

82 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 1992**
 Tenancy: **Single Tenant**

Land Area: **1.30 AC**
 Stories: **1**
 RBA: **12,586 SF**

Management: -
 Recorded Owner: -

Total Avail: **12,586 SF**
 % Leased: **0%**

Ceiling Height: **16'0"**
 Column Spacing: -
 Drive Ins: **2 - 6'0"w x 12'0"h**
 Loading Docks: **2 ext**
 Power: **Heavy**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **None**
 Const Mat: **Masonry**
 Utilities: **Gas, Heating, Lighting, Sewer, Water**

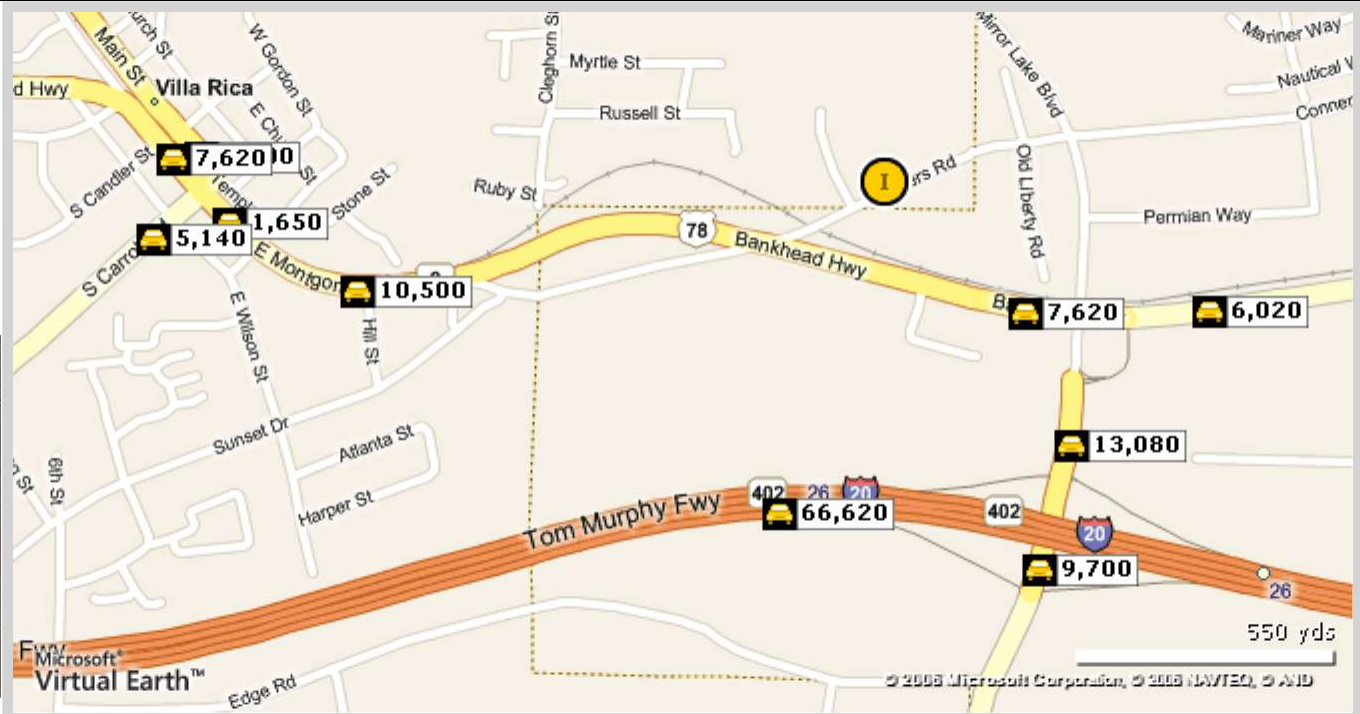
Parcel Number: **V05 0180069**
 Parking: **10 free Surface Spaces are available**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	12,586	12,586	\$1.40/nn	Vacant	12 mnths	Direct

Traffic Count Report

82 Conners Rd, Villa Rica, GA 30180

Building Type: **Industrial**
 RBA: **12,586 SF**
 Land Area: **1.3 AC**
 Total Available: **12,586 SF**
 Warehouse Avail: **12,586 SF**
 Office Avail: -
 % Leased: **0%**
 Rent/SF/Yr: **\$1.40**



	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	.24
2	Liberty Rd	Flyover Brg	0.04 S	2007	13,080	AADT	.40
3	I- 20	Liberty Rd	0.33 E	2007	66,620	AADT	.43
4	Bankhead Hwy	Liberty Rd	0.13 W	2007	6,020	AADT	.43
5	Liberty Rd	I- 20	0.04 N	2007	9,700	AADT	.51
6	E Montgomery St	Hill St	0.01 E	2007	10,500	AADT	.66
7	E Montgomery St	Stone St	0.05 SE	2005	1,650	AADT	.81
8	Main St	N Carroll Rd	0.03 SE	2007	5,900	AADT	.84
9	W Bankhead Hwy	S Candler St	0.02 NW	2007	7,620	AADT	.88
10	S Carroll Rd	Spring St	0.27 SW	2005	5,140	AADT	.90

Demographic Summary Report

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Warehse Avail: **12,586 SF**
 Office Avail: **-**
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 Rent/SF/Yr: **\$1.40**



Radius	1 Mile	3 Mile	5 Mile
Population			
2015 Projection	3,089	19,704	38,457
2010 Estimate	2,579	16,325	32,235
2000 Census	1,062	6,873	16,938
Growth 2010 - 2015	19.80%	20.70%	19.30%
Growth 2000 - 2010	142.80%	137.50%	90.30%
2010 Population by Hispanic Origin	116	866	1,581
2010 Population By Race	2,579	16,325	32,235
White	1,808 70.10%	11,799 72.28%	24,396 75.68%
Black or African American	678 26.29%	3,677 22.52%	6,191 19.21%
American Indian and Alaska Native	19 0.74%	90 0.55%	141 0.44%
Asian	12 0.47%	103 0.63%	255 0.79%
Native Hawaiian and Pacific Islander	0 0.00%	6 0.04%	12 0.04%
Other Race	27 1.05%	407 2.49%	710 2.20%
Two or More Races	35 1.36%	244 1.49%	529 1.64%
Households			
2015 Projection	1,166	7,154	13,646
2010 Estimate	968	5,927	11,432
2000 Census	372	2,523	6,007
Growth 2010 - 2015	20.40%	20.70%	19.40%
Growth 2000 - 2010	160.20%	134.90%	90.30%
Owner Occupied	620 64.05%	4,262 71.91%	8,921 78.04%
Renter Occupied	348 35.95%	1,665 28.09%	2,511 21.96%
2010 Households by HH Income	969	5,927	11,433
Income Less Than \$15,000	133 13.73%	710 11.98%	1,142 9.99%
Income: \$15,000 - \$24,999	133 13.73%	706 11.91%	1,102 9.64%
Income: \$25,000 - \$34,999	96 9.91%	553 9.33%	1,000 8.75%
Income: \$35,000 - \$49,999	146 15.07%	986 16.64%	2,011 17.59%
Income: \$50,000 - \$74,999	186 19.20%	1,307 22.05%	2,887 25.25%
Income: \$75,000 - \$99,999	189 19.50%	1,136 19.17%	2,155 18.85%
Income: \$100,000 - \$149,999	67 6.91%	409 6.90%	901 7.88%
Income: \$150,000 - \$249,999	18 1.86%	112 1.89%	206 1.80%
Income: \$250,000 - \$499,999	1 0.10%	8 0.13%	26 0.23%
Income: \$500,000 or more	0 0.00%	0 0.00%	3 0.03%
2010 Avg Household Income	\$54,154	\$55,736	\$58,731
2010 Med Household Income	\$47,264	\$50,110	\$52,964
2010 Per Capita Income	\$19,354	\$19,979	\$20,831

Demographic Detail Report

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 Total **12,586 SF**

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2000 Census	1,062	6,873	16,938
Growth 2010 - 2015	19.80%	20.70%	19.30%
Growth 2000 - 2010	142.80%	137.50%	90.30%
2010 Population by Age	2,579	16,325	32,235
Age 0 - 4	202 7.83%	1,237 7.58%	2,438 7.56%
Age 5 - 9	192 7.44%	1,209 7.41%	2,432 7.54%
Age 10 - 14	183 7.10%	1,175 7.20%	2,404 7.46%
Age 15 - 17	108 4.19%	697 4.27%	1,391 4.32%
Age 18 - 20	107 4.15%	662 4.06%	1,250 3.88%
Age 21 - 24	140 5.43%	807 4.94%	1,421 4.41%
Age 25 - 34	336 13.03%	2,105 12.89%	4,081 12.66%
Age 35 - 44	343 13.30%	2,298 14.08%	4,800 14.89%
Age 45 - 49	194 7.52%	1,271 7.79%	2,602 8.07%
Age 50 - 54	171 6.63%	1,149 7.04%	2,326 7.22%
Age 55 - 59	151 5.85%	1,013 6.21%	2,009 6.23%
Age 60 - 64	130 5.04%	843 5.16%	1,690 5.24%
Age 65 - 74	180 6.98%	1,106 6.77%	2,088 6.48%
Age 75 - 84	101 3.92%	557 3.41%	979 3.04%
Age 85 and over	40 1.55%	197 1.21%	323 1.00%
Age 16 and over	1,966 76.23%	12,471 76.39%	24,494 75.99%
Age 18 and over	1,894 73.44%	12,007 73.55%	23,570 73.12%
Age 21 and over	1,787 69.29%	11,345 69.49%	22,319 69.24%
Age 65 and over	321 12.45%	1,860 11.39%	3,390 10.52%
Median Age	35.60	36.20	36.50
Average Age	36.50	36.40	36.20

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Radius	1 Mile	3 Mile	5 Mile
2010 Population By Race	2,579	16,325	32,235
White	1,808 70.10%	11,799 72.28%	24,396 75.68%
Black or African American	678 26.29%	3,677 22.52%	6,191 19.21%
American Indian and Alaska Native	19 0.74%	90 0.55%	141 0.44%
Asian	12 0.47%	103 0.63%	255 0.79%
Native Hawaiian and Pacific Islander	0 0.00%	6 0.04%	12 0.04%
Other Race	27 1.05%	407 2.49%	710 2.20%
Two or More Races	35 1.36%	244 1.49%	529 1.64%
2010 Population by Hispanic Origin	2,579	16,325	32,235
Not Hispanic or Latino	2,462 95.46%	15,460 94.70%	30,653 95.09%
Hispanic or Latino:	116 4.50%	866 5.30%	1,581 4.90%
Mexican	63 2.44%	481 2.95%	867 2.69%
Puerto Rican	10 0.39%	88 0.54%	166 0.51%
Cuban	3 0.12%	22 0.13%	42 0.13%
Other Hispanic or Latino	41 1.59%	274 1.68%	507 1.57%
2010 Age 5+ Language at Home	2,378	15,087	29,797
Speak Only English	2,339 98.36%	14,796 98.07%	29,069 97.56%
Speak Asian or Pacific Island	0 0.00%	2 0.01%	21 0.07%
Speak IndoEuropean	12 0.50%	109 0.72%	260 0.87%
Speak Spanish	27 1.14%	177 1.17%	428 1.44%
Speak Other Language	0 0.00%	3 0.02%	19 0.06%
2010 Median Age, Male	34.20	35.30	35.80
2010 Average Age, Male	35.40	35.70	35.50
Median Age, Female	37.10	37.10	37.10
Average Age, Female	37.60	37.20	36.90
2010 Population by Employment Status (Age 16+)	1,967	12,471	24,492
In Armed Forces	0 0.00%	6 0.05%	36 0.15%
Civilian, Employed	981 49.87%	6,350 50.92%	12,901 52.67%
Civilian, Unemployed	136 6.91%	795 6.37%	1,505 6.14%
Not In Labor Force	850 43.21%	5,320 42.66%	10,050 41.03%
2010 Population by Occupation Classification (Age 16+)	980	6,349	12,901
Blue Collar	289 29.49%	1,779 28.02%	3,565 27.63%
White Collar	499 50.92%	3,444 54.24%	7,287 56.48%
Service	192 19.59%	1,126 17.74%	2,049 15.88%

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Radius	1 Mile	3 Mile	5 Mile
2000 Population by Marital Status (Age 15+)	2,003	12,704	24,961
Total, Never Married	670 33.45%	3,505 27.59%	6,056 24.26%
Married	938 46.83%	6,787 53.42%	14,498 58.08%
Widowed	139 6.94%	795 6.26%	1,418 5.68%
Divorced	256 12.78%	1,617 12.73%	2,989 11.97%
Males Divorced	28	274	678
Females Divorced	75	399	748
Males, Never Married	137	758	1,463
Females Never Married	116	558	1,140
2010 Population by Education	1,647	10,538	20,899
Less Than 9Th Grade	218 13.24%	1,116 10.59%	1,755 8.40%
Some High School, No Diploma	286 17.36%	1,699 16.12%	3,092 14.79%
High School Graduate (Includes Equivalency)	553 33.58%	3,786 35.93%	7,830 37.47%
Some College, No Degree	284 17.24%	1,951 18.51%	4,083 19.54%
Associate Degree	109 6.62%	620 5.88%	1,215 5.81%
Bachelor Degree	124 7.53%	831 7.89%	1,848 8.84%
Advanced Degrees	73 4.43%	535 5.08%	1,076 5.15%
2010 Population by Occupation (Age 16+)	1,173	7,477	14,951
Management, Business, & Financial	269 22.93%	1,744 23.32%	3,731 24.95%
Professional & Related Occupations	26 2.22%	159 2.13%	356 2.38%
Services	534 45.52%	3,363 44.98%	6,367 42.59%
Sales & Office	93 7.93%	739 9.88%	1,614 10.80%
Farming, Fishing, and Forestry	1 0.09%	6 0.08%	15 0.10%
Construction and Extraction, Maint	98 8.35%	559 7.48%	1,128 7.54%
Production & Transportation	152 12.96%	907 12.13%	1,740 11.64%
2010 Workers by Travel Time to Work (Age 16+)	980	6,356	12,937
Less Than 15 Minutes	277 28.27%	1,539 24.21%	2,608 20.16%
15 to 29 Minutes	249 25.41%	1,804 28.38%	3,814 29.48%
30 to 44 Minutes	206 21.02%	1,286 20.23%	2,602 20.11%
45 to 59 Minutes	116 11.84%	803 12.63%	1,780 13.76%
60+ Minutes	132 13.47%	924 14.54%	2,133 16.49%

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Growth 2010 - 2015	20.40%	20.70%	19.40%
Growth 2000 - 2010	160.20%	134.90%	90.30%
2000 Households by HH Size			
	373	2,523	6,007
1-Person Households	85 22.79%	516 20.45%	1,046 17.41%
2-Person Households	118 31.64%	787 31.19%	1,924 32.03%
3-Person Households	69 18.50%	505 20.02%	1,234 20.54%
4-Person Households	62 16.62%	438 17.36%	1,121 18.66%
5-Person Households	23 6.17%	165 6.54%	430 7.16%
6-Person Households	8 2.14%	67 2.66%	163 2.71%
7 or more Person Households	8 2.14%	45 1.78%	89 1.48%
2010 Average Household Size			
	2.66	2.75	2.82
2010 Households by HH Income			
	969	5,927	11,433
Income Less than \$15,000	133 13.73%	710 11.98%	1,142 9.99%
Income: \$15,000 - \$24,999	133 13.73%	706 11.91%	1,102 9.64%
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2010 Occupied Housing			
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Renter Occupied	348 35.95%	1,665 28.09%	2,511 21.96%

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Radius	1 Mile		3 Mile		5 Mile	
2010 Housing Value - Owner Occupied	621		4,262		8,921	
Value Less than \$20,000	14	2.25%	107	2.51%	201	2.25%
Value \$20,000 - \$39,999	37	5.96%	439	10.30%	881	9.88%
Value \$40,000 - \$59,999	89	14.33%	549	12.88%	971	10.88%
Value \$60,000 - \$79,999	108	17.39%	630	14.78%	1,178	13.20%
Value \$80,000 - \$99,999	86	13.85%	555	13.02%	1,163	13.04%
Value \$100,000 - \$149,999	164	26.41%	1,089	25.55%	2,579	28.91%
Value \$150,000 - \$199,999	49	7.89%	360	8.45%	872	9.77%
Value \$200,000 - \$299,999	55	8.86%	378	8.87%	746	8.36%
Value \$300,000 - \$399,999	14	2.25%	110	2.58%	241	2.70%
Value \$400,000 - \$499,999	2	0.32%	20	0.47%	43	0.48%
Value \$500,000 - \$749,999	0	0.00%	7	0.16%	21	0.24%
Value \$750,000 - \$999,999	0	0.00%	0	0.00%	0	0.00%
Value \$1,000,000 or more	3	0.48%	18	0.42%	25	0.28%
2010 Med Housing Val-Owner Occupied	\$96,250		\$95,909		\$100,992	
2000 Housing Units by Units in Structure	420		2,809		6,573	
1 Unit Attached	2	0.48%	8	0.28%	9	0.14%
1 Unit Detached	310	73.81%	2,037	72.52%	5,031	76.54%
2 Units	44	10.48%	167	5.95%	189	2.88%
3 - 19 Units	36	8.57%	160	5.70%	193	2.94%
20 - 49 Units	3	0.71%	16	0.57%	18	0.27%
50 or more Units	2	0.48%	8	0.28%	8	0.12%
Mobile Home or Trailer	23	5.48%	413	14.70%	1,125	17.12%
Boat, RV, Van, Etc.	0	0.00%	0	0.00%	0	0.00%
2010 Housing Units by Yr Built	1,139		7,203		13,372	
Built 1999 to Present	660	57.95%	4,342	60.28%	7,494	56.04%
Built 1995 to 1998	51	4.48%	383	5.32%	1,069	7.99%
Built 1990 to 1994	30	2.63%	198	2.75%	540	4.04%
Built 1980 to 1989	71	6.23%	544	7.55%	1,230	9.20%
Built 1970 to 1979	80	7.02%	595	8.26%	1,283	9.59%
Built 1960 to 1969	44	3.86%	272	3.78%	526	3.93%
Built 1950 to 1959	103	9.04%	437	6.07%	606	4.53%
Built 1940 to 1949	37	3.25%	148	2.05%	212	1.59%
Built 1939 or Earlier	63	5.53%	284	3.94%	412	3.08%
2010 Median Year Built	2000		2000		2000	