

MARKET INFORMATION

- The Cobb County School System is the largest single employer in the county with over 20,000 employee and the 2nd largest district in Georgia.
- The immediate trade area median household income is \$75,000 with over 25,000 residents living within a 5-minute drive. The trade area is well-educated with 34.1% having a bachelor's degree or above.
- Powder Springs boasts an excellent school system, high quality parks, trails, and recreational facilities, and an historic downtown.
- Powder Springs is home to the Silver Comet Trail, a 62-mile paved path that stretches to Alabama and attracts more than a million visitors a year. The trail generates \$118 million throughout the state each year.
- High quality affordable government services, outstanding infrastructure, access to a wide variety of cultural, educational and recreational facilities and one of the best climates in the nation combine to make Powder Springs, Georgia, a great place to live and operate a business.



LOCATION

The City of Powder Springs is located in southwest Cobb County and is convenient to Interstates 20, 75 and 285 and is served by a well-developed network of multilane highways including the Richard Sailors Parkway, James Parkway, East-West Connector, West Cobb Parkway and Powder Springs Road.

- | | |
|---------------------|----------|
| • Atlanta, Georgia | 25 miles |
| • Marietta, Georgia | 12 miles |

BROWNSVILLE ROAD
POWDER SPRINGS, GEORGIA
MARKET INFORMATION



Jim Wilson & Associates, LLC

2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024
334 260 2500 (t) | 334 260 2533 (f) | jwacompanies.com

THE OUTPARCEL

7,627 square foot national Auto Parts store being delivered in Q1 of 2020 at which time will be offered for sale.

PROJECTED OPENING DATE

Spring 2020

FOCUS CATEGORIES:

- Grocery
- Restaurants
- Apparel
- Home Furnishings
- Service related uses

MAJOR EMPLOYERS

- Cobb County Schools
- WellStar Health System
- Lockheed Martin Aeronautical
- The Home Depot, Inc.

TRADE AREA / DEMOGRAPHICS

DEMOGRAPHICS	2 Mile Radius	5 Minute Drive Time
2018 Population	17,089	25,882
2018 Households	5,977	9,023
2018 Avg Household Income	\$89,125	\$89,745
Median Age	37.0	37.2
Est. Avg HH Net Worth	\$508,663	\$544,315

CONTACT INFORMATION

Evan Conder

Vice President of Development

334 260 2528 t 334 260 2533 f

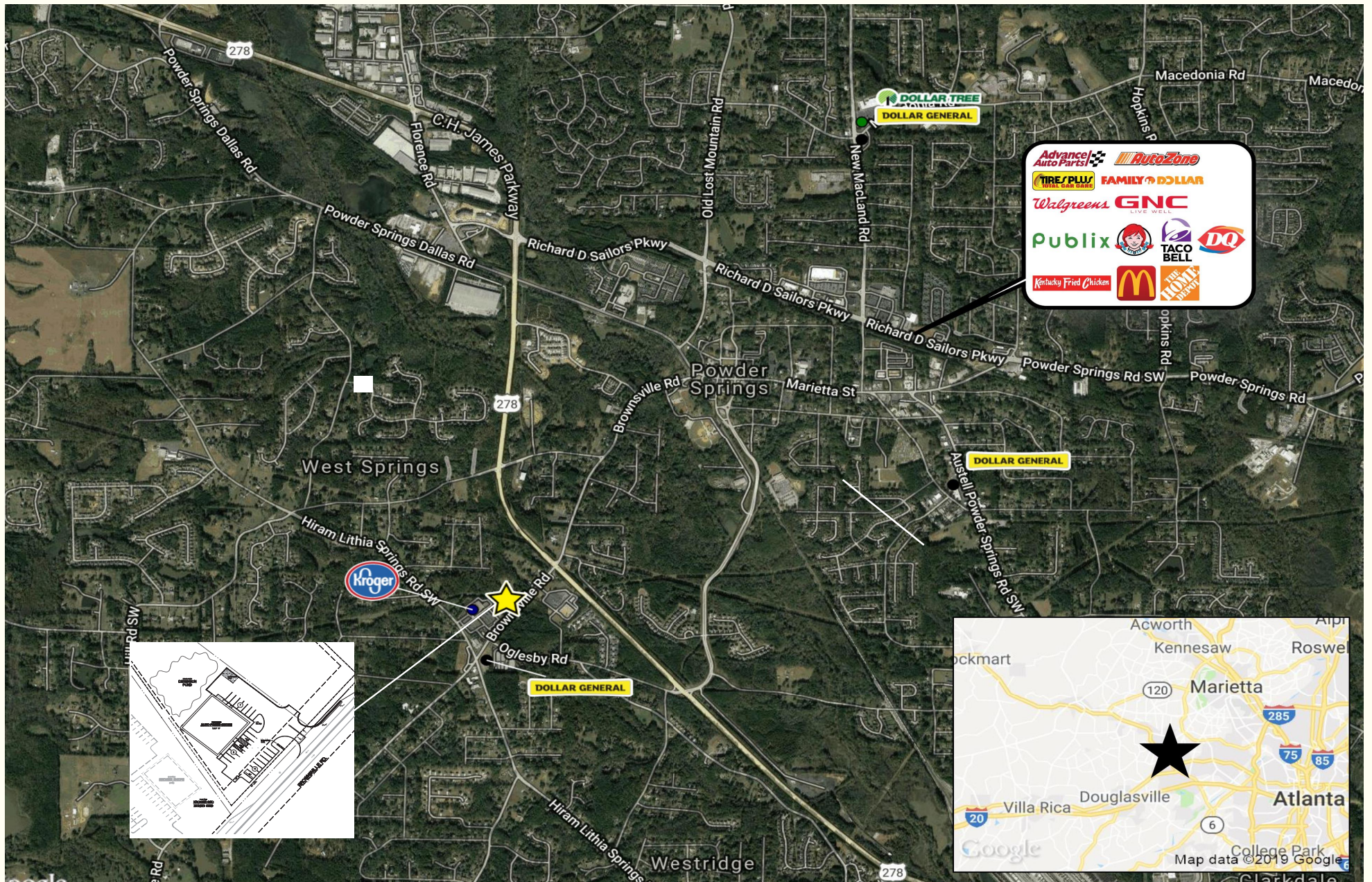
e.conder@jwacompanies.com

BROWNSVILLE ROAD
POWDER SPRINGS, GEORGIA
GENERAL INFORMATION/DEMOGRAPHICS



Jim Wilson & Associates, LLC

2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024
334 260 2500 (t) | 334 260 2533 (f) | jwacompanies.com



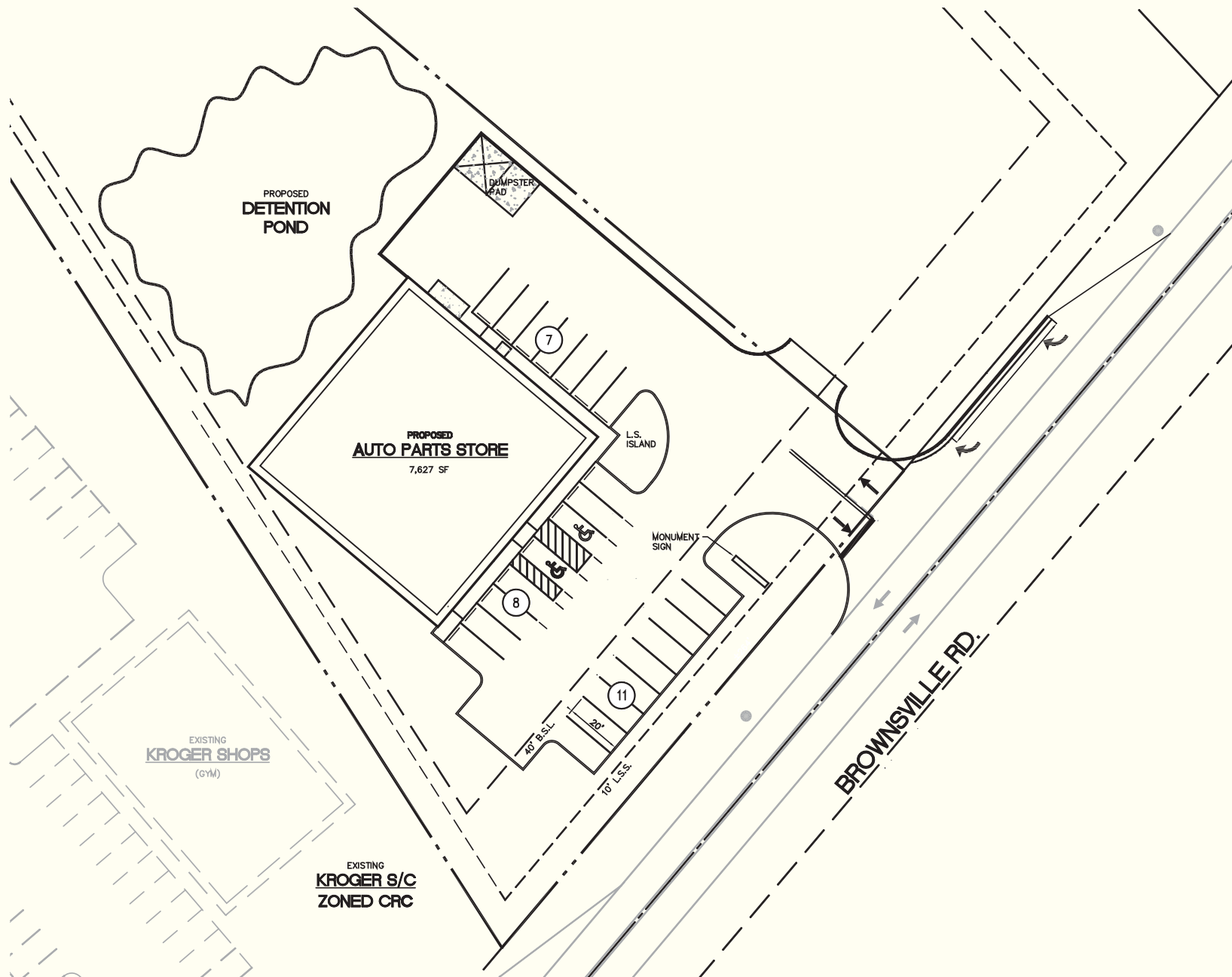
BROWNSVILLE ROAD POWDER SPRINGS, GEORGIA AERIAL / RETAILERS



Jim Wilson & Associates, LLC

2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024

334 260 2500 (t) | 334 260 2533 (f) | jwacompanies.com



BROWNSVILLE ROAD POWDER SPRINGS, GEORGIA SITE PLAN



Jim Wilson & Associates, LLC

2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024

334 260 2500 (t) | 334 260 2533 (f) | jwaccompanies.com