

190 Greencastle Rd



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

Building Type: **Retail**
Bldg Status: **Built 2007**
Building Size: **3,500 SF**
Typical Floor Size: **1,750 SF**
Stories: **2**
Land Area: **1 AC**
Total Avail: -
% Leased: **100%**
Total Spaces Avail: **0**
Smallest Space: **0 SF**
Bldg Vacant: -

Developer: -
Management: -
Recorded Owner: **The Bank of Georgia**
Expenses: **2009 Tax @ \$3.92/sf**
Parcel Number: **07-36-11-005**

Parking: -

Consumer Spending Report

190 Greencastle Rd, Tyrone, GA 30290

Building Type: **General Retail**
 Secondary: -
 GLA: **3,500 SF**
 Year Built: **2007**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



2014 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$38,708	\$318,160	\$660,106
Total Apparel	\$2,027	\$16,918	\$35,295
Women's Apparel	850	7,128	14,656
Men's Apparel	449	3,765	7,791
Girl's Apparel	156	1,260	2,665
Boy's Apparel	98	828	1,793
Infant Apparel	67	567	1,246
Footwear	407	3,370	7,144
Total Entertainment & Hobbies	\$2,721	\$22,810	\$47,890
Entertainment	460	3,740	7,907
Audio & Visual Equipment/Service	1,271	10,644	22,399
Reading Materials	144	1,185	2,374
Pets, Toys, & Hobbies	848	7,240	15,210
Total Food and Alcohol	\$8,990	\$75,139	\$157,675
Food At Home	4,534	38,655	82,702
Food Away From Home	3,800	31,279	64,416
Alcoholic Beverages	655	5,205	10,557
Total Household	\$5,928	\$47,344	\$95,427
House Maintenance & Repair	922	8,167	17,524
Household Equip & Furnishings	2,282	18,531	37,724
Household Operations	1,859	14,323	28,329
Housing Costs	865	6,324	11,850

Consumer Spending Report

190 Greencastle Rd, Tyrone, GA 30290

2014 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$11,087	\$91,617	\$193,373
Vehicle Purchases	4,248	34,907	74,037
Gasoline	4,475	38,276	82,810
Vehicle Expenses	364	2,722	5,093
Transportation	875	6,583	12,450
Automotive Repair & Maintenance	1,124	9,129	18,982
Total Health Care	\$1,903	\$16,332	\$34,321
Medical Services	1,074	9,004	18,703
Prescription Drugs	649	5,781	12,395
Medical Supplies	180	1,548	3,222
Total Education/Day Care	\$3,070	\$23,552	\$45,928
Education	1,956	15,166	29,794
Fees & Admissions	1,114	8,387	16,135

Demographic Detail Report

190 Greencastle Rd, Tyrone, GA 30290

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: - % Leased: **100%**
 GLA: **3,500 SF** Rent/SF/Yr: -
 Year Built: **2007**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2019 Projection	2,702		23,679		52,759	
2014 Estimate	2,704		23,373		51,629	
2010 Census	2,762		23,184		50,795	
Growth 2014 - 2019	-0.07%		1.31%		2.19%	
Growth 2010 - 2014	-2.10%		0.82%		1.64%	
2014 Population by Age						
	2,704		23,373		51,629	
Age 0 - 4	131	4.84%	1,080	4.62%	2,528	4.90%
Age 5 - 9	166	6.14%	1,349	5.77%	3,097	6.00%
Age 10 - 14	213	7.88%	1,775	7.59%	3,936	7.62%
Age 15 - 19	222	8.21%	1,935	8.28%	4,226	8.19%
Age 20 - 24	168	6.21%	1,441	6.17%	3,192	6.18%
Age 25 - 29	122	4.51%	969	4.15%	2,246	4.35%
Age 30 - 34	110	4.07%	869	3.72%	2,093	4.05%
Age 35 - 39	138	5.10%	1,103	4.72%	2,597	5.03%
Age 40 - 44	188	6.95%	1,535	6.57%	3,517	6.81%
Age 45 - 49	233	8.62%	1,968	8.42%	4,329	8.38%
Age 50 - 54	246	9.10%	2,112	9.04%	4,507	8.73%
Age 55 - 59	220	8.14%	1,947	8.33%	4,097	7.94%
Age 60 - 64	184	6.80%	1,696	7.26%	3,589	6.95%
Age 65 - 69	139	5.14%	1,318	5.64%	2,823	5.47%
Age 70 - 74	93	3.44%	891	3.81%	1,944	3.77%
Age 75 - 79	57	2.11%	564	2.41%	1,247	2.42%
Age 80 - 84	37	1.37%	379	1.62%	803	1.56%
Age 85+	37	1.37%	443	1.90%	857	1.66%
Age 65+	363	13.42%	3,595	15.38%	7,674	14.86%
Median Age	42.20		43.80		42.70	
Average Age	39.10		40.30		39.70	

Demographic Detail Report

190 Greencastle Rd, Tyrone, GA 30290

Radius	1 Mile	3 Mile	5 Mile
2014 Population By Race	2,704	23,373	51,629
White	2,182 80.70%	18,787 80.38%	42,131 81.60%
Black	310 11.46%	2,959 12.66%	6,114 11.84%
Am. Indian & Alaskan	8 0.30%	70 0.30%	206 0.40%
Asian	150 5.55%	1,078 4.61%	2,098 4.06%
Hawaiian & Pacific Island	2 0.07%	14 0.06%	53 0.10%
Other	53 1.96%	465 1.99%	1,026 1.99%
Population by Hispanic Origin	2,704	23,373	51,629
Non-Hispanic Origin	2,549 94.27%	22,143 94.74%	48,204 93.37%
Hispanic Origin	155 5.73%	1,230 5.26%	3,425 6.63%
2014 Median Age, Male	41.90	42.80	41.50
2014 Average Age, Male	38.80	39.50	38.80
2014 Median Age, Female	42.50	44.60	43.80
2014 Average Age, Female	39.40	41.00	40.50
2014 Population by Occupation Classification	2,151	18,784	41,221
Civilian Employed	1,341 62.34%	11,827 62.96%	25,799 62.59%
Civilian Unemployed	69 3.21%	678 3.61%	1,671 4.05%
Civilian Non-Labor Force	734 34.12%	6,220 33.11%	13,621 33.04%
Armed Forces	7 0.33%	59 0.31%	130 0.32%
Households by Marital Status			
Married	664	5,805	12,466
Married No Children	346	3,124	6,719
Married w/Children	318	2,681	5,747
2014 Population by Education	1,898	16,710	36,646
Some High School, No Diploma	69 3.64%	716 4.28%	1,921 5.24%
High School Grad (Incl Equivalency)	245 12.91%	2,498 14.95%	6,882 18.78%
Some College, No Degree	510 26.87%	4,617 27.63%	10,411 28.41%
Associate Degree	93 4.90%	917 5.49%	1,998 5.45%
Bachelor Degree	564 29.72%	4,940 29.56%	9,818 26.79%
Advanced Degree	417 21.97%	3,022 18.08%	5,616 15.33%

Demographic Detail Report

190 Greencastle Rd, Tyrone, GA 30290

Radius	1 Mile		3 Mile		5 Mile	
2014 Population by Occupation	5,272		46,391		101,200	
Real Estate & Finance	73	1.38%	934	2.01%	1,869	1.85%
Professional & Management	846	16.05%	6,765	14.58%	13,698	13.54%
Services	161	3.05%	1,404	3.03%	3,268	3.23%
Information	19	0.36%	207	0.45%	506	0.50%
Sales	311	5.90%	3,222	6.95%	7,289	7.20%
Transportation	3	0.06%	60	0.13%	162	0.16%
Education & Health	220	4.17%	2,099	4.52%	4,320	4.27%
Retail	91	1.73%	1,071	2.31%	3,088	3.05%
Wholesale	49	0.93%	455	0.98%	917	0.91%
Construction	108	2.05%	1,066	2.30%	2,945	2.91%
Agriculture & Mining	0	0.00%	24	0.05%	61	0.06%
Farming, Fishing, Forestry	0	0.00%	8	0.02%	19	0.02%
2014 Worker Travel Time to Job	1,203		10,878		24,022	
<30 Minutes	686	57.02%	5,798	53.30%	12,851	53.50%
30-60 Minutes	383	31.84%	4,025	37.00%	8,780	36.55%
60+ Minutes	134	11.14%	1,055	9.70%	2,391	9.95%
2010 Households by HH Size	1,047		8,457		18,214	
1-Person Households	237	22.64%	1,573	18.60%	3,201	17.57%
2-Person Households	344	32.86%	2,915	34.47%	6,198	34.03%
3-Person Households	177	16.91%	1,538	18.19%	3,391	18.62%
4-Person Households	188	17.96%	1,515	17.91%	3,306	18.15%
5-Person Households	67	6.40%	625	7.39%	1,407	7.72%
6-Person Households	24	2.29%	206	2.44%	486	2.67%
7 or more Person Households	10	0.96%	85	1.01%	225	1.24%
2014 Average Household Size	2.70		2.70		2.80	
Households						
2019 Projection	1,013		8,633		18,953	
2014 Estimate	1,017		8,524		18,544	
2010 Census	1,047		8,458		18,213	
Growth 2014 - 2019	-0.39%		1.28%		2.21%	
Growth 2010 - 2014	-5.40%		-1.29%		-0.43%	

Demographic Detail Report

190 Greencastle Rd, Tyrone, GA 30290

Radius	1 Mile	3 Mile	5 Mile
2014 Households by HH Income	1,017	8,523	18,544
<\$25,000	91 8.95%	898 10.54%	2,380 12.83%
\$25,000 - \$50,000	175 17.21%	1,076 12.62%	2,579 13.91%
\$50,000 - \$75,000	193 18.98%	1,372 16.10%	3,228 17.41%
\$75,000 - \$100,000	68 6.69%	1,047 12.28%	2,500 13.48%
\$100,000 - \$125,000	81 7.96%	1,164 13.66%	2,546 13.73%
\$125,000 - \$150,000	85 8.36%	780 9.15%	1,522 8.21%
\$150,000 - \$200,000	120 11.80%	1,058 12.41%	1,885 10.17%
\$200,000+	204 20.06%	1,128 13.23%	1,904 10.27%
2014 Avg Household Income	\$129,333	\$117,913	\$106,175
2014 Med Household Income	\$93,198	\$96,859	\$85,850
2014 Occupied Housing	1,016	8,525	18,545
Owner Occupied	713 70.18%	6,822 80.02%	15,261 82.29%
Renter Occupied	303 29.82%	1,703 19.98%	3,284 17.71%
2010 Housing Units	1,008	8,608	18,453
1 Unit	819 81.25%	7,574 87.99%	16,866 91.40%
2 - 4 Units	17 1.69%	152 1.77%	339 1.84%
5 - 19 Units	118 11.71%	581 6.75%	775 4.20%
20+ Units	54 5.36%	301 3.50%	473 2.56%
2014 Housing Value	713	6,820	15,260
<\$100,000	25 3.51%	343 5.03%	1,330 8.72%
\$100,000 - \$200,000	147 20.62%	1,214 17.80%	3,532 23.15%
\$200,000 - \$300,000	188 26.37%	2,316 33.96%	5,156 33.79%
\$300,000 - \$400,000	61 8.56%	1,393 20.43%	2,824 18.51%
\$400,000 - \$500,000	52 7.29%	431 6.32%	822 5.39%
\$500,000 - \$1,000,000	237 33.24%	1,056 15.48%	1,498 9.82%
\$1,000,000+	3 0.42%	67 0.98%	98 0.64%
2014 Median Home Value	\$298,137	\$280,008	\$253,684
2014 Housing Units by Yr Built	1,053	8,803	19,253
Built 2010+	10 0.95%	97 1.10%	284 1.48%
Built 2000 - 2010	350 33.24%	2,271 25.80%	4,686 24.34%
Built 1990 - 1999	365 34.66%	3,465 39.36%	6,909 35.89%
Built 1980 - 1989	179 17.00%	1,773 20.14%	4,212 21.88%
Built 1970 - 1979	122 11.59%	908 10.31%	2,386 12.39%
Built 1960 - 1969	14 1.33%	153 1.74%	446 2.32%
Built 1950 - 1959	8 0.76%	55 0.62%	98 0.51%
Built <1949	5 0.47%	81 0.92%	232 1.21%
2014 Median Year Built	1994	1993	1992

Demographic Market Comparison Report

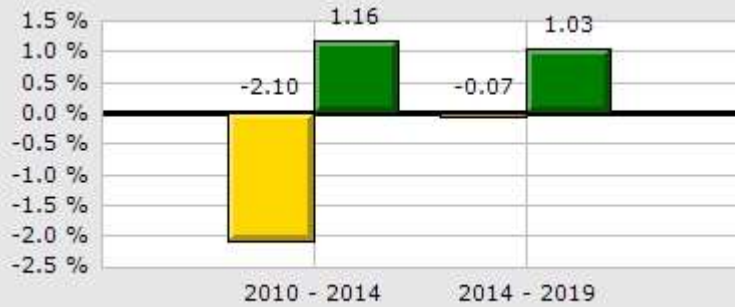
1 mile radius

190 Greencastle Rd, Tyrone, GA 30290

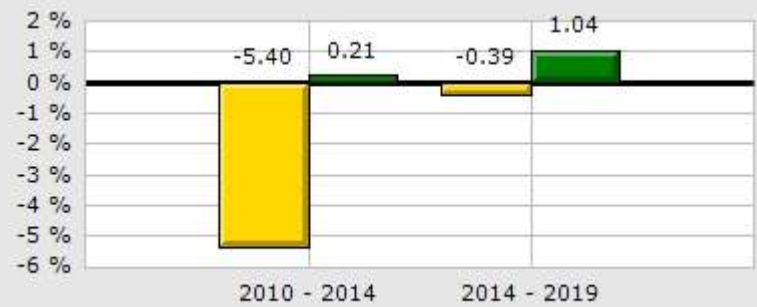
Type: **Retail**
County: **Fayette**

■ 1 Mile
■ County

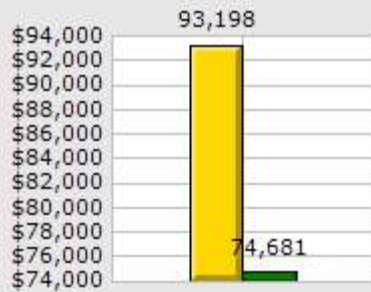
Population Growth



Household Growth



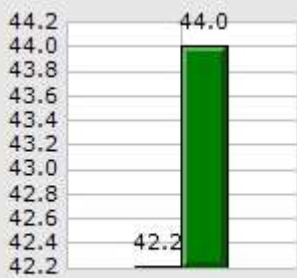
2014 Med Household Inc



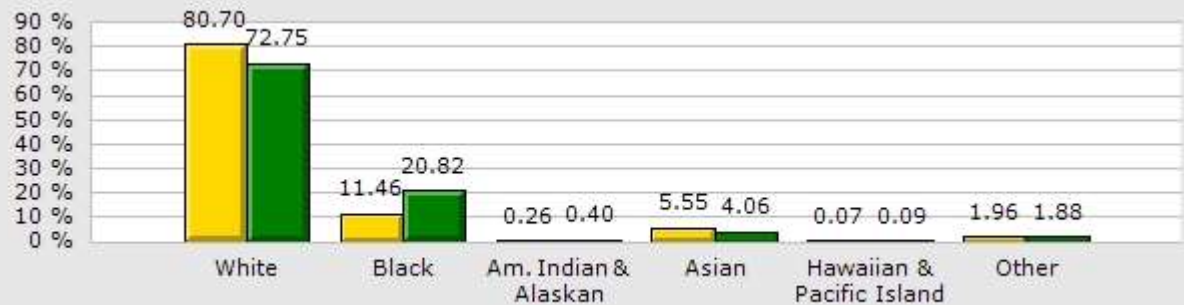
2014 Households by Household Income



2014 Median Age



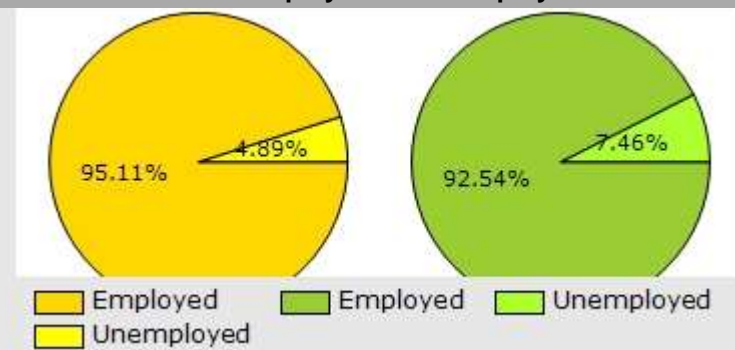
2014 Population by Race



2014 Renter vs. Owner



2014 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

190 Greencastle Rd, Tyrone, GA 30290

Type: **Retail**
County: **Fayette**

	1 Mile		County	
Population Growth				
Growth 2010 - 2014	-2.10%		1.16%	
Growth 2014 - 2019	-0.07%		1.03%	
Employed	1,341	95.11%	52,282	92.54%
Unemployed	69	4.89%	4,214	7.46%
2014 Population by Race				
	2,704		107,806	
White	2,182	80.70%	78,427	72.75%
Black	310	11.46%	22,441	20.82%
Am. Indian & Alaskan	7	0.26%	435	0.40%
Asian	150	5.55%	4,377	4.06%
Hawaiian & Pacific Island	2	0.07%	95	0.09%
Other	53	1.96%	2,031	1.88%
Household Growth				
Growth 2010 - 2014	-5.40%		0.21%	
Growth 2014 - 2019	-0.39%		1.04%	
Renter Occupied	303	29.82%	6,488	16.80%
Owner Occupied	713	70.18%	32,125	83.20%
2014 Households by Household Income				
	1,017		38,613	
Income <\$25K	91	8.95%	4,931	12.77%
Income \$25K - \$50K	175	17.21%	7,062	18.29%
Income \$50K - \$75K	193	18.98%	7,413	19.20%
Income \$75K - \$100K	68	6.69%	6,135	15.89%
Income \$100K - \$125K	81	7.96%	4,574	11.85%
Income \$125K - \$150K	85	8.36%	2,682	6.95%
Income \$150K - \$200K	120	11.80%	2,748	7.12%
Income \$200K+	204	20.06%	3,068	7.95%
2014 Med Household Inc	\$93,198		\$74,681	
2014 Median Age	42.20		44.00	

Demographic Summary Report

190 Greencastle Rd, Tyrone, GA 30290

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: - % Leased: **100%**
 GLA: **3,500 SF** Rent/SF/Yr: -
 Year Built: **2007**

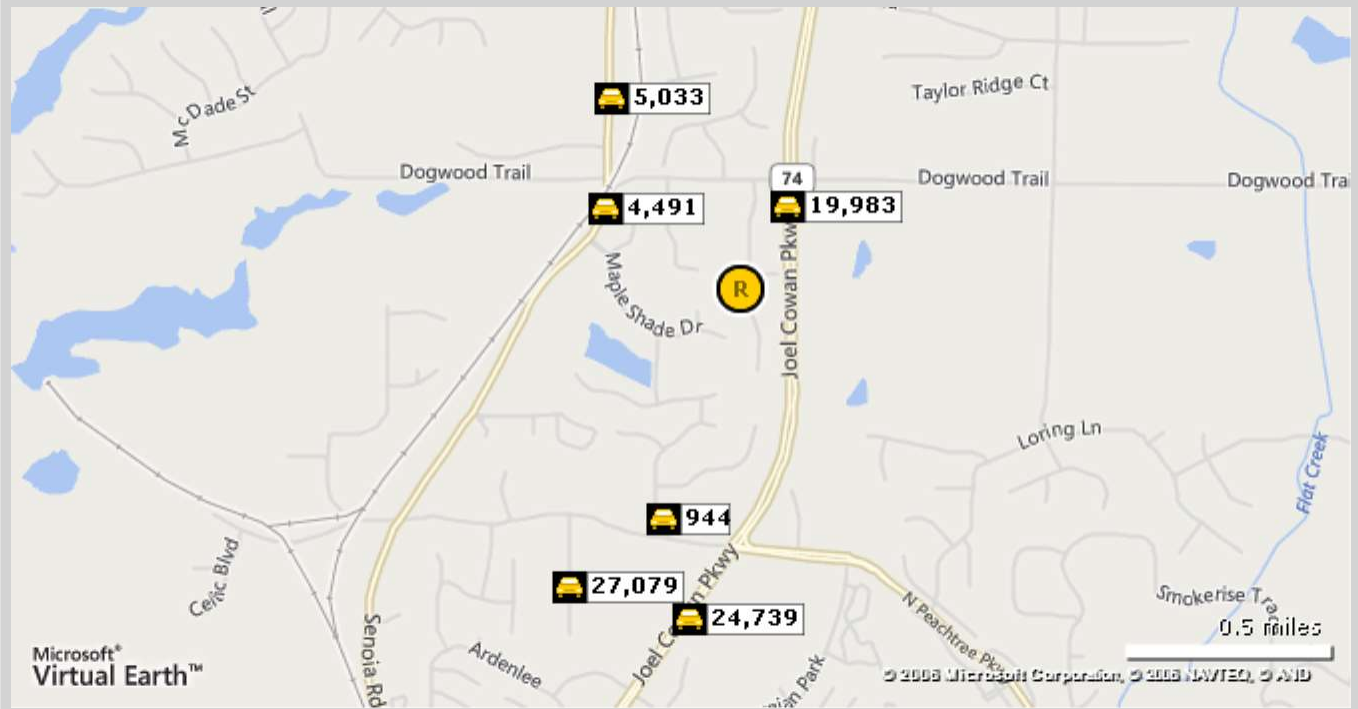


Radius	1 Mile		3 Mile		5 Mile	
Population						
2019 Projection	2,702		23,679		52,759	
2014 Estimate	2,704		23,373		51,629	
2010 Census	2,762		23,184		50,795	
Growth 2014 - 2019	-0.07%		1.31%		2.19%	
Growth 2010 - 2014	-2.10%		0.82%		1.64%	
2014 Population by Hispanic Origin	155		1,231		3,425	
2014 Population By Race	2,704		23,373		51,629	
White	2,182	80.70%	18,787	80.38%	42,131	81.60%
Black	310	11.46%	2,959	12.66%	6,114	11.84%
Am. Indian & Alaskan	8	0.30%	70	0.30%	206	0.40%
Asian	150	5.55%	1,078	4.61%	2,098	4.06%
Hawaiian & Pacific Island	2	0.07%	14	0.06%	53	0.10%
Other	53	1.96%	465	1.99%	1,026	1.99%
Households						
2019 Projection	1,013		8,633		18,953	
2014 Estimate	1,017		8,524		18,544	
2010 Census	1,047		8,458		18,213	
Growth 2014 - 2019	-0.39%		1.28%		2.21%	
Growth 2010 - 2014	-5.40%		-1.29%		-0.43%	
Owner Occupied	713	70.11%	6,822	80.03%	15,261	82.30%
Renter Occupied	303	29.79%	1,703	19.98%	3,284	17.71%
2014 Households by HH Income	1,017		8,523		18,544	
Income: <\$25,000	91	8.95%	898	10.54%	2,380	12.83%
Income: \$25,000 - \$50,000	175	17.21%	1,076	12.62%	2,579	13.91%
Income: \$50,000 - \$75,000	193	18.98%	1,372	16.10%	3,228	17.41%
Income: \$75,000 - \$100,000	68	6.69%	1,047	12.28%	2,500	13.48%
Income: \$100,000 - \$125,000	81	7.96%	1,164	13.66%	2,546	13.73%
Income: \$125,000 - \$150,000	85	8.36%	780	9.15%	1,522	8.21%
Income: \$150,000 - \$200,000	120	11.80%	1,058	12.41%	1,885	10.17%
Income: \$200,000+	204	20.06%	1,128	13.23%	1,904	10.27%
2014 Avg Household Income	\$129,333		\$117,913		\$106,175	
2014 Med Household Income	\$93,198		\$96,859		\$85,850	

Traffic Count Report

190 Greencastle Rd, Tyrone, GA 30290

Building Type: **General Retail**
 Secondary: -
 GLA: **3,500 SF**
 Year Built: **2007**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Joel Cowan Pkwy	Dogwood Trl	0.05 N	2012	19,983	MPSI	.24
2	Senoia Rd	Dogwood Trl	0.03 N	2012	4,491	MPSI	.38
3	Senoia Rd	Winfair Dr	0.13 S	2012	5,033	MPSI	.57
4	Farmington Dr	Crabapple Ln	0.06 S	2012	944	MPSI	.60
5	Joel Cowan Pkwy	Crabapple Ln	0.20 NE	2012	24,739	MPSI	.82
6	Leisure Trl	Crabapple Ln	0.17 N	2012	27,079	MPSI	.85