

118 Palmetto Rd - Bldg A - Shops at Tyrone Palmetto Road



Location: **Bldg A**
South Metropolitan Ret Cluster
Fayette/Peachtree Ret Submarket
Fayette County
Tyrone, GA 30290

Building Type: **Retail/Storefront Retail/Office**
 Bldg Status: **Built Mar 2004**
 Building Size: **12,000 SF**
 Typical Floor Size: **12,000 SF**
 Stories: **1**
 Land Area: **2.50 AC**
 Total Avail: **10,000 SF**
 % Leased: **80.0%**
 Total Spaces Avail: **2**
 Smallest Space: **1,200 SF**
 Bldg Vacant: **2400**

Developer: -
 Management: -
 Recorded Owner: **Spg Property Ga Llc**

Expenses: **2008 Tax @ \$1.88/sf**

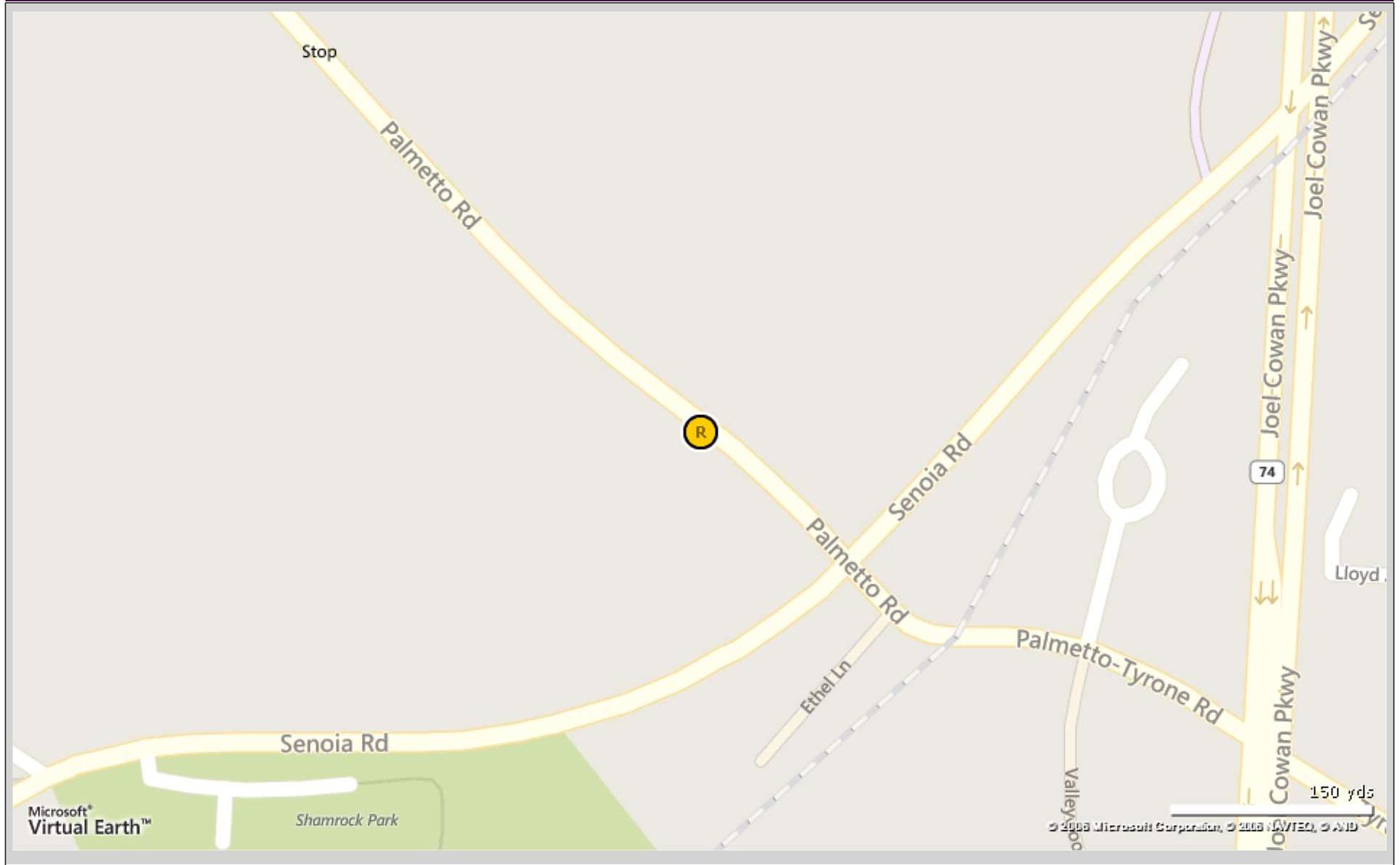
Parcel Number: **07-38-00-056**

Cross Street: **Senoia Rd**
 Street Frontage: **237 feet on Palmetto Rd Rd(with 1 curb cut)**
 Parking: **55 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,200 - 7,600	7,600	7,600	Withheld	30 Days	1-5 yrs	Direct
P 1st	1,200 - 2,400	2,400	2,400	Withheld	Vacant	1-5 yrs	Direct

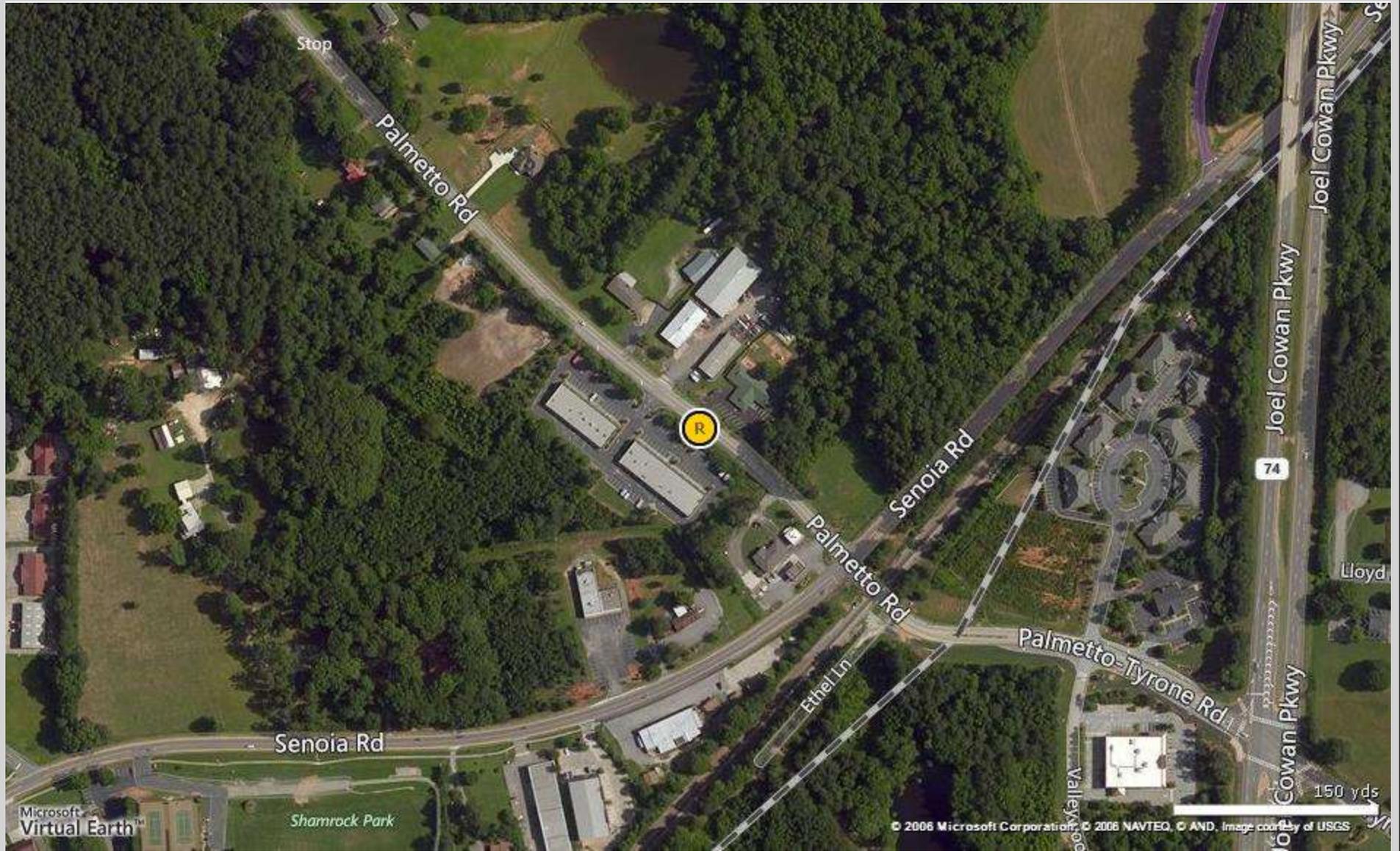
Bldg A

118 Palmetto Rd - Tyrone, GA 30290



Bldg A

118 Palmetto Rd - Tyrone, GA 30290



Bldg A

118 Palmetto Rd, Tyrone, GA 30290

No Site Plan image was found for this property

118 Palmetto Rd			Bldg A				Shops at Tyrone Palmetto Road		
Tenant	SF Occupied	Floor(s)	Industry	# Emp	Lease Began	Lease Expiration	Phone	Contacts	
Doctor Headset									
Floor & Covering									
Floor Coverings International	500		Retailers/Wholesalers	2					
Ippon Enterprises Inc	500		Business Services	2					
Ippon Judo, Jujitsu, Karate, L	500		Personal Services	2					
Salon Hair Expo	500		Personal Services	2					
								Total Tenants for 118 Palmetto Rd:	6
								Total Tenants for report:	6

Traffic Count Report

Bldg A

118 Palmetto Rd, Tyrone, GA 30290

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **12,000 SF**
 Year Built: **2004**
 Total Available: **10,000 SF**
 % Leased: **80%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Senoia Rd	Arrowood Rd	0.02 SW	2011	5,962	MPSI	.41
2	Senoia Rd	Commerce Dr	0.02 SW	2014	5,549	MPSI	.41
3	Joel Cowan Pkwy	Handley Rd	0.25 N	2011	30,262	MPSI	.70
4	Joel Cowan Pkwy	E Crestwood Rd	0.52 S	2014	22,099	MPSI	.70
5	Palmetto Rd	Trickum Creek Rd	0.13 W	2014	5,307	MPSI	.76
6	Castlewood Rd	Laurelwood Dr	0.06 E	2014	4,499	MPSI	.81

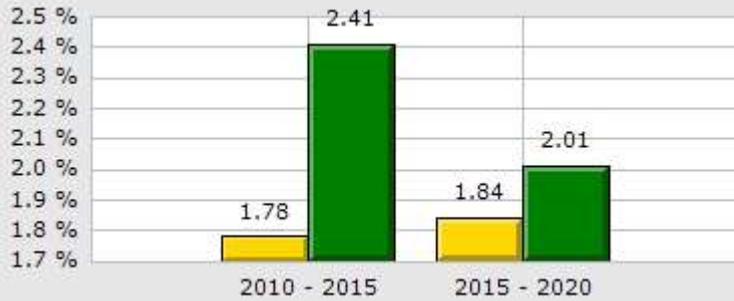
Bldg A

118 Palmetto Rd, Tyrone, GA 30290

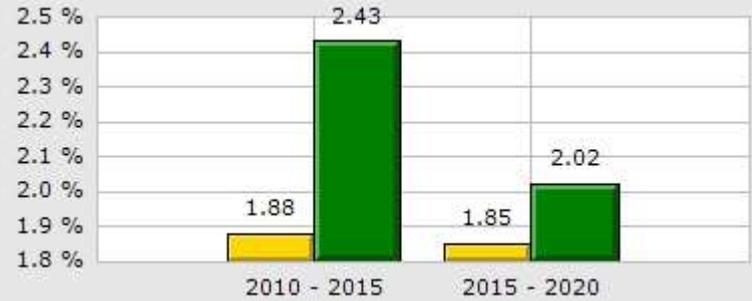
Type: **Retail/Storefront Retail/Office**
 County: **Fayette**

1 Mile
County

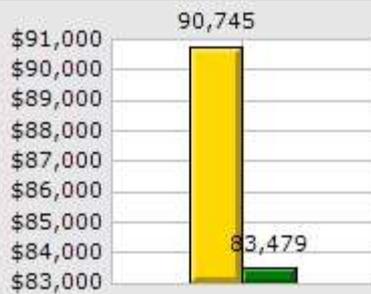
Population Growth



Household Growth



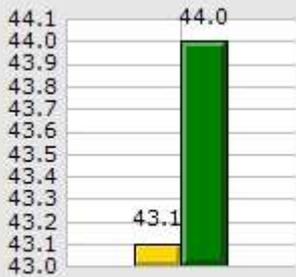
2015 Med Household Inc



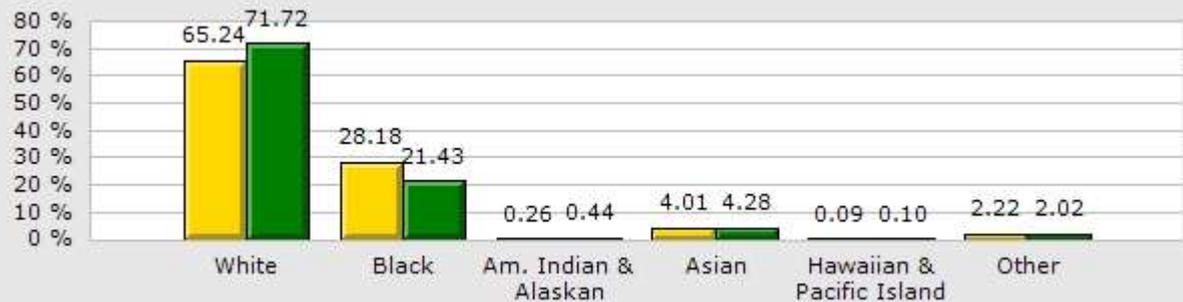
2015 Households by Household Income



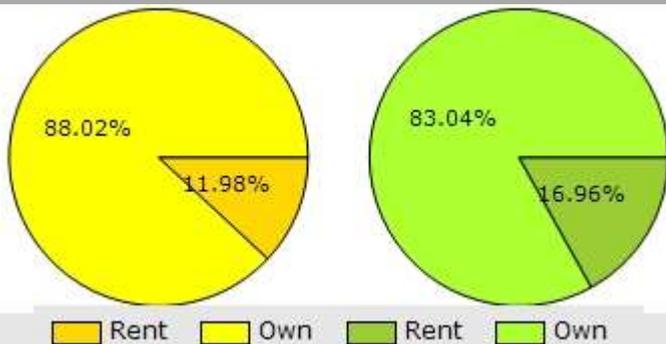
2015 Median Age



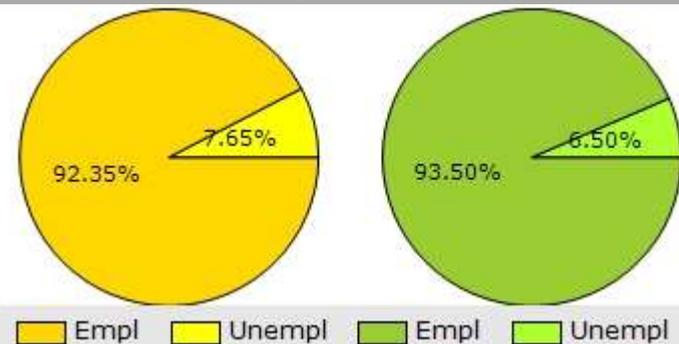
2015 Population by Race



2015 Renter vs. Owner



2015 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

Bldg A

118 Palmetto Rd, Tyrone, GA 30290

Type: **Retail/Storefront Retail/Office**
 County: **Fayette**

	1 Mile		County	
Population Growth				
Growth 2010 - 2015	1.78%		2.41%	
Growth 2015 - 2020	1.84%		2.01%	
Empl	1,110	92.35%	53,892	93.50%
Unempl	92	7.65%	3,749	6.50%
2015 Population by Race				
	2,342		109,136	
White	1,528	65.24%	78,268	71.72%
Black	660	28.18%	23,393	21.43%
Am. Indian & Alaskan	6	0.26%	485	0.44%
Asian	94	4.01%	4,670	4.28%
Hawaiian & Pacific Island	2	0.09%	114	0.10%
Other	52	2.22%	2,206	2.02%
Household Growth				
Growth 2010 - 2015	1.88%		2.43%	
Growth 2015 - 2020	1.85%		2.02%	
Renter Occupied	97	11.98%	6,632	16.96%
Owner Occupied	713	88.02%	32,462	83.04%
2015 Households by Household Income				
	811		39,094	
Income <\$25K	96	11.84%	4,845	12.39%
Income \$25K - \$50K	83	10.23%	5,900	15.09%
Income \$50K - \$75K	161	19.85%	6,844	17.51%
Income \$75K - \$100K	104	12.82%	5,773	14.77%
Income \$100K - \$125K	133	16.40%	5,195	13.29%
Income \$125K - \$150K	93	11.47%	2,867	7.33%
Income \$150K - \$200K	91	11.22%	4,791	12.26%
Income \$200K+	50	6.17%	2,879	7.36%
2015 Med Household Inc	\$90,745		\$83,479	
2015 Median Age	43.10		44.00	

Demographic Summary Report

Bldg A

118 Palmetto Rd, Tyrone, GA 30290

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **12,000 SF**
 Year Built: **2004**

Total Available: **10,000 SF**
 % Leased: **80%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Projection	2,384	14,141	48,403
2015 Estimate	2,341	13,749	46,586
2010 Census	2,300	13,386	45,107
Growth 2015 - 2020	1.84%	2.85%	3.90%
Growth 2010 - 2015	1.78%	2.71%	3.28%
2015 Population by Hispanic Origin	85	782	4,221
2015 Population	2,341	13,749	46,586
White	1,528 65.27%	9,858 71.70%	31,953 68.59%
Black	659 28.15%	2,993 21.77%	11,545 24.78%
Am. Indian & Alaskan	6 0.26%	45 0.33%	234 0.50%
Asian	94 4.02%	559 4.07%	1,831 3.93%
Hawaiian & Pacific Island	2 0.09%	15 0.11%	44 0.09%
Other	52 2.22%	280 2.04%	979 2.10%
U.S. Armed Forces	2	24	100
Households			
2020 Projection	826	4,951	17,297
2015 Estimate	811	4,817	16,636
2010 Census	796	4,700	16,107
Growth 2015 - 2020	1.85%	2.78%	3.97%
Growth 2010 - 2015	1.88%	2.49%	3.28%
Owner Occupied	713 87.92%	4,015 83.35%	12,701 76.35%
Renter Occupied	97 11.96%	802 16.65%	3,935 23.65%
2015 Households by HH Income	811	4,816	16,636
Income: <\$25,000	96 11.84%	528 10.96%	2,465 14.82%
Income: \$25,000 - \$50,000	83 10.23%	559 11.61%	2,548 15.32%
Income: \$50,000 - \$75,000	161 19.85%	943 19.58%	3,083 18.53%
Income: \$75,000 - \$100,000	104 12.82%	585 12.15%	2,059 12.38%
Income: \$100,000 - \$125,000	133 16.40%	690 14.33%	2,202 13.24%
Income: \$125,000 - \$150,000	93 11.47%	473 9.82%	1,172 7.04%
Income: \$150,000 - \$200,000	91 11.22%	649 13.48%	1,935 11.63%
Income: \$200,000+	50 6.17%	389 8.08%	1,172 7.04%
2015 Avg Household Income	\$101,875	\$107,185	\$97,037
2015 Med Household Income	\$90,745	\$91,153	\$77,695

Bldg A
 118 Palmetto Rd, Tyrone, GA 30290

Building Type: **General Retail** Total Available: **10,000 SF**
 Secondary: **Storefront Retail/Office** % Leased: **80%**
 GLA: **12,000 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2004**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	266	1,662	6
Retail & Wholesale Trade	47	228	5
Hospitality & Food Service	16	271	17
Real Estate, Renting, Leasing	9	39	4
Finance & Insurance	28	108	4
Information	8	32	4
Scientific & Technology Services	28	160	6
Management of Companies	0	0	0
Health Care & Social Assistance	44	326	7
Educational Services	5	97	19
Public Administration & Sales	3	53	18
Arts, Entertainment, Recreation	10	29	3
Utilities & Waste Management	9	30	3
Construction	24	145	6
Manufacturing	5	33	7
Agriculture, Mining, Fishing	0	0	0
Other Services	30	111	4

Consumer Spending Report

Bldg A

118 Palmetto Rd, Tyrone, GA 30290

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **12,000 SF**
 Year Built: **2004**
 Total Available: **10,000 SF**
 % Leased: **80%**
 Rent/SF/Yr: **Negotiable**



2015 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$28,658	\$173,493	\$551,634
Total Apparel	\$1,568	\$9,386	\$30,555
Women's Apparel	648	3,877	12,458
Men's Apparel	342	2,049	6,557
Girl's Apparel	121	729	2,424
Boy's Apparel	80	483	1,628
Infant Apparel	55	330	1,157
Footwear	321	1,918	6,331
Total Entertainment & Hobbies	\$2,070	\$12,446	\$39,895
Entertainment	345	2,098	6,617
Audio & Visual Equipment/Service	988	5,885	19,289
Reading Materials	97	596	1,818
Pets, Toys, & Hobbies	640	3,867	12,170
Total Food and Alcohol	\$6,785	\$40,939	\$132,775
Food At Home	3,626	21,564	70,653
Food Away From Home	2,741	16,730	53,658
Alcoholic Beverages	418	2,645	8,463
Total Household	\$4,064	\$24,835	\$77,949
House Maintenance & Repair	787	4,569	14,280
Household Equip & Furnishings	1,656	9,995	31,673
Household Operations	1,163	7,287	22,947
Housing Costs	458	2,983	9,050

Consumer Spending Report

Bldg A

118 Palmetto Rd, Tyrone, GA 30290

2015 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$8,708	\$52,390	\$165,136
Vehicle Purchases	3,452	20,559	61,805
Gasoline	3,720	22,256	73,160
Vehicle Expenses	194	1,272	3,916
Transportation	516	3,314	10,320
Automotive Repair & Maintenance	826	4,989	15,935
Total Health Care	\$1,461	\$8,733	\$27,310
Medical Services	781	4,742	14,804
Prescription Drugs	540	3,154	9,855
Medical Supplies	141	838	2,652
Total Education/Day Care	\$1,872	\$11,869	\$37,112
Education	1,227	7,708	24,336
Fees & Admissions	645	4,161	12,776