

# 113 Conners Rd



Location: **I-20 W/Douglasville Ind Cluster**  
**I-20 W/Douglasville Ind Submarket**  
**Carroll County**  
**Villa Rica, GA 30180**

Building Type: **Class C Warehouse**  
 Status: **Built Jan 1973**  
 Tenancy: **Multiple Tenant**

Land Area: **5.46 AC**  
 Stories: **1**  
 RBA: **35,203 SF**

Management: -  
 Recorded Owner: -

Total Avail: **35,000 SF**  
 % Leased: **0.6%**

Ceiling Height: **17'0"**  
 Column Spacing: -  
 Drive Ins: **1 - 6'0"w x 11'0"h**  
 Loading Docks: **3 ext**  
 Power: **480a 3p**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: -

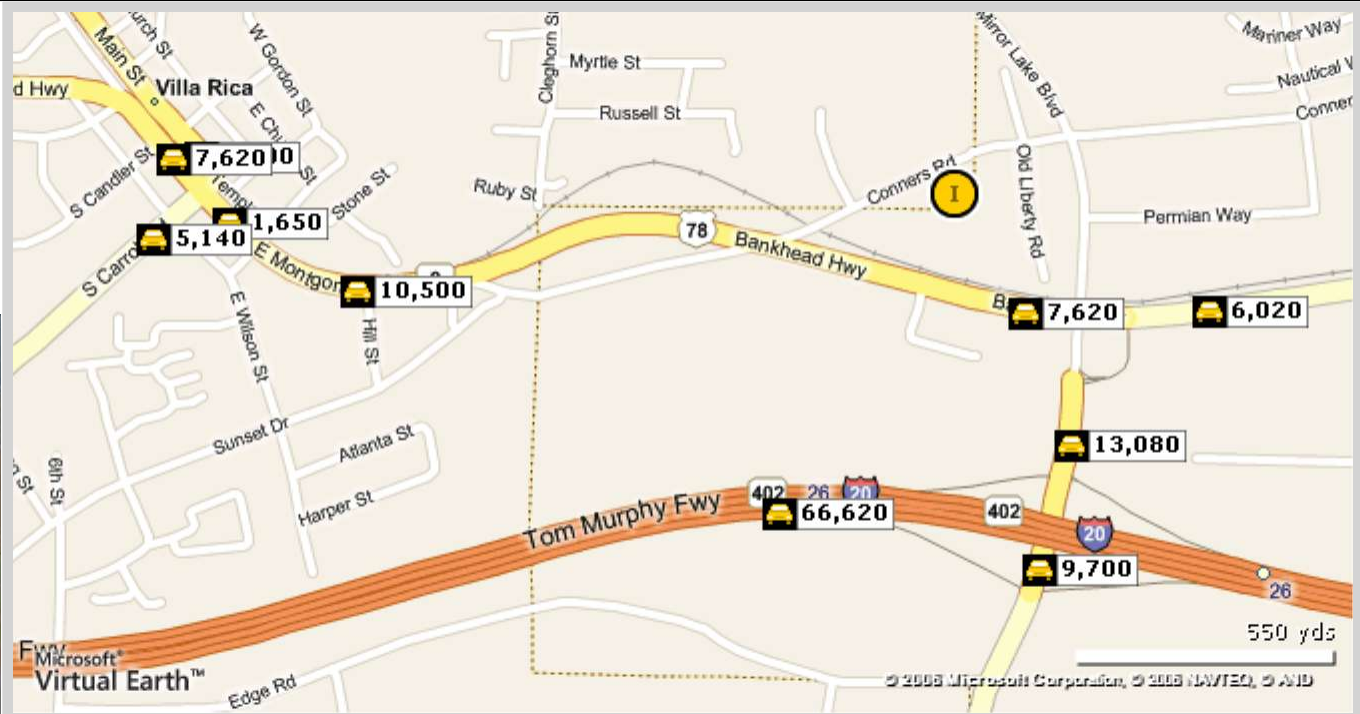
Parcel Number: **V05 0180044**  
 Parking: **23 free Surface Spaces are available**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	35,000	35,000	\$2.21/nnn	Vacant	3-10 yrs	Direct

# Traffic Count Report

113 Conners Rd, Villa Rica, GA 30180

Building Type: **Industrial**  
 RBA: **35,203 SF**  
 Land Area: **5.46 AC**  
 Total Available: **35,000 SF**  
 Warehouse Avail: **35,000 SF**  
 Office Avail: -  
 % Leased: **0.58%**  
 Rent/SF/Yr: **\$2.21**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Bankhead Hwy	Liberty Rd	0.10 E	2007	7,620	AADT	.17
2	Liberty Rd	Flyover Brg	0.04 S	2007	13,080	AADT	.34
3	Bankhead Hwy	Liberty Rd	0.13 W	2007	6,020	AADT	.35
4	I- 20	Liberty Rd	0.33 E	2007	66,620	AADT	.45
5	Liberty Rd	I- 20	0.04 N	2007	9,700	AADT	.48
6	E Montgomery St	Hill St	0.01 E	2007	10,500	AADT	.75
7	E Montgomery St	Stone St	0.05 SE	2005	1,650	AADT	.89
8	Main St	N Carroll Rd	0.03 SE	2007	5,900	AADT	.93
9	W Bankhead Hwy	S Candler St	0.02 NW	2007	7,620	AADT	.96
10	S Carroll Rd	Spring St	0.27 SW	2005	5,140	AADT	.99

# Demographic Detail Report

113 Conners Rd, Villa Rica, GA 30180

Building Type: **Industrial**  
 RBA: **35,203 SF**  
 Land Area: **5.46 AC**  
 Total **35,000 SF**

Warehse Avail: **35,000 SF**  
 Office Avail: **-**  
 % Leased: **0.58%**  
 Rent/SF/Yr: **\$2.21**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2015 Projection	2,206	19,431	38,962
2010 Estimate	1,851	16,085	32,666
2000 Census	834	6,757	17,351
Growth 2010 - 2015	19.20%	20.80%	19.30%
Growth 2000 - 2010	121.90%	138.10%	88.30%
<b>2010 Population by Age</b>	<b>1,851</b>	<b>16,085</b>	<b>32,666</b>
Age 0 - 4	143 7.73%	1,221 7.59%	2,472 7.57%
Age 5 - 9	139 7.51%	1,192 7.41%	2,467 7.55%
Age 10 - 14	134 7.24%	1,158 7.20%	2,440 7.47%
Age 15 - 17	78 4.21%	686 4.26%	1,411 4.32%
Age 18 - 20	75 4.05%	652 4.05%	1,267 3.88%
Age 21 - 24	94 5.08%	798 4.96%	1,436 4.40%
Age 25 - 34	236 12.75%	2,075 12.90%	4,124 12.62%
Age 35 - 44	252 13.61%	2,261 14.06%	4,868 14.90%
Age 45 - 49	142 7.67%	1,251 7.78%	2,639 8.08%
Age 50 - 54	126 6.81%	1,129 7.02%	2,358 7.22%
Age 55 - 59	112 6.05%	998 6.20%	2,038 6.24%
Age 60 - 64	94 5.08%	831 5.17%	1,713 5.24%
Age 65 - 74	126 6.81%	1,087 6.76%	2,114 6.47%
Age 75 - 84	72 3.89%	549 3.41%	992 3.04%
Age 85 and over	28 1.51%	195 1.21%	327 1.00%
Age 16 and over	1,409 76.12%	12,285 76.38%	24,812 75.96%
Age 18 and over	1,357 73.31%	11,827 73.53%	23,875 73.09%
Age 21 and over	1,282 69.26%	11,175 69.47%	22,608 69.21%
Age 65 and over	225 12.16%	1,831 11.38%	3,433 10.51%
<b>Median Age</b>	<b>36.00</b>	<b>36.20</b>	<b>36.50</b>
<b>Average Age</b>	<b>36.60</b>	<b>36.40</b>	<b>36.20</b>

## Demographic Detail Report

113 Conners Rd, Villa Rica, GA 30180

Radius	1 Mile	3 Mile	5 Mile
<b>2010 Population By Race</b>	<b>1,851</b>	<b>16,085</b>	<b>32,666</b>
White	1,290 69.69%	11,596 72.09%	24,622 75.38%
Black or African American	490 26.47%	3,655 22.72%	6,375 19.52%
American Indian and Alaska Native	14 0.76%	89 0.55%	142 0.43%
Asian	10 0.54%	98 0.61%	257 0.79%
Native Hawaiian and Pacific Islander	0 0.00%	5 0.03%	12 0.04%
Other Race	24 1.30%	401 2.49%	713 2.18%
Two or More Races	23 1.24%	241 1.50%	544 1.67%
<b>2010 Population by Hispanic Origin</b>	<b>1,851</b>	<b>16,085</b>	<b>32,666</b>
Not Hispanic or Latino	1,765 95.35%	15,232 94.70%	31,066 95.10%
Hispanic or Latino:	85 4.59%	853 5.30%	1,599 4.89%
Mexican	47 2.54%	475 2.95%	878 2.69%
Puerto Rican	8 0.43%	86 0.53%	168 0.51%
Cuban	2 0.11%	22 0.14%	43 0.13%
Other Hispanic or Latino	29 1.57%	270 1.68%	511 1.56%
<b>2010 Age 5+ Language at Home</b>	<b>1,708</b>	<b>14,863</b>	<b>30,193</b>
Speak Only English	1,677 98.19%	14,583 98.12%	29,457 97.56%
Speak Asian or Pacific Island	0 0.00%	2 0.01%	21 0.07%
Speak IndoEuropean	6 0.35%	106 0.71%	259 0.86%
Speak Spanish	25 1.46%	169 1.14%	437 1.45%
Speak Other Language	0 0.00%	3 0.02%	19 0.06%
<b>2010 Median Age, Male</b>	<b>34.80</b>	<b>35.30</b>	<b>35.80</b>
<b>2010 Average Age, Male</b>	<b>35.70</b>	<b>35.60</b>	<b>35.50</b>
<b>Median Age, Female</b>	<b>37.20</b>	<b>37.10</b>	<b>37.10</b>
<b>Average Age, Female</b>	<b>37.50</b>	<b>37.20</b>	<b>36.90</b>
<b>2010 Population by Employment Status (Age 16+)</b>	<b>1,409</b>	<b>12,285</b>	<b>24,812</b>
In Armed Forces	0 0.00%	6 0.05%	36 0.15%
Civilian, Employed	711 50.46%	6,259 50.95%	13,052 52.60%
Civilian, Unemployed	94 6.67%	786 6.40%	1,525 6.15%
Not In Labor Force	604 42.87%	5,234 42.60%	10,199 41.11%
<b>2010 Population by Occupation Classification (Age 16+)</b>	<b>711</b>	<b>6,259</b>	<b>13,052</b>
Blue Collar	213 29.96%	1,754 28.02%	3,618 27.72%
White Collar	365 51.34%	3,397 54.27%	7,358 56.37%
Service	133 18.71%	1,108 17.70%	2,076 15.91%

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Radius	1 Mile	3 Mile	5 Mile
<b>2000 Population by Marital Status (Age 15+)</b>	<b>1,436</b>	<b>12,514</b>	<b>25,287</b>
Total, Never Married	484 33.70%	3,470 27.73%	6,108 24.15%
Married	656 45.68%	6,673 53.32%	14,695 58.11%
Widowed	105 7.31%	781 6.24%	1,437 5.68%
Divorced	191 13.30%	1,590 12.71%	3,047 12.05%
Males Divorced	24	269	700
Females Divorced	60	392	770
Males, Never Married	115	749	1,488
Females Never Married	92	554	1,156
<b>2010 Population by Education</b>	<b>1,189</b>	<b>10,377</b>	<b>21,172</b>
Less Than 9Th Grade	136 11.44%	1,107 10.67%	1,787 8.44%
Some High School, No Diploma	202 16.99%	1,671 16.10%	3,137 14.82%
High School Graduate (Includes Equivalency)	418 35.16%	3,723 35.88%	7,920 37.41%
Some College, No Degree	204 17.16%	1,910 18.41%	4,147 19.59%
Associate Degree	86 7.23%	618 5.96%	1,228 5.80%
Bachelor Degree	85 7.15%	821 7.91%	1,862 8.79%
Advanced Degrees	58 4.88%	527 5.08%	1,091 5.15%
<b>2010 Population by Occupation (Age 16+)</b>	<b>845</b>	<b>7,366</b>	<b>15,127</b>
Management, Business, & Financial	208 24.62%	1,724 23.40%	3,782 25.00%
Professional & Related Occupations	16 1.89%	156 2.12%	358 2.37%
Services	372 44.02%	3,307 44.90%	6,440 42.57%
Sales & Office	65 7.69%	727 9.87%	1,619 10.70%
Farming, Fishing, and Forestry	0 0.00%	6 0.08%	17 0.11%
Construction and Extraction, Maint	68 8.05%	552 7.49%	1,148 7.59%
Production & Transportation	116 13.73%	894 12.14%	1,763 11.65%
<b>2010 Workers by Travel Time to Work (Age 16+)</b>	<b>711</b>	<b>6,265</b>	<b>13,088</b>
Less Than 15 Minutes	185 26.02%	1,516 24.20%	2,644 20.20%
15 to 29 Minutes	178 25.04%	1,762 28.12%	3,854 29.45%
30 to 44 Minutes	163 22.93%	1,279 20.42%	2,633 20.12%
45 to 59 Minutes	89 12.52%	789 12.59%	1,802 13.77%
60+ Minutes	96 13.50%	919 14.67%	2,155 16.47%

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113 Conners Rd, Villa Rica, GA 30180

Radius	1 Mile	3 Mile	5 Mile
<b>Households</b>			
2015 Projection	881	7,040	13,808
2010 Estimate	734	5,827	11,570
2000 Census	305	2,475	6,143
Growth 2010 - 2015	20.10%	20.80%	19.30%
Growth 2000 - 2010	140.70%	135.40%	88.30%
<b>2000 Households by HH Size</b>			
	<b>305</b>	<b>2,474</b>	<b>6,143</b>
1-Person Households	71 23.28%	506 20.45%	1,068 17.39%
2-Person Households	97 31.80%	772 31.20%	1,965 31.99%
3-Person Households	56 18.36%	494 19.97%	1,261 20.53%
4-Person Households	50 16.39%	430 17.38%	1,150 18.72%
5-Person Households	19 6.23%	162 6.55%	442 7.20%
6-Person Households	6 1.97%	66 2.67%	165 2.69%
7 or more Person Households	6 1.97%	44 1.78%	92 1.50%
<b>2010 Average Household Size</b>			
	<b>2.52</b>	<b>2.76</b>	<b>2.82</b>
<b>2010 Households by HH Income</b>			
	<b>735</b>	<b>5,827</b>	<b>11,571</b>
Income Less than \$15,000	95 12.93%	697 11.96%	1,160 10.03%
Income: \$15,000 - \$24,999	95 12.93%	690 11.84%	1,115 9.64%
Income: \$25,000 - \$34,999	75 10.20%	543 9.32%	1,016 8.78%
Income: \$35,000 - \$49,999	116 15.78%	968 16.61%	2,044 17.66%
Income: \$50,000 - \$74,999	150 20.41%	1,286 22.07%	2,920 25.24%
Income: \$75,000 - \$99,999	148 20.14%	1,121 19.24%	2,168 18.74%
Income: \$100,000 - \$149,999	42 5.71%	404 6.93%	910 7.86%
Income: \$150,000 - \$249,999	13 1.77%	110 1.89%	208 1.80%
Income: \$250,000 - \$499,999	1 0.14%	8 0.14%	26 0.22%
Income: \$500,000 or more	0 0.00%	0 0.00%	4 0.03%
2010 Avg Household Income	\$54,125	\$55,862	\$58,653
2010 Med Household Income	\$48,233	\$50,204	\$52,846
2010 Per Capita Income	\$19,295	\$19,994	\$20,785
<b>2010 Occupied Housing</b>			
	<b>734</b>	<b>5,827</b>	<b>11,570</b>
Owner Occupied	486 66.21%	4,191 71.92%	9,032 78.06%
Renter Occupied	248 33.79%	1,636 28.08%	2,538 21.94%

# Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
<b>2010 Housing Value - Owner Occupied</b>	<b>486</b>		<b>4,193</b>		<b>9,032</b>	
Value Less than \$20,000	10	2.06%	107	2.55%	206	2.28%
Value \$20,000 - \$39,999	32	6.58%	432	10.30%	895	9.91%
Value \$40,000 - \$59,999	66	13.58%	538	12.83%	995	11.02%
Value \$60,000 - \$79,999	82	16.87%	617	14.72%	1,194	13.22%
Value \$80,000 - \$99,999	61	12.55%	543	12.95%	1,166	12.91%
Value \$100,000 - \$149,999	130	26.75%	1,083	25.83%	2,611	28.91%
Value \$150,000 - \$199,999	41	8.44%	352	8.39%	884	9.79%
Value \$200,000 - \$299,999	47	9.67%	370	8.82%	752	8.33%
Value \$300,000 - \$399,999	12	2.47%	108	2.58%	240	2.66%
Value \$400,000 - \$499,999	2	0.41%	19	0.45%	43	0.48%
Value \$500,000 - \$749,999	0	0.00%	6	0.14%	21	0.23%
Value \$750,000 - \$999,999	0	0.00%	0	0.00%	0	0.00%
Value \$1,000,000 or more	3	0.62%	18	0.43%	25	0.28%
<b>2010 Med Housing Val-Owner Occupied</b>	<b>\$98,222</b>		<b>\$96,072</b>		<b>\$100,864</b>	
<b>2000 Housing Units by Units in Structure</b>	<b>337</b>		<b>2,756</b>		<b>6,717</b>	
1 Unit Attached	2	0.59%	8	0.29%	9	0.13%
1 Unit Detached	244	72.40%	1,998	72.50%	5,107	76.03%
2 Units	36	10.68%	167	6.06%	189	2.81%
3 - 19 Units	33	9.79%	160	5.81%	195	2.90%
20 - 49 Units	3	0.89%	16	0.58%	18	0.27%
50 or more Units	2	0.59%	8	0.29%	8	0.12%
Mobile Home or Trailer	17	5.04%	399	14.48%	1,191	17.73%
Boat, RV, Van, Etc.	0	0.00%	0	0.00%	0	0.00%
<b>2010 Housing Units by Yr Built</b>	<b>844</b>		<b>7,091</b>		<b>13,518</b>	
Built 1999 to Present	464	54.98%	4,293	60.54%	7,526	55.67%
Built 1995 to 1998	43	5.09%	378	5.33%	1,082	8.00%
Built 1990 to 1994	21	2.49%	197	2.78%	558	4.13%
Built 1980 to 1989	61	7.23%	524	7.39%	1,267	9.37%
Built 1970 to 1979	70	8.29%	581	8.19%	1,316	9.74%
Built 1960 to 1969	34	4.03%	259	3.65%	531	3.93%
Built 1950 to 1959	81	9.60%	433	6.11%	609	4.51%
Built 1940 to 1949	26	3.08%	148	2.09%	213	1.58%
Built 1939 or Earlier	44	5.21%	278	3.92%	416	3.08%
<b>2010 Median Year Built</b>	<b>2000</b>		<b>2000</b>		<b>2000</b>	