

BELLS FERRY POINT

5333 BELLS FERRY ROAD, ACWORTH, GA 30102

LEASING PACKAGE



**RENT READY
OFFICE**

RISE  **PROPERTY
GROUP**
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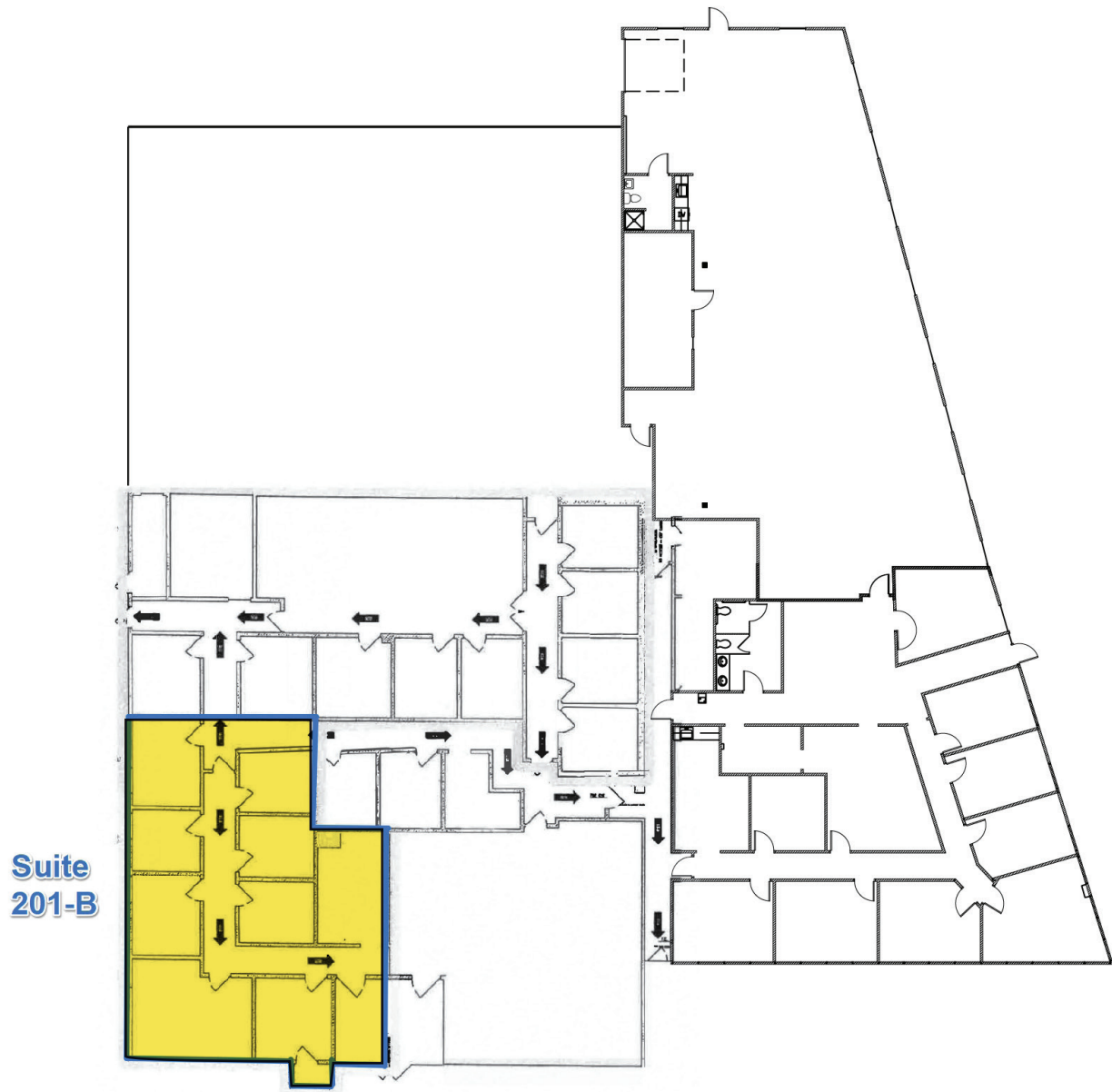
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Suite 201-B

AVAILABLE SPACES

SUITE	UNIT DESCRIPTION
Suite 201-B	2,276 SF

PROPERTY HIGHLIGHTS

- Private Kitchen
- Conference Room
- 6 Offices
- Rent Ready
- 10' Ceiling Height
- GC Zoning

INTERIOR PHOTOS



AREA DEMOGRAPHICS



POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	6,763	75,503	176,312
2024 Population	7,121	79,355	182,874
2029 Population Projection	7,787	85,984	196,804
Annual Growth 2020-2024	1.30%	1.30%	0.90%
Annual Growth 2024-2029	1.90%	1.70%	1.50%
Median Age	38.4	37	37.8
Bachelor's Degree or Higher	30%	37%	38%

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2020 Households	2,470	27,550	64,545
2024 Households	2,612	28,988	66,924
2029 Household Projection	2,871	31,452	72,132
Annual Growth 2020-2024	1.00%	1.60%	1.30%
Annual Growth 2024-2029	2.00%	1.70%	1.60%
Owner Occupied Households	1,869	20,196	49,060
Renter Occupied Households	1,002	11,256	23,072
Avg Household Size	2.7	2.7	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$88M	\$990.5M	\$2.4B

INCOME	1 MILES	3 MILES	5 MILES
Avg Household Income	\$96,459	\$100,338	\$107,674
Median Household Income	\$83,439	\$85,489	\$89,669
< \$25,000	372	3,510	7,588
\$25,000 - 50,000	370	4,449	9,209
\$50,000 - 75,000	378	4,856	10,989
\$75,000 - 100,000	551	4,003	9,675
\$100,000 - 125,000	316	3,934	8,731
\$125,000 - 150,000	255	2,760	5,985
\$150,000 - 200,000	170	3,539	8,588
\$200,000+	200	1,938	6,161



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BUILDING RELATIONSHIPS. EXECUTING DEALS.

Every property is unique. It takes proper skills and expertise to understand the nuances of valuing, marketing, and executing commercial real estate transactions. At Rise Property Group, we provide a standard of excellence to our clients, driven by our principled approach. Our four guiding principles are: relationships, integrity, hustle, and innovation.