

FORMER KFC

ATLANTA, GA



OFFERING MEMORANDUM



FORMER KFC

ATLANTA, GA

FORMER KFC
ATLANTA, GA

Financial Overview

LOCATION

1880 Metropolitan Parkway Southwest
Atlanta, GA 30315

ANNUALIZED OPERATING DATA

Rentable Square Feet	1,464
Year Built / Renovated	1980/2004
Lot Size	0.58 Acres
Type of Ownership	Fee Simple

TENANT SUMMARY

Tenant Trade Name	Former KFC
Ownership	N/A
Tenant	N/A
Lease Type	N/A
Roof and Structure	N/A
Lease Term	N/A
Lease Commencement Date	N/A
Rent Commencement Date	N/A
Lease Expiration Date	N/A
Term Remaining on Lease	N/A
Increases	N/A



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Property Summary



THE OFFERING

Property Former KFC
Property Address 1880 Metropolitan Parkway Southwest
Atlanta, GA 30315

SITE DESCRIPTION

Year Built/Renovated 1980 / 2004
Rentable Square Feet 1,464
Lot Size 0.58 Acres
Type of Ownership Fee Simple

PROPERTY DESCRIPTION

FORMER KFC

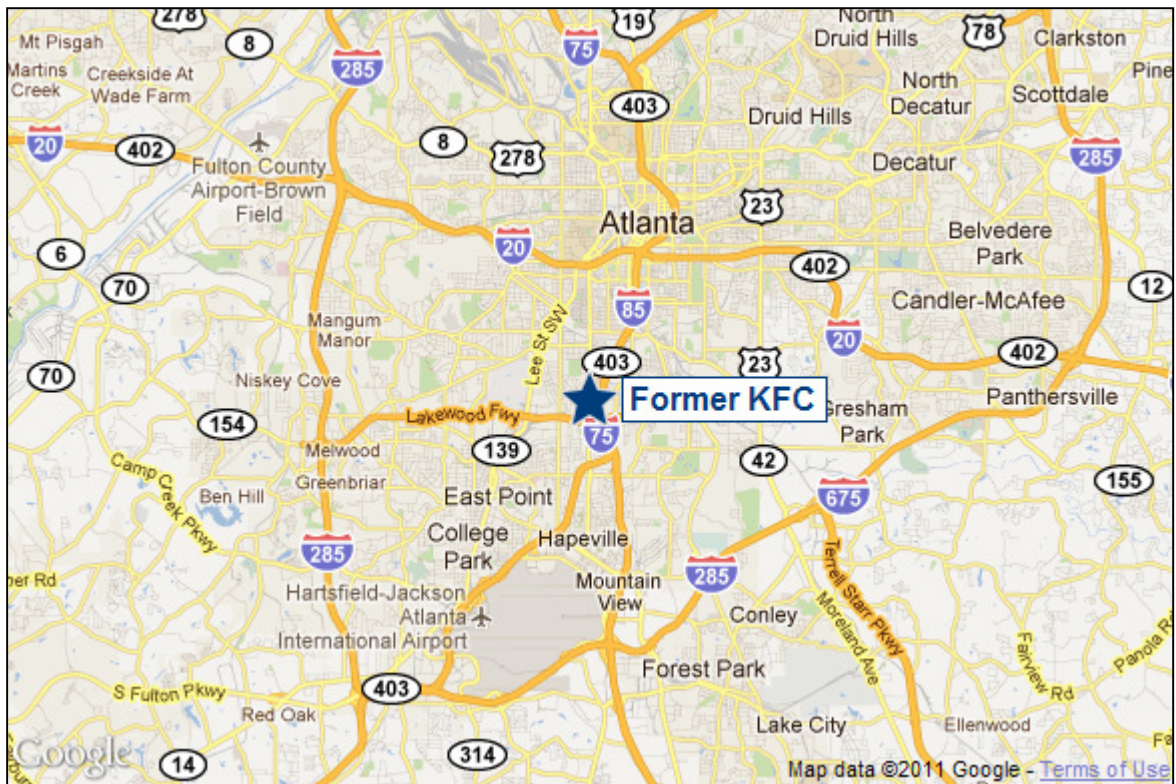
ATLANTA, GA

PROPERTY DESCRIPTION

Area Maps



LOCAL MAP



REGIONAL MAP

FORMER KFC
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Aerial Photo



PROPERTY DESCRIPTION



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Demographic Report

DEMOGRAPHIC ANALYSIS

	1 Mile	3 Miles	5 Miles
1990 Population	10,636	106,045	243,189
2000 Population	10,480	106,101	251,068
2010 Population	12,311	120,163	281,945
2015 Population	12,560	127,261	302,305
1990 Households	4,165	37,201	87,747
2000 Households	3,965	36,580	90,651
2010 Households	4,247	37,510	93,850
2015 Households	4,230	38,916	99,704
2010 Average Household Size	2.83	3.02	2.80
2010 Daytime Population	2,942	40,364	227,668
1990 Median Housing Value	\$50,251	\$49,691	\$53,411
2000 Median Housing Value	\$66,492	\$70,586	\$79,520
2000 Owner Occupied Housing Units	40.77%	35.56%	35.49%
2000 Renter Occupied Housing Units	49.92%	54.57%	54.26%
2000 Vacant	9.31%	9.88%	10.25%
2010 Owner Occupied Housing Units	40.59%	36.41%	36.70%
2010 Renter Occupied Housing Units	41.78%	44.41%	44.02%
2010 Vacant	17.64%	19.18%	19.29%
2015 Owner Occupied Housing Units	40.60%	35.95%	36.24%
2015 Renter Occupied Housing Units	41.88%	44.66%	44.28%
2015 Vacant	17.52%	19.39%	19.48%
\$ 0 - \$14,999	27.2%	29.4%	26.7%
\$ 15,000 - \$24,999	15.7%	16.7%	15.5%
\$ 25,000 - \$34,999	13.5%	14.5%	13.2%
\$ 35,000 - \$49,999	16.6%	14.8%	14.9%
\$ 50,000 - \$74,999	14.7%	13.2%	14.8%
\$ 75,000 - \$99,999	5.3%	5.4%	6.9%
\$100,000 - \$124,999	1.8%	2.6%	3.4%
\$125,000 - \$149,999	1.9%	1.2%	1.7%
\$150,000 - \$199,999	1.8%	1.2%	1.6%
\$200,000 - \$249,999	0.3%	0.2%	0.3%
\$250,000 +	1.2%	1.0%	1.1%
2010 Median Household Income	\$30,813	\$27,679	\$30,770
2010 Per Capita Income	\$17,962	\$15,950	\$18,889
2010 Average Household Income	\$46,989	\$43,149	\$47,782

Demographic data © 2010 by Experian/Applied Geographic Solutions.

Summary Report

Geography: 5 Miles

Population

In 2010, the population in your selected geography was 281,945. The population has changed by 12.30% since 2000. It is estimated that the population in your area will be 302,305 five years from now, which represents a change of 7.22% from the current year. The current population is 48.8% male and 51.3% female. The median age of the population in your area is 33.4, compare this to the US average which is 37.1. The population density in your area is 3,589.57 people per square mile.

Households

There are currently 93,850 households in your selected geography. The number of households has changed by 3.53% since 2000. It is estimated that the number of households in your area will be 99,704 five years from now, which represents a change of 6.24% from the current year. The average household size in your area is 2.80 persons.

Income

In 2010, the median household income for your selected geography is \$30,770, compare this to the US average which is currently \$51,517. The median household income for your area has changed by 21.91% since 2000. It is estimated that the median household income in your area will be \$32,505 five years from now, which represents a change of 5.64% from the current year.

The current year per capita income in your area is \$18,889, compare this to the US average, which is \$27,867. The current year average household income in your area is \$47,782, compare this to the US average which is \$72,148.

Race & Ethnicity

The current year racial makeup of your selected area is as follows: 21.3% White, 71.0% Black, 0.5% Native American and 1.6% Asian/Pacific Islander. Compare these to US averages which are: 73.52% White, 12.42% Black, 0.76% Native American and 4.60% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 8.2% of the current year population in your selected area. Compare this to the US average of 15.45%.

Housing

The median housing value in your area was \$79,520 in 2000, compare this to the \$US average of \$115,194 for the same year. In 2000, there were 35,845 owner occupied housing units in your area and there were 54,806 renter occupied housing units in your area. The median rent at the time was \$449.

Employment

In 2010, there are 227,668 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 50.8% of employees are employed in white-collar occupations in this geography, and 49.2% are employed in blue-collar occupations. In 2010, unemployment in this area is 16.44%. In 2000, the median time traveled to work was 27.4 minutes.