

# CROFTHOUSE

## West Cobb



**New Mixed-Use Retail & Office in Powder Springs**

**2820 Macedonia Road Powder Springs, GA 30127**



For more information contact: **Todd Semrau** | [tsemrau@oakrep.com](mailto:tsemrau@oakrep.com) | (404) 371-4100

# Property Highlights



297 Apartments, 98 Townhomes,  
51 Single Family Homes



High street visibility: pin corner space with  
red light interchange



6,000 SF of in line retail  
5,000 SF outparcel available



Ideal for restaurant, retailer, fitness, flex-  
office



Very busy retail submarket:  
11.9 million SF of inventory  
40,250 SF of retail under construction  
Low vacancy rate



23,000 vehicles per day at the corner of  
Macedonia Rd and Ernest W Barrett Pkwy



Near to Silver Comet Trail  
Wal-Mart Super Center  
Wellstar Hospital  
Seven Springs Water Park

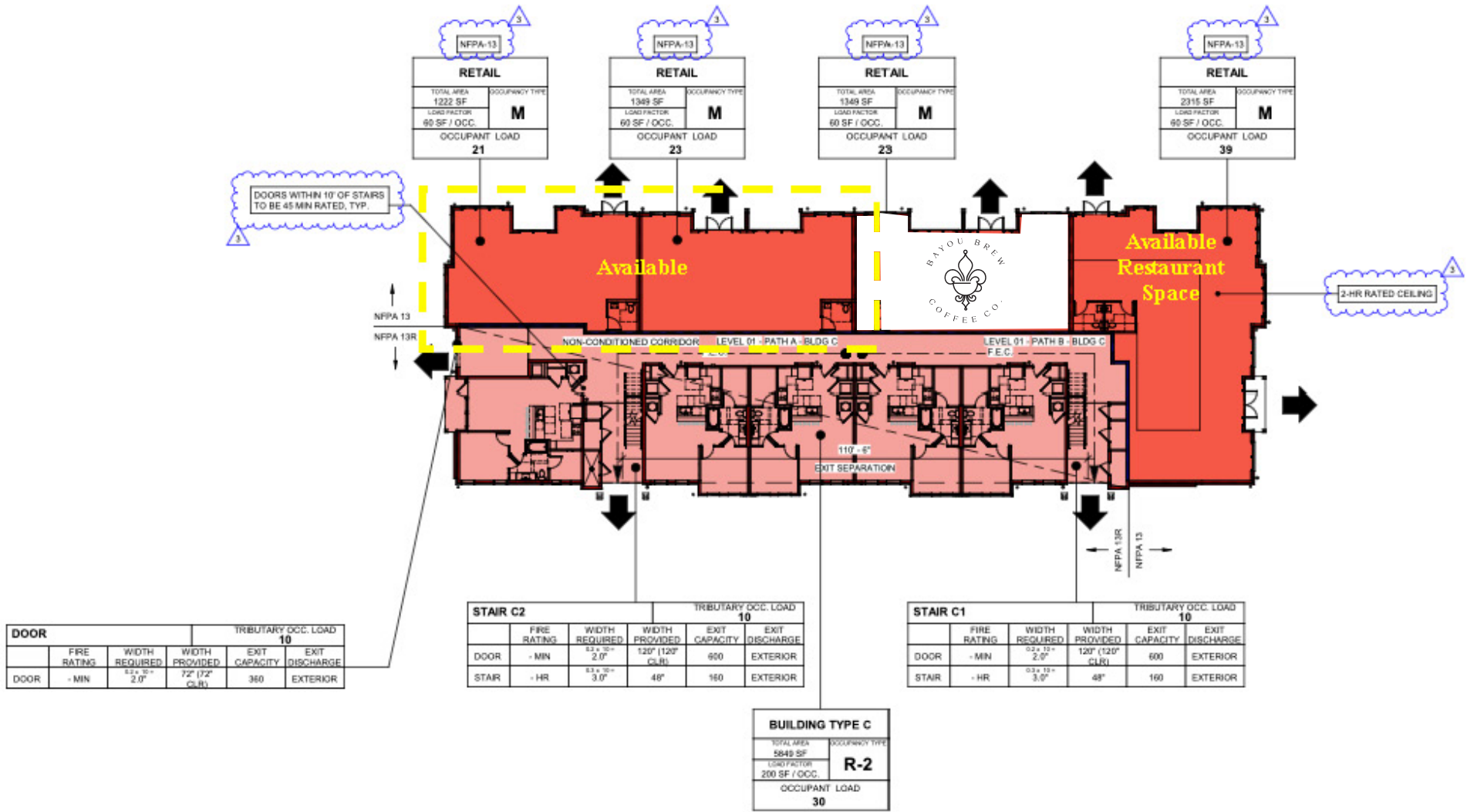


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## Site Plans



OAKHURST  
REALTY  
PARTNERS



DOOR		TRIBUTARY OCC. LOAD 10			
FIRE RATING	WIDTH REQUIRED	WIDTH PROVIDED	EXIT CAPACITY	EXIT DISCHARGE	
- MIN	53" x 36"	72" (72" CLR)	360	EXTERIOR	

STAIR C2		TRIBUTARY OCC. LOAD 10			
FIRE RATING	WIDTH REQUIRED	WIDTH PROVIDED	EXIT CAPACITY	EXIT DISCHARGE	
- MIN	53" x 36"	120" (120" CLR)	600	EXTERIOR	
- HR	53" x 36"	48"	160	EXTERIOR	

STAIR C1		TRIBUTARY OCC. LOAD 10			
FIRE RATING	WIDTH REQUIRED	WIDTH PROVIDED	EXIT CAPACITY	EXIT DISCHARGE	
- MIN	53" x 36"	120" (120" CLR)	600	EXTERIOR	
- HR	53" x 36"	48"	160	EXTERIOR	

BUILDING TYPE C	
TOTAL AREA	5849 SF
OCCUPANCY TYPE	R-2
LOAD FACTOR	200 SF / OCC.
OCCUPANT LOAD	30

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## Demographics and Lifestyle Segmentation

### Within 5 Miles of Subject Property



**158,049**

*Population*



**\$114,434**

*Average Household Income*



**55,632**

*Total Households*



**3,642**

*Businesses*



**36,592**

*Employees*

### Lifestyle Segmentation: Workday Drive



We're affluent and family-oriented, with a country flavor. We live outside the city, but close enough for our professional jobs. Both parents work to support our growing children, and we love

time-saving innovations like online banking and housekeeping services.

- » Education: 40.5% college graduates; more than 72% with some college education.
- » High labor force participation rate at 71%; two out of three households include two plus workers.
- » Connected, with a host of wireless devices—anything that enables convenience, like banking, paying bills, or even shopping online.
- » Well insured and invested in a range of funds, from savings accounts or bonds to stocks.

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## New Mixed-Use Retail & Office in Powder Springs

Located 25 miles northwest of Atlanta, Powder Springs is your hometown destination for outdoor family fun and recreation. The beautiful historic downtown and new Thurman Springs Park is host to numerous events, concerts, shopping, and has connecting trails and routes to the popular Silver Comet Trail. Other Powder Springs attractions include: The Seafood Festival, Skint Chestnut Brewery, the Seven Springs Museum, the nationally known Cobb County BMX park, McEacheren sports and arts complex, integrated city bike and pedestrian trails, and our many recreational parks. In addition to our local attractions, Powder Springs is in close proximity to Cobb County and Metro Atlanta tourism attractions, like Six Flags and Sleepy Hollow Farms.

