	2,700	\$13.50/+UTIL	60 Days	Negotiable

SALE

Last Sale:	Sold on Oct 31, 2007 for \$1,045,000 (\$81.64/SF) at 8.00% Cap
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TRANSPORTATION

Parking:	44 free Surface Spaces are available; Ratio of 4.00/1,000 SF
Airport:	31 minute drive to Hartsfield-Jackson Atlanta International Airport
Walk Score ®:	Car-Dependent (14)
Transit Score ®:	No Nearby Transit (0)

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PROPERTY CONTACTS

True Owner: **Selective Designs**
Prior True Owner: **Atlanta Outdoor Kitchens LLC**

Recorded Owner: **Woodmoore Holdings LLC**
Property Manager: **Woodmoore Holdings LLC**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.6%	↓ 1.1%
Market Overall	9.2%	↓ 3.0%

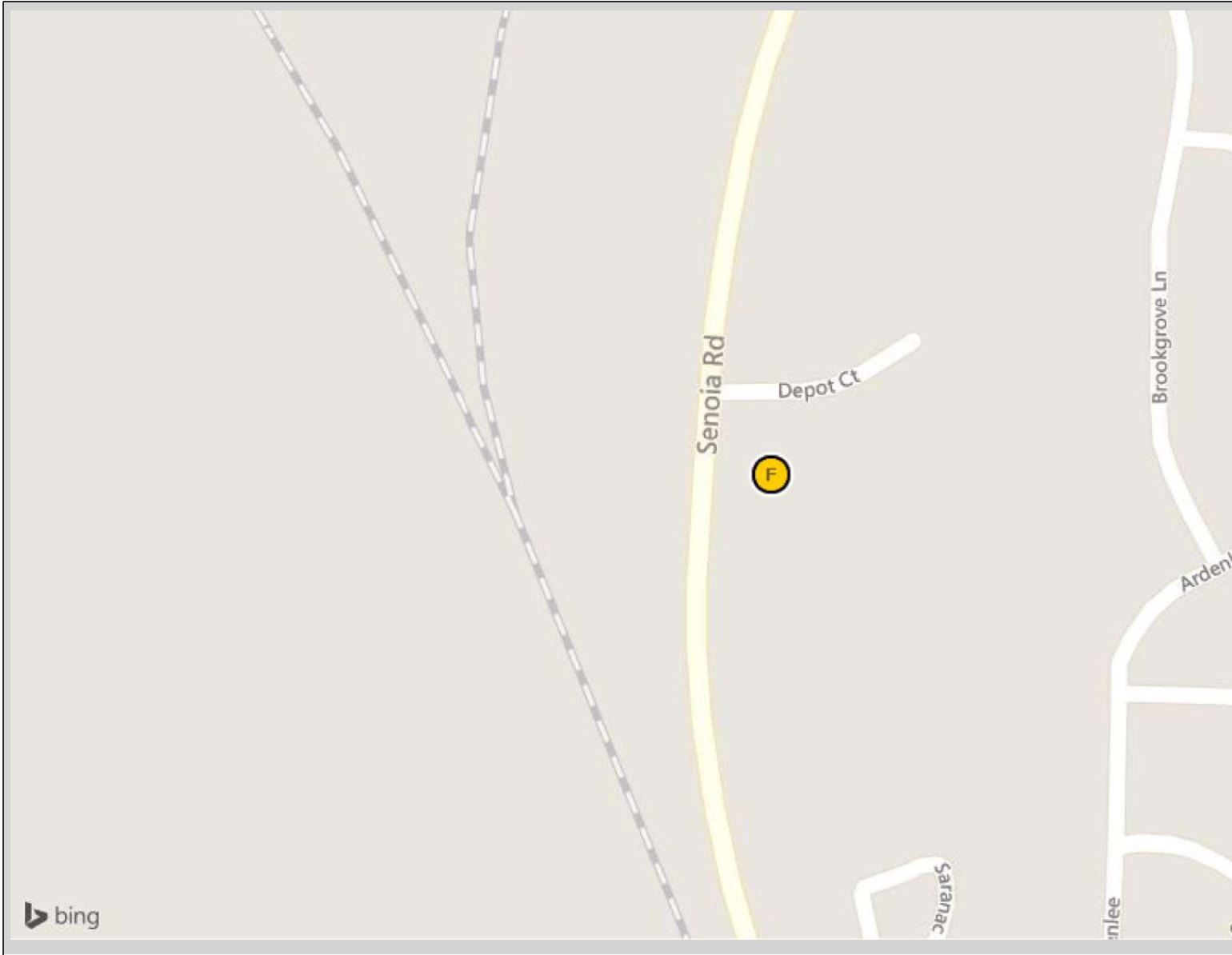
Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	72,660	↑ 34.5%
Months On Market	7.3	↓ 4.7 mo

Asking Rents Per SF	Current	YOY
Current Building	\$13.50	
Submarket 2-4 Star	\$8.23	↑ 30.4%
Market Overall	\$8.49	↑ 5.3%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$3.6	↓ 10.4%
12 Mo. Price Per SF	\$59	↑ 74.6%

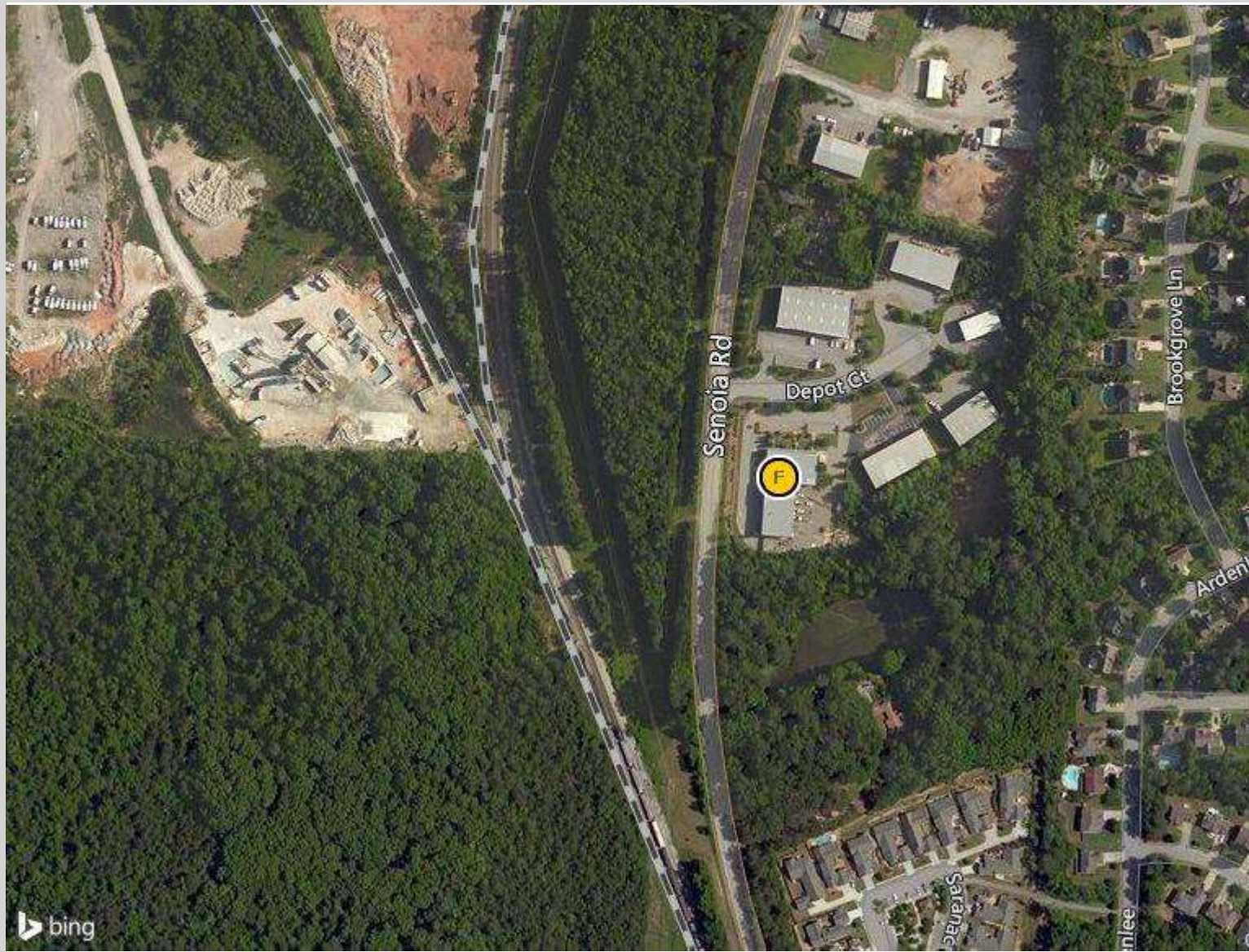
Tyrone Station

105 Depot Ct - Tyrone, GA 30290



Tyrone Station

105 Depot Ct - Tyrone, GA 30290



Tyrone Station
 105 Depot Ct, Tyrone, GA 30290

Building Type: **Flex**
 RBA: **12,800 SF**
 Typical Floor: **12,800 SF**
 Total Available: **2,700 SF**

Warehse Avail: -
 Office Avail: **2,700 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$13.50**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,952	24,476	8
Retail & Wholesale Trade	492	5,492	11
Hospitality & Food Service	171	3,071	18
Real Estate, Renting, Leasing	162	1,251	8
Finance & Insurance	228	983	4
Information	52	399	8
Scientific & Technology Services	317	1,251	4
Management of Companies	8	50	6
Health Care & Social Assistance	527	3,675	7
Educational Services	70	1,806	26
Public Administration & Sales	30	307	10
Arts, Entertainment, Recreation	68	369	5
Utilities & Waste Management	139	677	5
Construction	251	1,453	6
Manufacturing	100	2,106	21
Agriculture, Mining, Fishing	4	10	3
Other Services	333	1,576	5

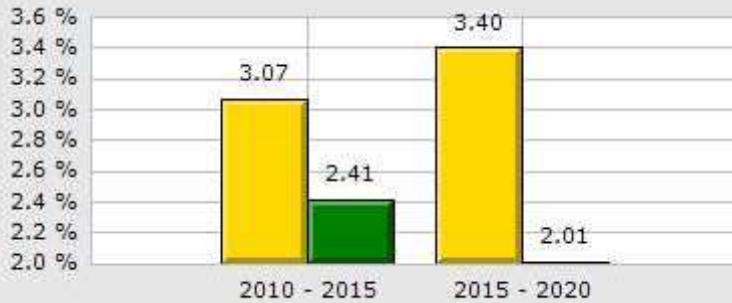
Tyrone Station

105 Depot Ct, Tyrone, GA 30290

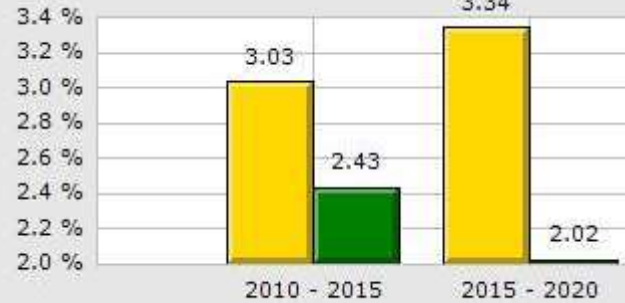
Type: **Class B Flex**
 County: **Fayette**

5 Mile
County

Population Growth



Household Growth



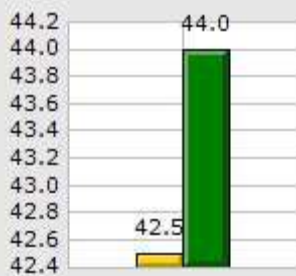
2015 Med Household Inc



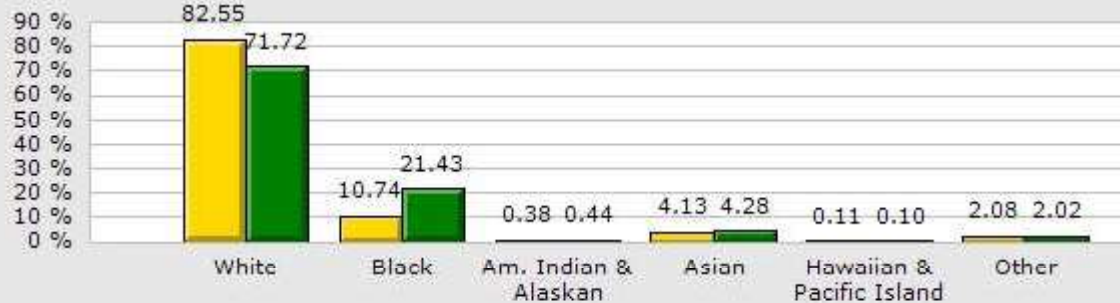
2015 Households by Household Income



2015 Median Age



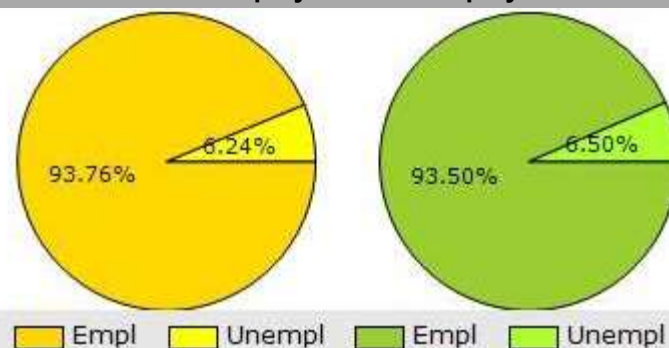
2015 Population by Race



2015 Renter vs. Owner



2015 Employed vs. Unemployed



Demographic Market Comparison Report

5 mile radius

Tyrone Station 105 Depot Ct, Tyrone, GA 30290

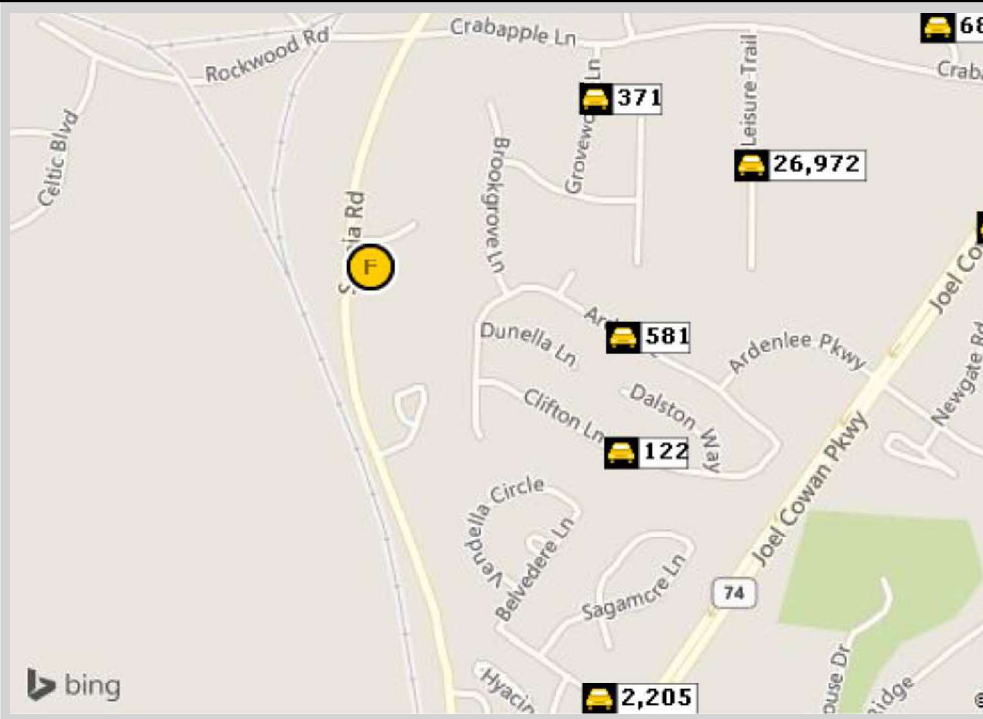
Type: **Class B Flex**
County: **Fayette**

	5 Mile		County	
Population Growth				
Growth 2010 - 2015	3.07%		2.41%	
Growth 2015 - 2020	3.40%		2.01%	
Empl	27,443	93.76%	53,892	93.76%
Unempl	1,825	6.24%	3,749	6.24%
2015 Population by Race				
	55,717		109,136	
White	45,997	82.55%	78,268	71.73%
Black	5,984	10.74%	23,393	21.43%
Am. Indian & Alaskan	213	0.38%	485	0.44%
Asian	2,301	4.13%	4,670	4.27%
Hawaiian & Pacific Island	63	0.11%	114	0.10%
Other	1,159	2.08%	2,206	2.02%
Household Growth				
Growth 2010 - 2015	3.03%		2.43%	
Growth 2015 - 2020	3.34%		2.02%	
Renter Occupied	3,349	16.78%	6,632	16.78%
Owner Occupied	16,613	83.22%	32,462	83.22%
2015 Households by Household Income				
	19,962		39,094	
Income <\$25K	2,284	11.44%	4,845	12.39%
Income \$25K - \$50K	2,524	12.64%	5,900	15.09%
Income \$50K - \$75K	3,665	18.36%	6,844	17.50%
Income \$75K - \$100K	2,780	13.93%	5,773	14.77%
Income \$100K - \$125K	2,789	13.97%	5,195	13.29%
Income \$125K - \$150K	1,860	9.32%	2,867	7.33%
Income \$150K - \$200K	2,647	13.26%	4,791	12.25%
Income \$200K+	1,413	7.08%	2,879	7.37%
2015 Med Household Inc	\$88,561		\$83,479	
2015 Median Age	42.50		44.00	

Traffic Count Report

Tyrone Station 105 Depot Ct, Tyrone, GA 30290

Building Type: **Flex**
 RBA: **12,800 SF**
 Typical Floor: **12,800 SF**
 Total Available: **2,700 SF**
 Warehouse Avail: **-**
 Office Avail: **2,700 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$13.50**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume
1 Ardenlee	Winnock Pt	0.09 NW	2015	5
2 Grovewood Ln	Crabapple Ln	0.07 N	2014	3
3 Clifton Ln	Dalston Way	0.11 E	2015	1
4 Leisure Trl	Crabapple Ln	0.17 N	2014	26,972
5 Kedron Dr	Joel Cowan Pkwy	0.05 SE	2014	2,205
6 Farmington Dr	Crabapple Ln	0.06 S	2014	6
7 Joel Cowan Pkwy	Crabapple Ln	0.20 NE	2014	22,6