

ACWORTH

Hwy 41 and Hwy 92, Acworth, GA 30101

Cobb County



HIGHLIGHTS

For Sale/Lease
County: Cobb
Type: Commercial
Market: Atlanta MSA

CONTACT

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One .748 acre lot available on the Cobb Parkway corridor (Highway 41 at Highway 92) in Acworth, Georgia. Within 5 miles of the site, household incomes average in excess of \$117,000. With the recent expansion of Highway 29, the traffic counts have increased from 27,000+ vehicles to 35,000+ per day.

The site is less than a 5 minute drive from downtown historical Acworth. With its proximity to Allatoona Lake and Lake Acworth, this corridor attracts year-round recreational visitors and lakefront residents.

Surrounding traffic generators include WalMart, Target, Home Depot, Kohl's, and Lowe's.

DEMOGRAPHICS

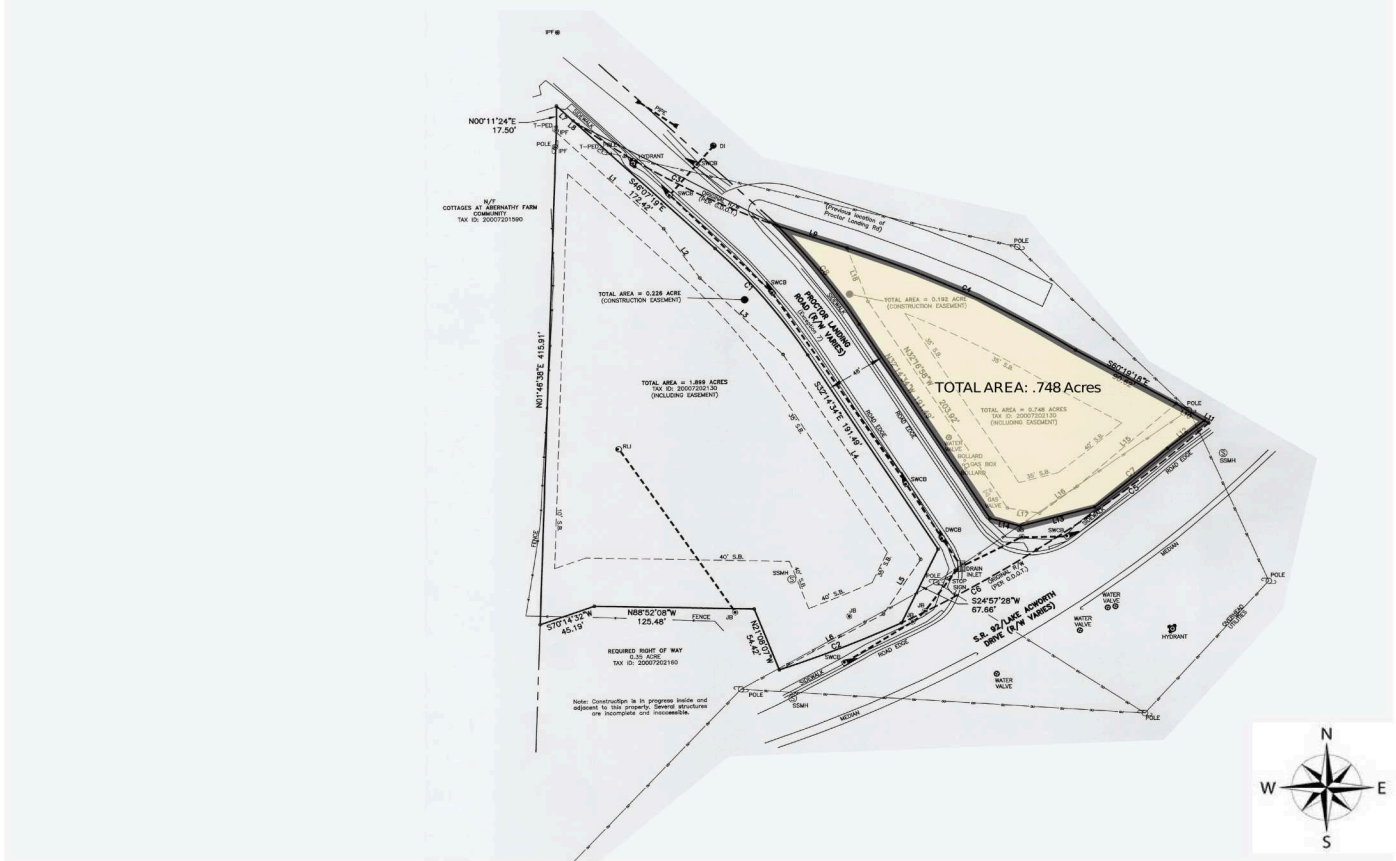
	1 MILE	3 MILES	5 MILES
Population	1,615	35,390	117,876
Daytime Population	2,330	13,051	26,196
Households	586	12,721	40,016
Average Household Income (\$)	110,150	101,060	111,560

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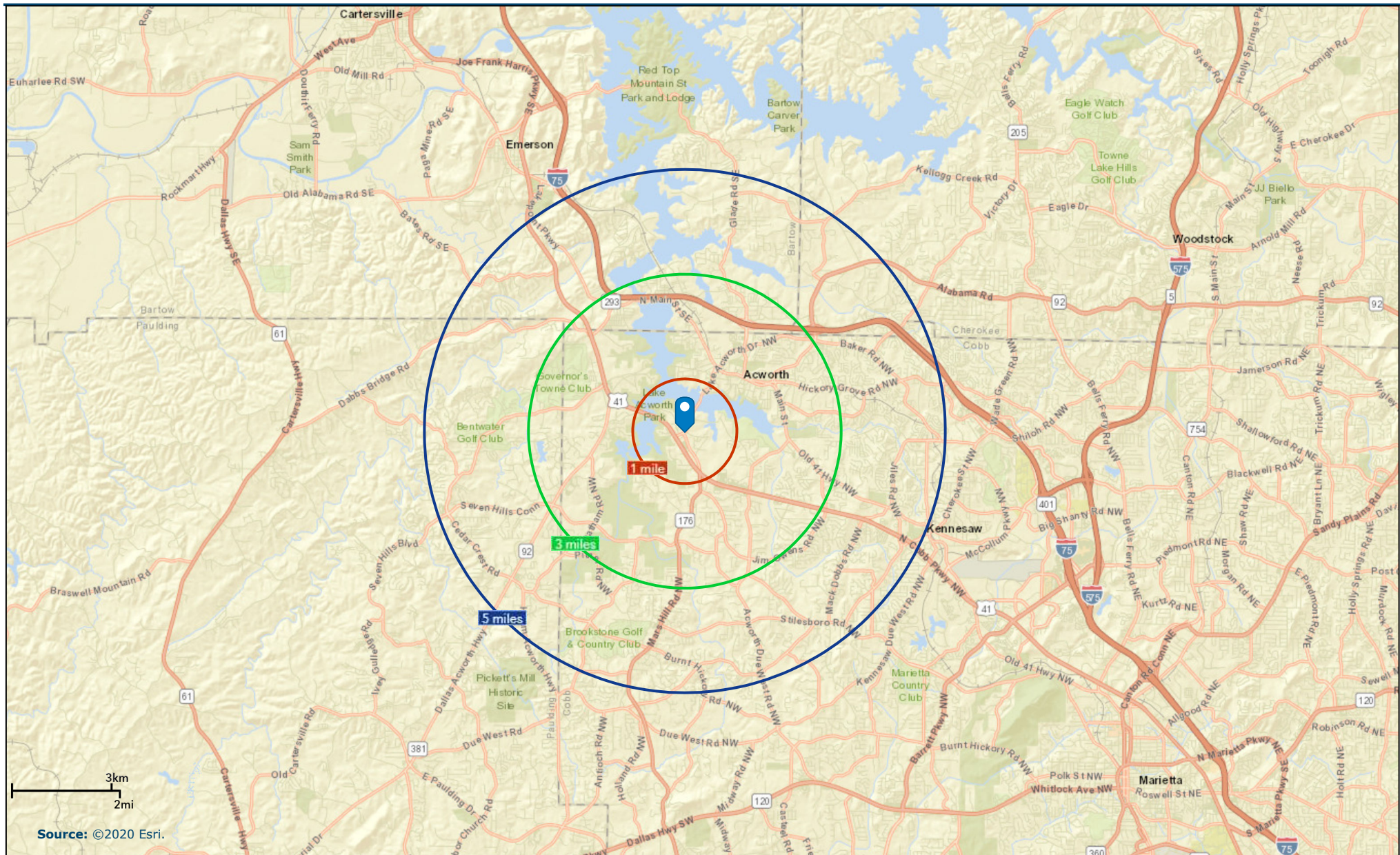


ACWORTH OUTPARCEL SITE PLAN



OP1 Available

.75ac





Executive Summary

Lake Acworth Dr & Proctor Lndg NW, Acworth, Georgia,
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.05108
Longitude: -84.69711

	1 mile	3 miles	5 miles
Population			
2000 Population	1,036	22,490	71,980
2010 Population	1,452	30,824	102,451
2020 Population	1,615	35,390	117,876
2025 Population	1,702	38,647	127,954
2000-2010 Annual Rate	3.43%	3.20%	3.59%
2010-2020 Annual Rate	1.04%	1.36%	1.38%
2020-2025 Annual Rate	1.05%	1.78%	1.65%
2020 Male Population	49.5%	48.8%	49.0%
2020 Female Population	50.5%	51.2%	51.0%
2020 Median Age	39.1	38.1	37.2

In the identified area, the current year population is 117,876. In 2010, the Census count in the area was 102,451. The rate of change since 2010 was 1.38% annually. The five-year projection for the population in the area is 127,954 representing a change of 1.65% annually from 2020 to 2025. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 39.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	68.7%	69.9%	70.0%
2020 Black Alone	18.6%	18.8%	18.4%
2020 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2020 Asian Alone	5.3%	4.1%	4.5%
2020 Pacific Islander Alone	0.1%	0.1%	0.0%
2020 Other Race	3.7%	3.7%	3.6%
2020 Two or More Races	3.4%	3.2%	3.1%
2020 Hispanic Origin (Any Race)	9.5%	9.8%	9.8%

Persons of Hispanic origin represent 9.8% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 56.7 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	132	118	134
2000 Households	394	8,206	25,125
2010 Households	531	11,130	35,055
2020 Total Households	586	12,721	40,016
2025 Total Households	617	13,873	43,361
2000-2010 Annual Rate	3.03%	3.09%	3.39%
2010-2020 Annual Rate	0.97%	1.31%	1.30%
2020-2025 Annual Rate	1.04%	1.75%	1.62%
2020 Average Household Size	2.76	2.78	2.94

The household count in this area has changed from 35,055 in 2010 to 40,016 in the current year, a change of 1.30% annually. The five-year projection of households is 43,361, a change of 1.62% annually from the current year total. Average household size is currently 2.94, compared to 2.92 in the year 2010. The number of families in the current year is 31,027 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

March 23, 2021



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Lake Acworth Dr & Proctor Lndg NW, Acworth, Georgia,
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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	11.3%	12.1%	11.2%
Median Household Income			
2020 Median Household Income	\$82,238	\$78,911	\$89,511
2025 Median Household Income	\$97,308	\$86,396	\$98,223
2020-2025 Annual Rate	3.42%	1.83%	1.87%
Average Household Income			
2020 Average Household Income	\$110,150	\$101,060	\$111,560
2025 Average Household Income	\$127,309	\$113,033	\$124,528
2020-2025 Annual Rate	2.94%	2.26%	2.22%
Per Capita Income			
2020 Per Capita Income	\$38,471	\$36,060	\$38,004
2025 Per Capita Income	\$44,401	\$40,287	\$42,338
2020-2025 Annual Rate	2.91%	2.24%	2.18%

Households by Income

Current median household income is \$89,511 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$98,223 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$111,560 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$124,528 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$38,004 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$42,338 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	206	191	206
2000 Total Housing Units	397	8,540	26,303
2000 Owner Occupied Housing Units	355	6,830	21,719
2000 Renter Occupied Housing Units	39	1,376	3,406
2000 Vacant Housing Units	3	334	1,178
2010 Total Housing Units	558	11,979	37,484
2010 Owner Occupied Housing Units	459	8,655	28,876
2010 Renter Occupied Housing Units	72	2,475	6,179
2010 Vacant Housing Units	27	849	2,429
2020 Total Housing Units	593	13,283	41,930
2020 Owner Occupied Housing Units	491	9,685	32,523
2020 Renter Occupied Housing Units	95	3,035	7,493
2020 Vacant Housing Units	7	562	1,914
2025 Total Housing Units	622	14,451	45,439
2025 Owner Occupied Housing Units	517	10,403	35,180
2025 Renter Occupied Housing Units	100	3,470	8,181
2025 Vacant Housing Units	5	578	2,078

Currently, 77.6% of the 41,930 housing units in the area are owner occupied; 17.9%, renter occupied; and 4.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 37,484 housing units in the area - 77.0% owner occupied, 16.5% renter occupied, and 6.5% vacant. The annual rate of change in housing units since 2010 is 5.11%. Median home value in the area is \$240,743, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.69% annually to \$261,727.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

March 23, 2021



Business Summary

Lake Acworth Dr & Proctor Lndg NW, Acworth, Georgia, 30101
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.05108
Longitude: -84.69711

Data for all businesses in area			1 mile		3 miles				5 miles			
Total Businesses:			207		1,392				3,027			
Total Employees:			2,330		13,051				26,196			
Total Residential Population:			1,615		35,390				117,876			
Employee/Residential Population Ratio (per 100 Residents)			144		37				22			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	4	1.9%	23	1.0%	32	2.3%	224	1.7%	75	2.5%	476	1.8%
Construction	9	4.3%	49	2.1%	116	8.3%	869	6.7%	336	11.1%	2,180	8.3%
Manufacturing	3	1.4%	9	0.4%	39	2.8%	398	3.0%	102	3.4%	1,377	5.3%
Transportation	1	0.5%	4	0.2%	28	2.0%	200	1.5%	71	2.3%	474	1.8%
Communication	2	1.0%	11	0.5%	12	0.9%	66	0.5%	25	0.8%	134	0.5%
Utility	1	0.5%	4	0.2%	3	0.2%	19	0.1%	8	0.3%	69	0.3%
Wholesale Trade	2	1.0%	5	0.2%	36	2.6%	212	1.6%	109	3.6%	944	3.6%
Retail Trade Summary	56	27.1%	1,265	54.3%	319	22.9%	5,183	39.7%	593	19.6%	8,265	31.6%
Home Improvement	5	2.4%	140	6.0%	25	1.8%	700	5.4%	48	1.6%	1,008	3.8%
General Merchandise Stores	3	1.4%	333	14.3%	11	0.8%	800	6.1%	21	0.7%	861	3.3%
Food Stores	5	2.4%	87	3.7%	26	1.9%	575	4.4%	47	1.6%	1,121	4.3%
Auto Dealers, Gas Stations, Auto Aftermarket	6	2.9%	104	4.5%	40	2.9%	360	2.8%	75	2.5%	619	2.4%
Apparel & Accessory Stores	2	1.0%	16	0.7%	11	0.8%	69	0.5%	19	0.6%	107	0.4%
Furniture & Home Furnishings	2	1.0%	22	0.9%	13	0.9%	205	1.6%	40	1.3%	362	1.4%
Eating & Drinking Places	19	9.2%	416	17.9%	106	7.6%	1,882	14.4%	183	6.0%	3,023	11.5%
Miscellaneous Retail	14	6.8%	148	6.4%	85	6.1%	593	4.5%	160	5.3%	1,164	4.4%
Finance, Insurance, Real Estate Summary	23	11.1%	109	4.7%	122	8.8%	563	4.3%	231	7.6%	1,063	4.1%
Banks, Savings & Lending Institutions	6	2.9%	56	2.4%	28	2.0%	225	1.7%	46	1.5%	354	1.4%
Securities Brokers	2	1.0%	5	0.2%	12	0.9%	40	0.3%	26	0.9%	81	0.3%
Insurance Carriers & Agents	8	3.9%	23	1.0%	38	2.7%	153	1.2%	71	2.3%	297	1.1%
Real Estate, Holding, Other Investment Offices	7	3.4%	24	1.0%	46	3.3%	145	1.1%	89	2.9%	331	1.3%
Services Summary	94	45.4%	844	36.2%	585	42.0%	4,991	38.2%	1,234	40.8%	10,492	40.1%
Hotels & Lodging	0	0.0%	0	0.0%	6	0.4%	30	0.2%	16	0.5%	109	0.4%
Automotive Services	5	2.4%	37	1.6%	49	3.5%	236	1.8%	95	3.1%	455	1.7%
Motion Pictures & Amusements	6	2.9%	53	2.3%	41	2.9%	294	2.3%	97	3.2%	647	2.5%
Health Services	28	13.5%	222	9.5%	111	8.0%	831	6.4%	190	6.3%	1,329	5.1%
Legal Services	1	0.5%	3	0.1%	8	0.6%	27	0.2%	16	0.5%	50	0.2%
Education Institutions & Libraries	4	1.9%	232	10.0%	26	1.9%	1,404	10.8%	58	1.9%	3,304	12.6%
Other Services	49	23.7%	299	12.8%	345	24.8%	2,169	16.6%	762	25.2%	4,597	17.5%
Government	0	0.0%	1	0.0%	22	1.6%	294	2.3%	35	1.2%	623	2.4%
Unclassified Establishments	12	5.8%	5	0.2%	79	5.7%	30	0.2%	207	6.8%	100	0.4%
Totals	207	100.0%	2,330	100.0%	1,392	100.0%	13,051	100.0%	3,027	100.0%	26,196	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	1	0.0%	2	0.1%	5	0.0%	4	0.1%	12	0.0%
Mining	0	0.0%	0	0.0%	1	0.1%	18	0.1%	2	0.1%	22	0.1%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%	15	0.1%
Construction	11	5.3%	56	2.4%	127	9.1%	930	7.1%	354	11.7%	2,280	8.7%
Manufacturing	3	1.4%	21	0.9%	44	3.2%	492	3.8%	117	3.9%	1,559	6.0%
Wholesale Trade	2	1.0%	5	0.2%	35	2.5%	200	1.5%	107	3.5%	930	3.6%
Retail Trade	36	17.4%	837	35.9%	203	14.6%	3,164	24.2%	384	12.7%	4,961	18.9%
Motor Vehicle & Parts Dealers	5	2.4%	96	4.1%	28	2.0%	300	2.3%	52	1.7%	514	2.0%
Furniture & Home Furnishings Stores	1	0.5%	3	0.1%	6	0.4%	38	0.3%	17	0.6%	80	0.3%
Electronics & Appliance Stores	1	0.5%	20	0.9%	5	0.4%	118	0.9%	12	0.4%	141	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	5	2.4%	140	6.0%	25	1.8%	700	5.4%	48	1.6%	1,008	3.8%
Food & Beverage Stores	4	1.9%	78	3.3%	21	1.5%	492	3.8%	38	1.3%	999	3.8%
Health & Personal Care Stores	6	2.9%	89	3.8%	31	2.2%	335	2.6%	47	1.6%	450	1.7%
Gasoline Stations	2	1.0%	8	0.3%	13	0.9%	60	0.5%	23	0.8%	105	0.4%
Clothing & Clothing Accessories Stores	2	1.0%	16	0.7%	13	0.9%	73	0.6%	23	0.8%	116	0.4%
Sport Goods, Hobby, Book, & Music Stores	2	1.0%	20	0.9%	13	0.9%	94	0.7%	23	0.8%	396	1.5%
General Merchandise Stores	3	1.4%	333	14.3%	11	0.8%	800	6.1%	21	0.7%	861	3.3%
Miscellaneous Store Retailers	4	1.9%	36	1.5%	30	2.2%	153	1.2%	59	1.9%	252	1.0%
Nonstore Retailers	1	0.5%	0	0.0%	7	0.5%	1	0.0%	21	0.7%	38	0.1%
Transportation & Warehousing	1	0.5%	4	0.2%	18	1.3%	171	1.3%	47	1.6%	359	1.4%
Information	5	2.4%	31	1.3%	23	1.7%	129	1.0%	58	1.9%	346	1.3%
Finance & Insurance	16	7.7%	84	3.6%	77	5.5%	418	3.2%	145	4.8%	758	2.9%
Central Bank/Credit Intermediation & Related Activities	6	2.9%	50	2.1%	27	1.9%	205	1.6%	46	1.5%	341	1.3%
Securities, Commodity Contracts & Other Financial	2	1.0%	11	0.5%	13	0.9%	60	0.5%	27	0.9%	101	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	8	3.9%	23	1.0%	38	2.7%	153	1.2%	72	2.4%	317	1.2%
Real Estate, Rental & Leasing	8	3.9%	23	1.0%	68	4.9%	197	1.5%	131	4.3%	433	1.7%
Professional, Scientific & Tech Services	16	7.7%	110	4.7%	117	8.4%	785	6.0%	281	9.3%	1,624	6.2%
Legal Services	1	0.5%	3	0.1%	9	0.6%	33	0.3%	18	0.6%	60	0.2%
Management of Companies & Enterprises	1	0.5%	4	0.2%	3	0.2%	12	0.1%	5	0.2%	19	0.1%
Administrative & Support & Waste Management & Remediation	10	4.8%	27	1.2%	64	4.6%	428	3.3%	162	5.4%	1,090	4.2%
Educational Services	6	2.9%	243	10.4%	34	2.4%	1,445	11.1%	75	2.5%	3,424	13.1%
Health Care & Social Assistance	31	15.0%	270	11.6%	132	9.5%	1,147	8.8%	242	8.0%	2,112	8.1%
Arts, Entertainment & Recreation	3	1.4%	37	1.6%	31	2.2%	255	2.0%	76	2.5%	535	2.0%
Accommodation & Food Services	19	9.2%	416	17.9%	113	8.1%	1,959	15.0%	205	6.8%	3,217	12.3%
Accommodation	0	0.0%	0	0.0%	6	0.4%	30	0.2%	16	0.5%	109	0.4%
Food Services & Drinking Places	19	9.2%	416	17.9%	108	7.8%	1,929	14.8%	189	6.2%	3,108	11.9%
Other Services (except Public Administration)	26	12.6%	155	6.7%	201	14.4%	973	7.5%	392	13.0%	1,785	6.8%
Automotive Repair & Maintenance	5	2.4%	36	1.5%	38	2.7%	198	1.5%	78	2.6%	401	1.5%
Public Administration	0	0.0%	1	0.0%	22	1.6%	293	2.2%	35	1.2%	615	2.3%
Unclassified Establishments	12	5.8%	5	0.2%	79	5.7%	30	0.2%	207	6.8%	100	0.4%
Total	207	100.0%	2,330	100.0%	1,392	100.0%	13,051	100.0%	3,027	100.0%	26,196	100.0%

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