

# FLORENCE RD - WAREHOUSE WITH IOS

3190 Florence Rd | Powder Springs, GA



# UNITED

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RETAIL | OFFICE | INDUSTRIAL | LAND | INVESTMENTS



# THE SPACE

Location	3190 Florence Rd Powder Springs, GA 30127
County	Cobb
APN	19-0675-0-017-0
Cross Street	US Hwy 278
Traffic Count	11,300
Square Feet	20,000
Annual Rent PSF	\$10.50
Lease Type	NNN

**Notes**     NNN = \$1.64 psf

## HIGHLIGHTS

- Stand Alone Building
- Large Break/Training Room
- Covered Extra Storage Behind Building
- Multiple Front Offices
- Warehouse Offices
- Warehouse Restrooms
- Warehouse Breakroom
- Concrete Apron on Dock Side
- 15' Wide Roll-Up Door
- Fully Air-Conditioned Warehouse
- 5,000 SF Fenced-in front IOS
- 6,000 SF Fenced-in back IOS



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,171	40,725	105,258

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$123,778	\$122,231	\$123,814

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,753	14,297	36,101

## PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	20,000
LAND SF	87,991
LAND ACRES	2.02
YEAR BUILT	1999
YEAR RENOVATED	2014
ZONING TYPE	LI
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	317x314x316x318
NUMBER OF PARKING SPACES	20+
PARKING RATIO	1/1000
CEILING HEIGHT	14'
DOCK HIGH DOORS	(2) 12' and 8' wide
GRADE LEVEL DOORS	(1)-14' and (3)-12' wide
COLUMN SPACING	24'
FENCED YARD	Yes
OFFICE SF	3,500
OFFICE TO WAREHOUSE RATIO	17%

## MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	3 ph - 400A - 480V
LIGHTING	LED
COMPRESSED AIR LINES	Yes

## CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Steel
EXTERIOR	Meta
PARKING SURFACE	Asphalt and Concrete
ROOF	Metal
LANDSCAPING	Front minimal

## TENANT INFORMATION

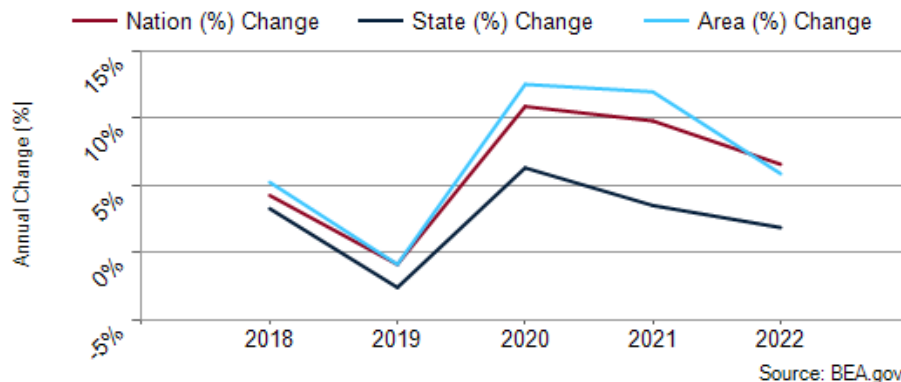
LEASE TYPE	NNN
MULTI-TENANT OPTION	Available



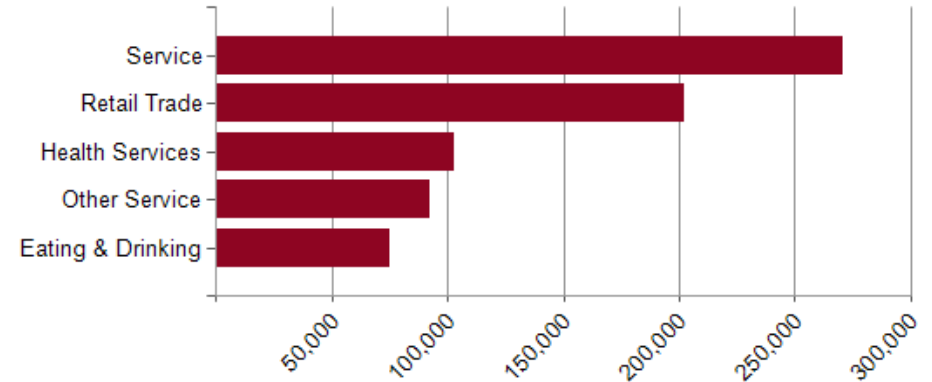
## Proximity to Major Transportation Routes

- Powder Springs is strategically located near major highways and interstates, facilitating efficient transportation and distribution for industrial operations.
- Growing Industrial Development: The city has seen significant investments in logistics and warehousing facilities, such as the recent construction of a 347,000-square-foot logistics warehouse on Innovative Way, indicating a supportive environment for industrial growth.
- Access to Skilled Workforce: The area's development initiatives and proximity to educational institutions contribute to a pool of skilled labor suitable for various industrial and manufacturing roles.
- Community Infrastructure Investments: Powder Springs has been investing in infrastructure improvements, including transportation and public facilities, enhancing the overall business environment.
- Supportive Economic Policies: The city's upgraded bond rating and financial policies reflect a stable economic environment, which can be beneficial for businesses considering long-term investments.

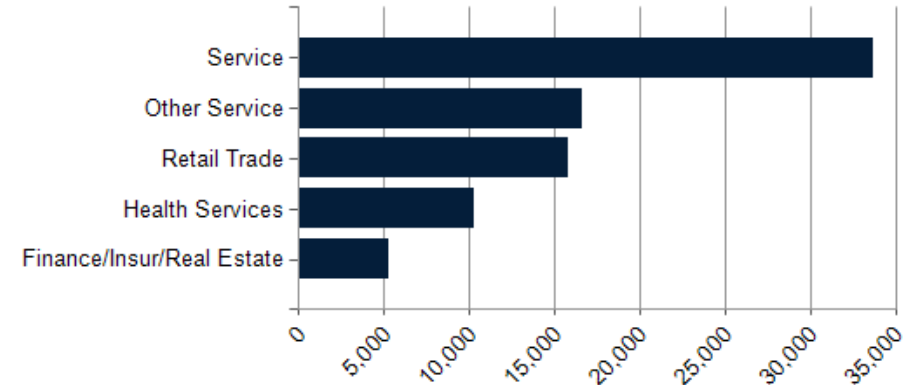
## Cobb County GDP Trend



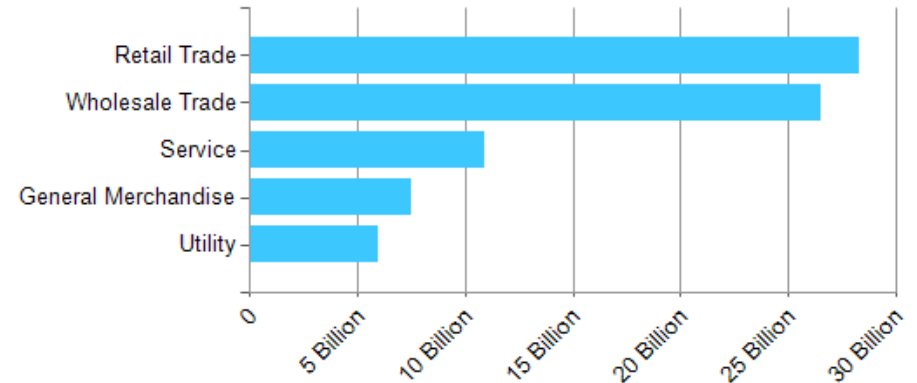
## Major Industries by Employee Count



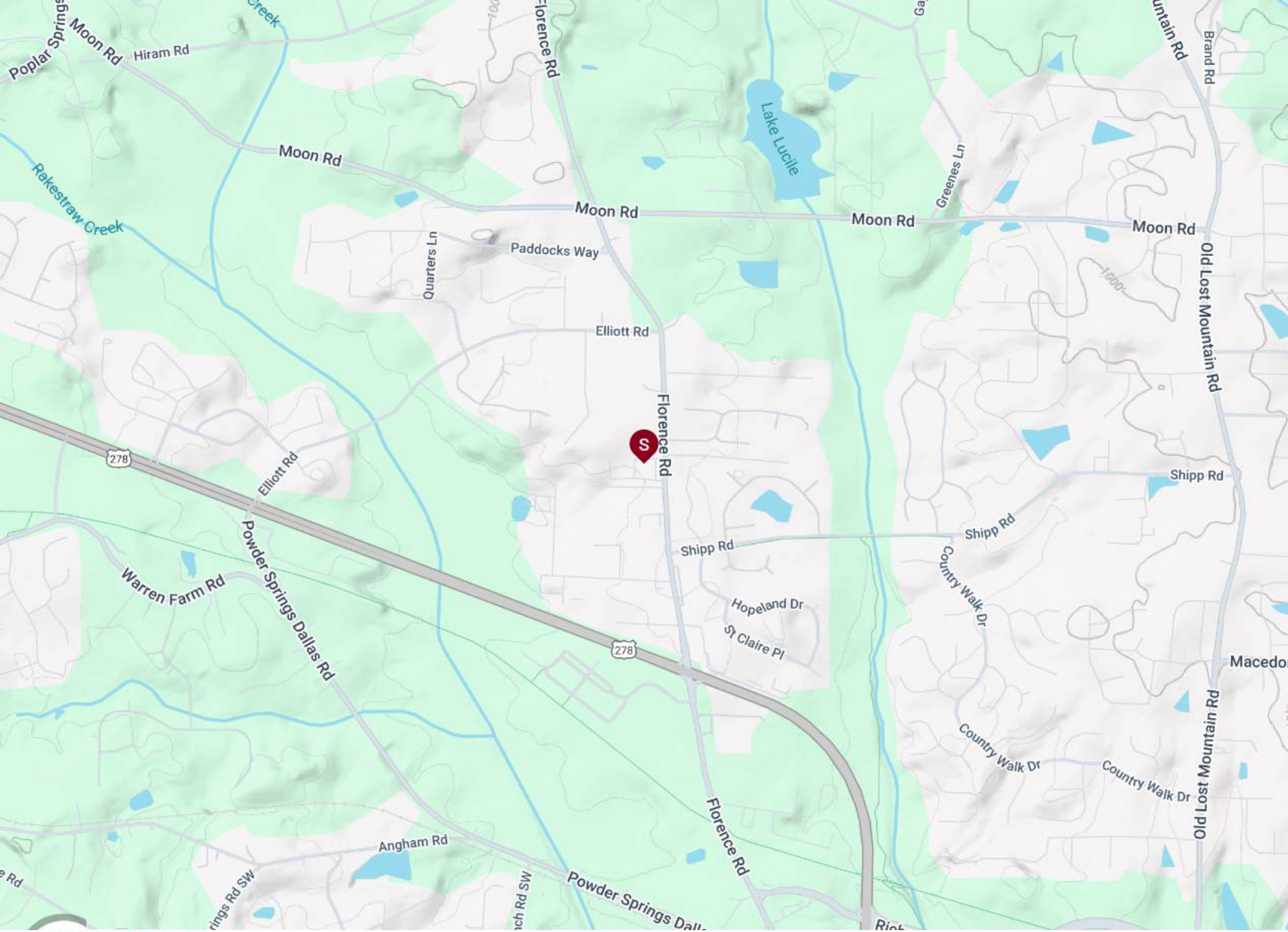
## Major Industries by Business Count



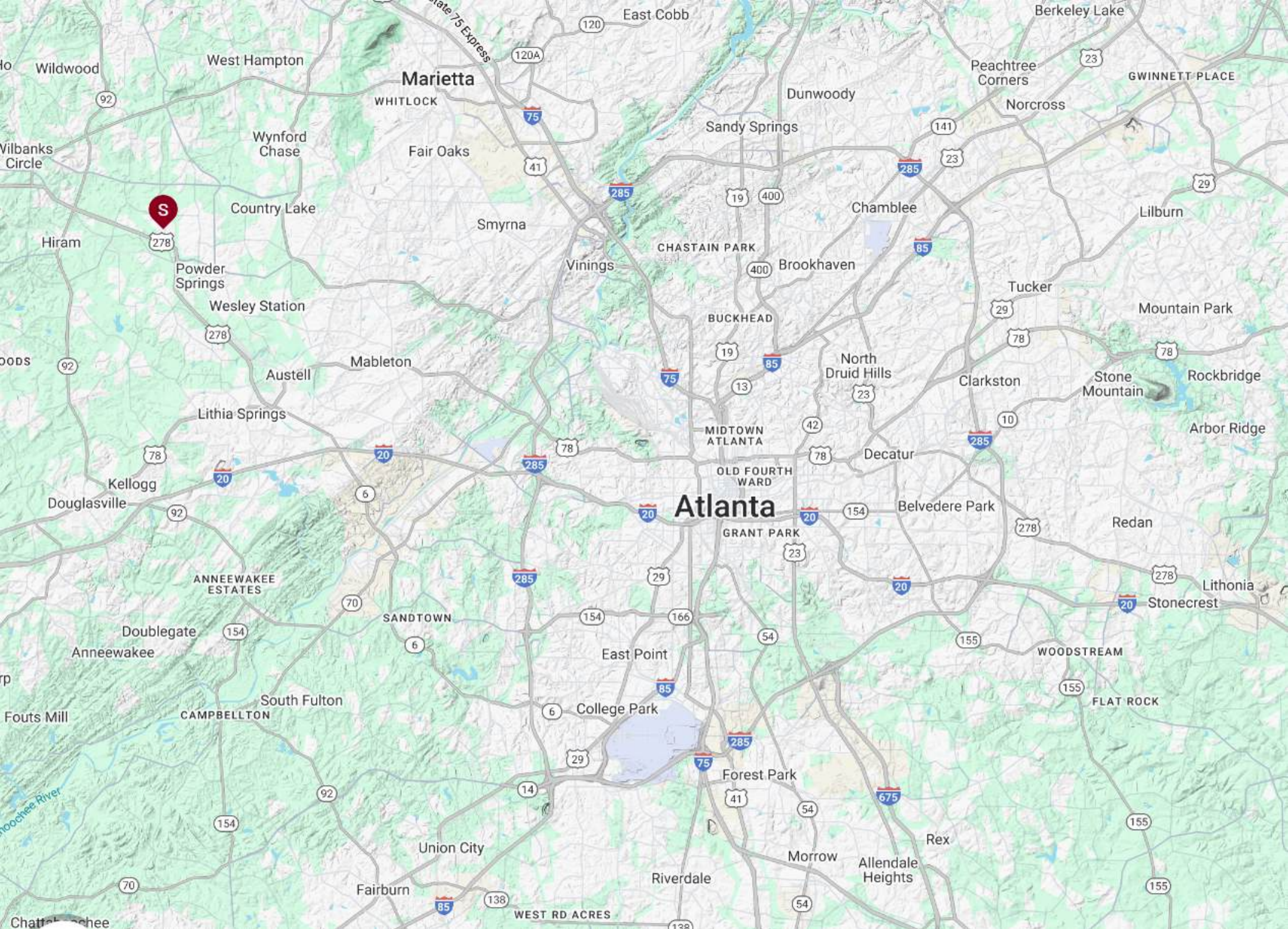
## Major Industries by Sales Amount



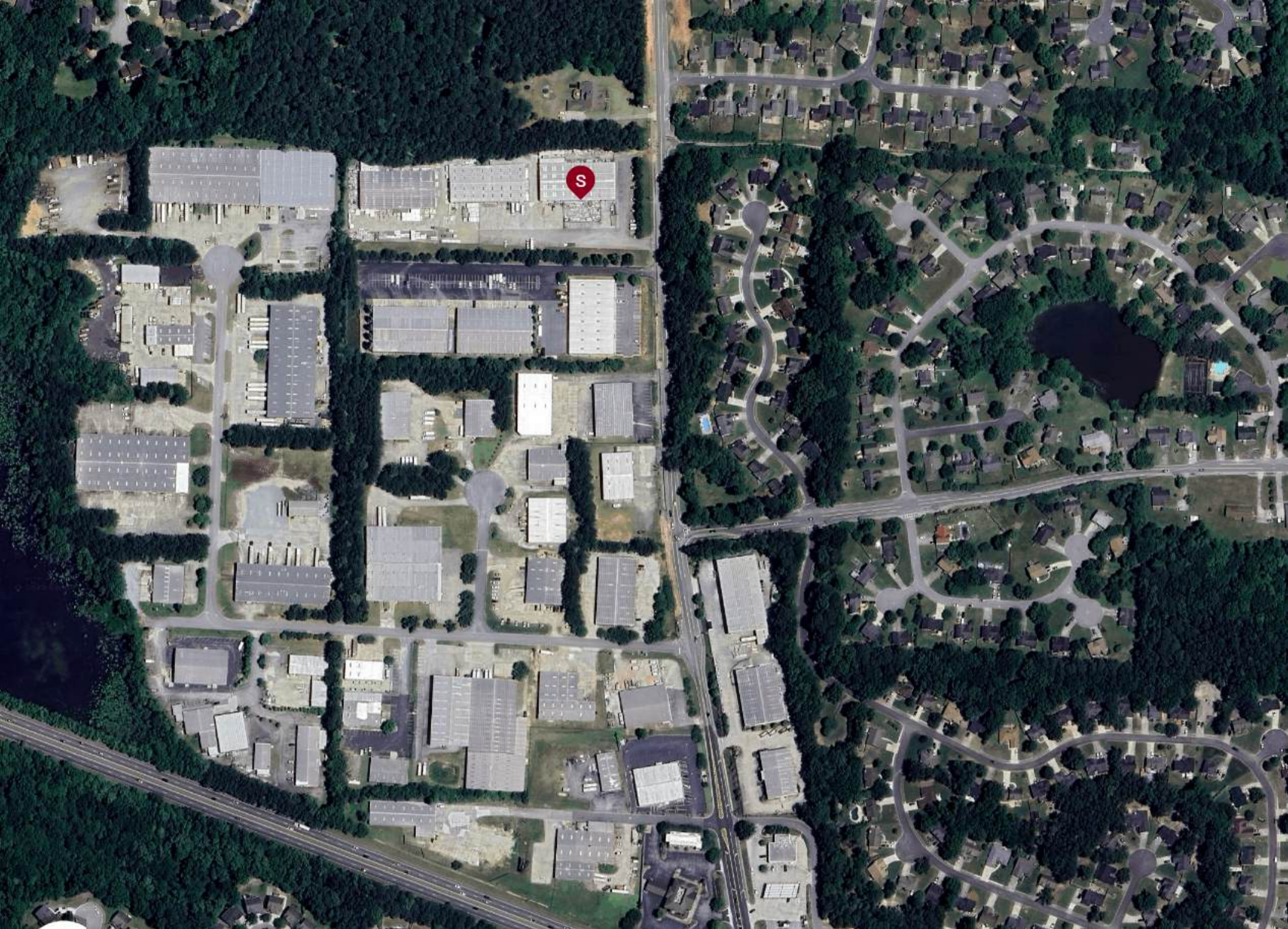




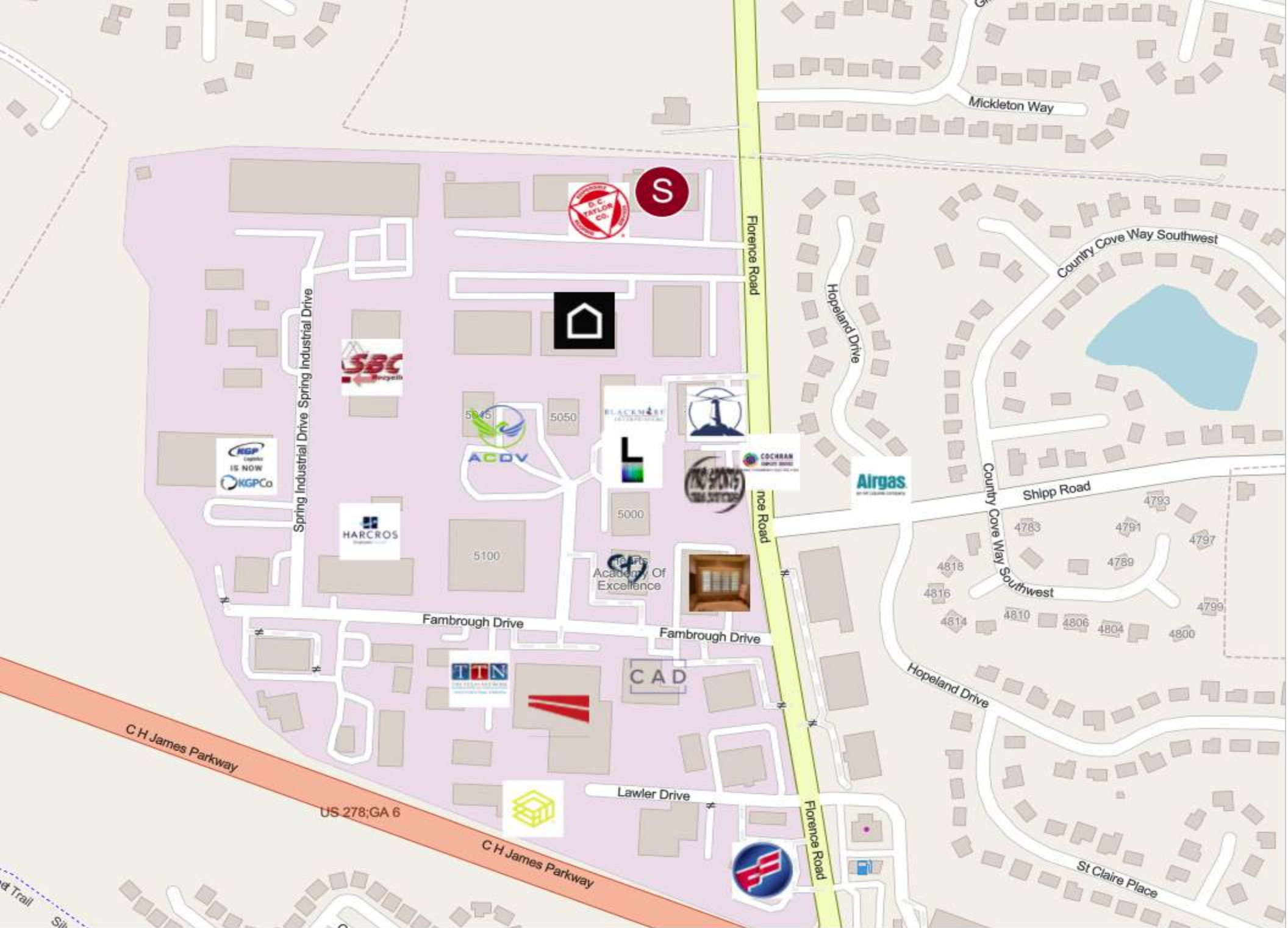




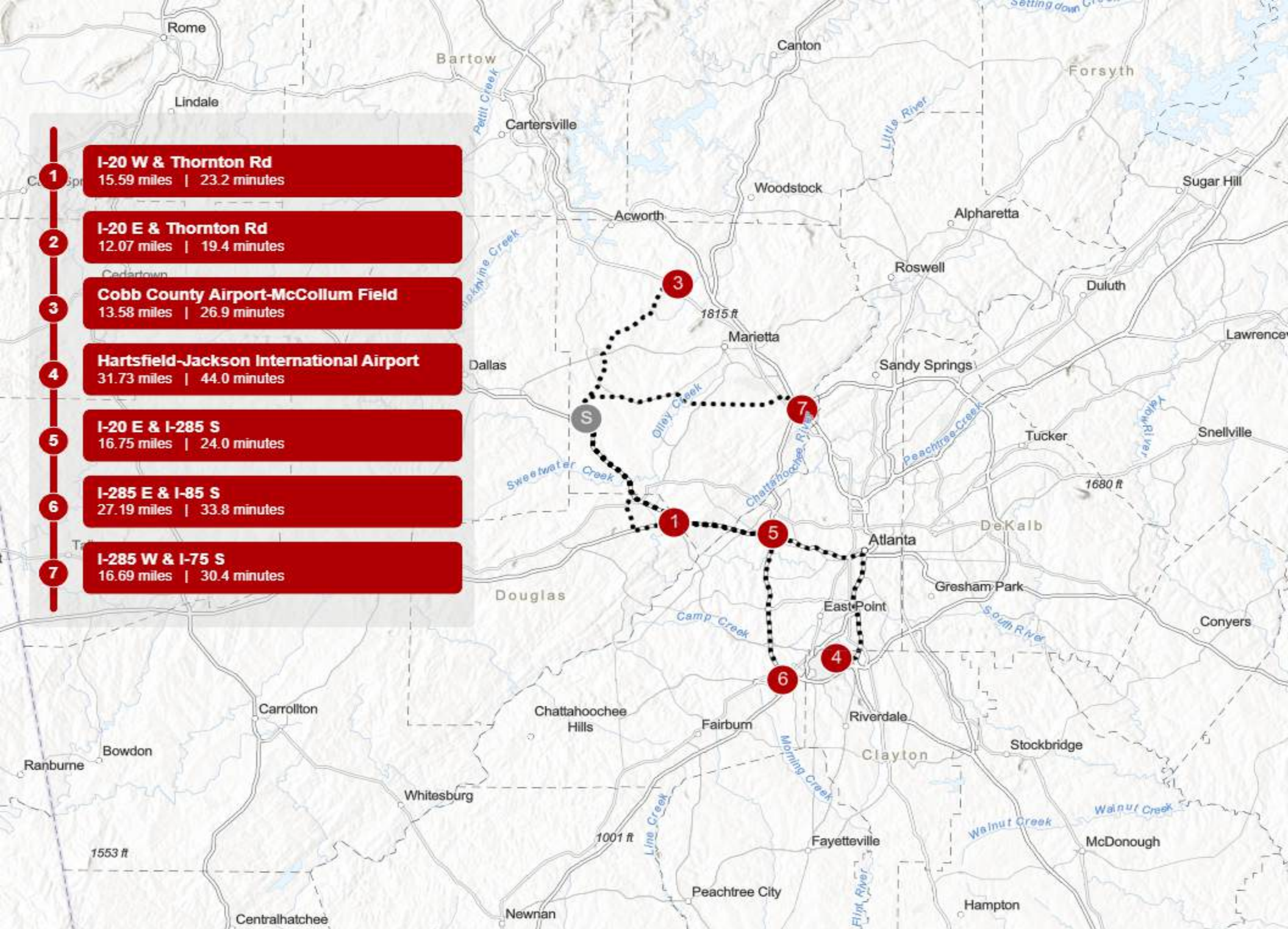




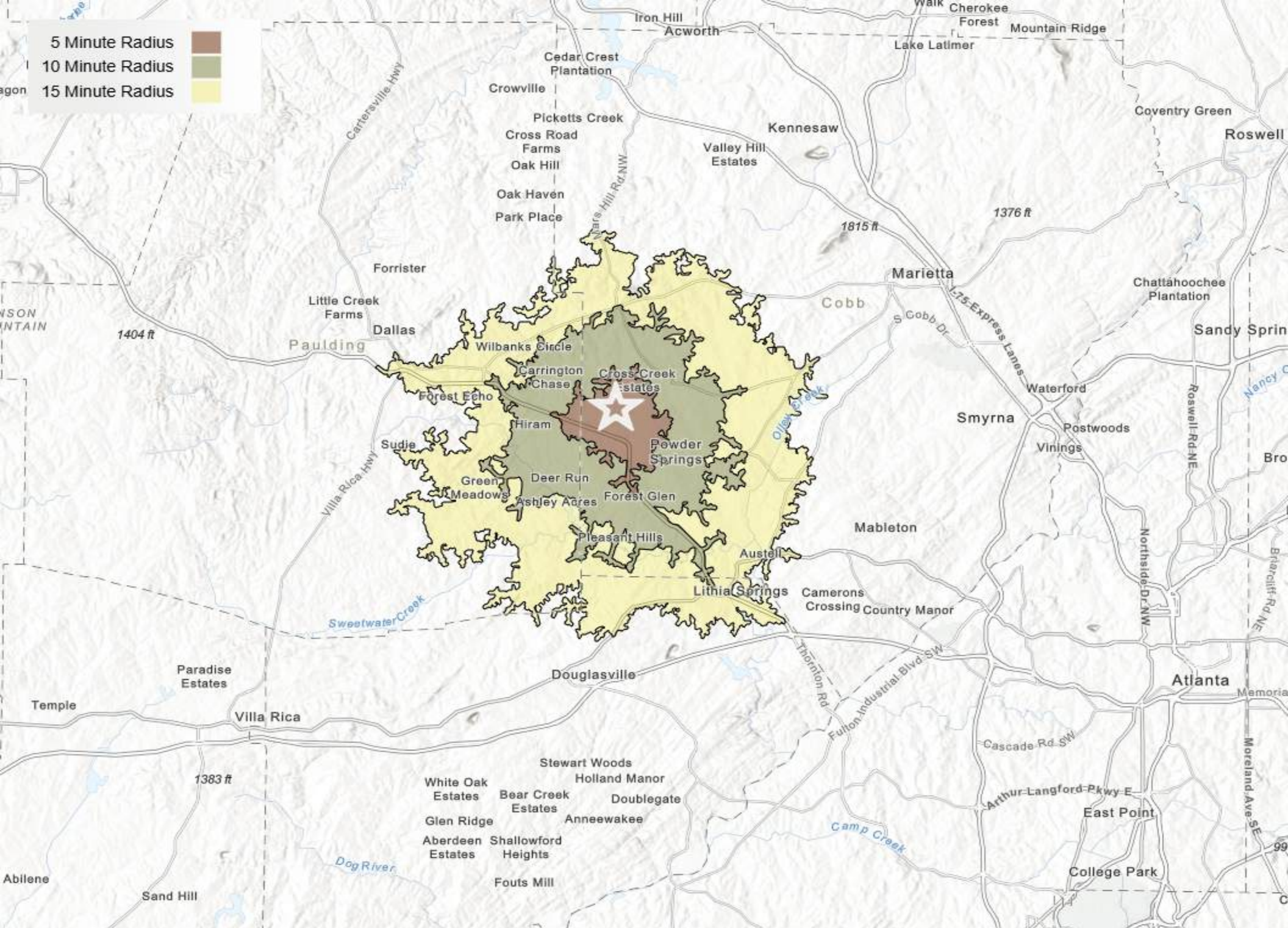




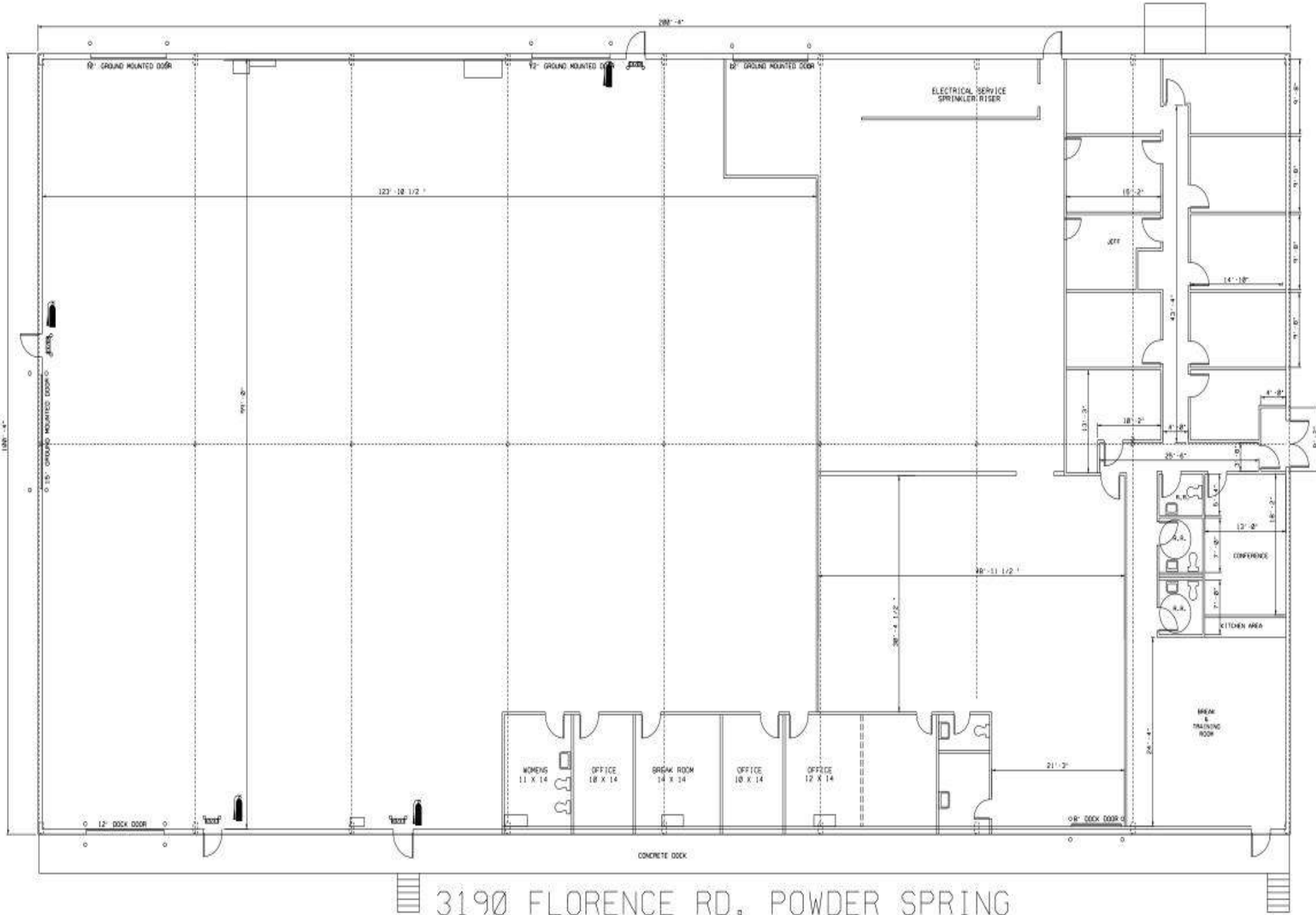




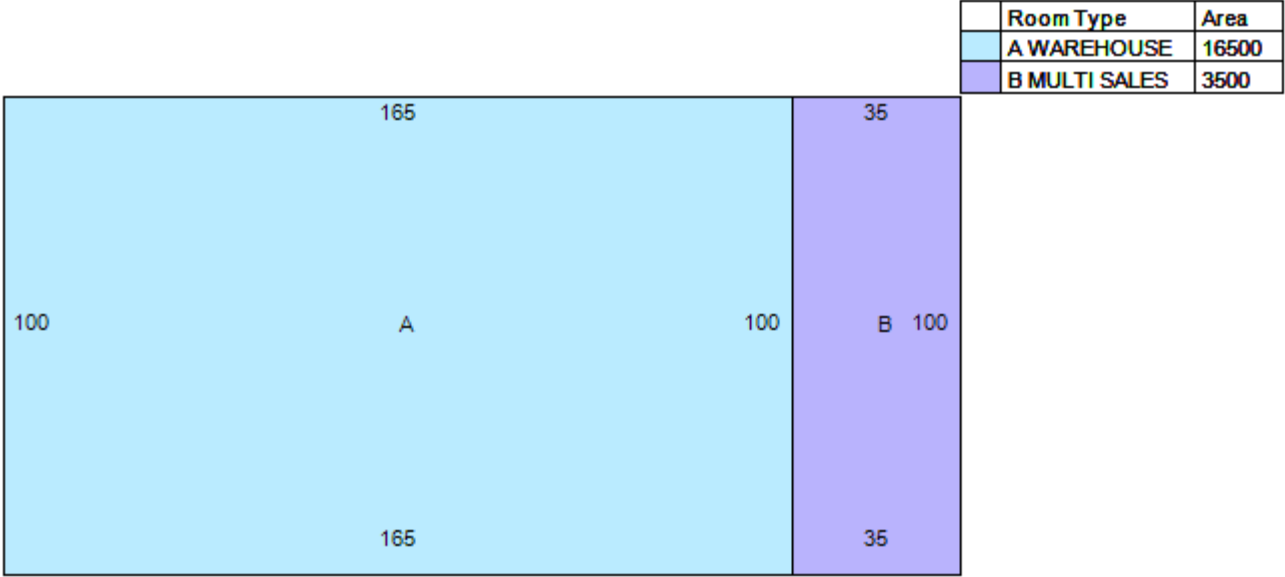






















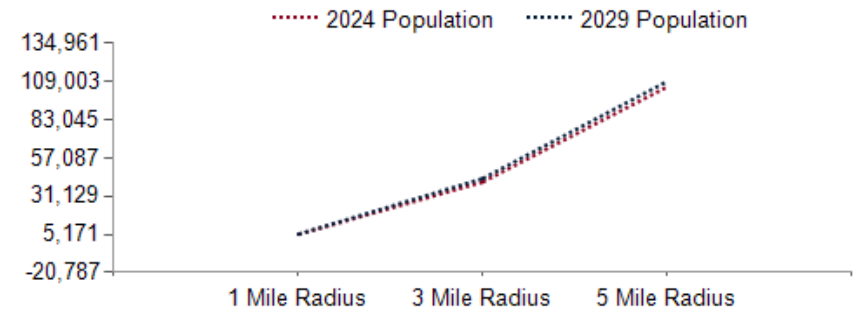




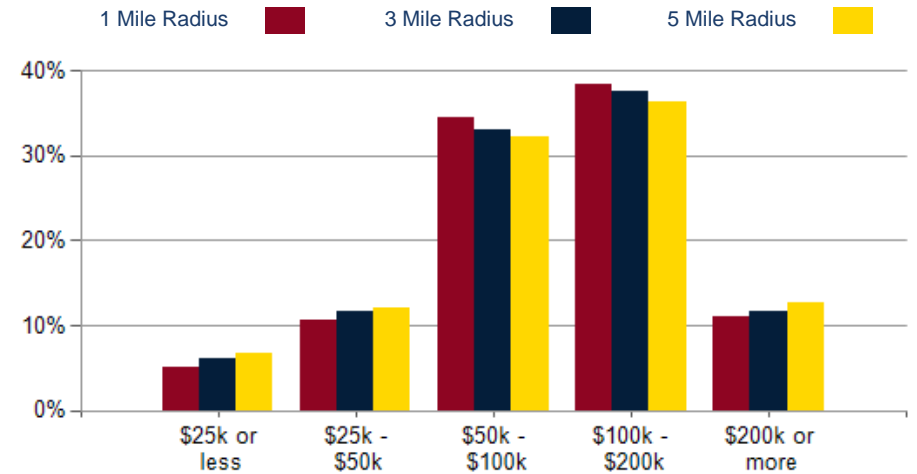
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,988	24,677	67,188
2010 Population	3,918	31,759	86,681
2024 Population	5,171	40,725	105,258
2029 Population	5,287	43,052	109,003
2024-2029: Population: Growth Rate	2.20%	5.60%	3.50%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	44	400	1,268
\$15,000-\$24,999	46	465	1,128
\$25,000-\$34,999	68	686	1,575
\$35,000-\$49,999	120	980	2,771
\$50,000-\$74,999	300	2,613	5,932
\$75,000-\$99,999	305	2,104	5,726
\$100,000-\$149,999	341	3,335	8,246
\$150,000-\$199,999	333	2,033	4,862
\$200,000 or greater	195	1,681	4,593
Median HH Income	\$99,236	\$98,468	\$98,013
Average HH Income	\$123,778	\$122,231	\$123,814

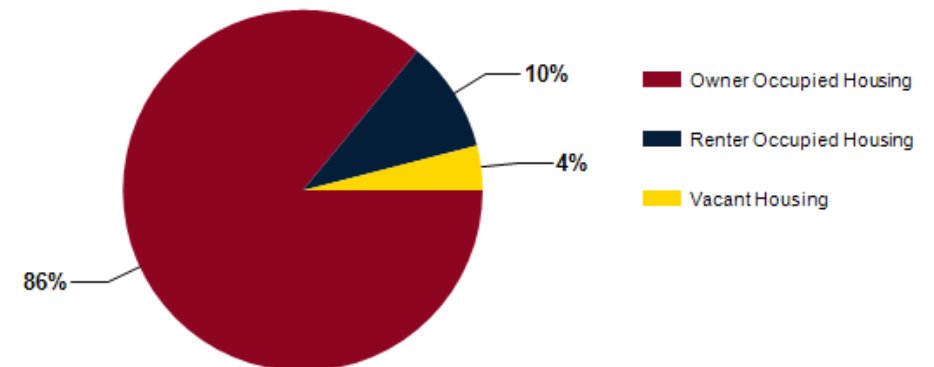
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	974	8,514	23,064
2010 Total Households	1,305	11,119	29,475
2024 Total Households	1,753	14,297	36,101
2029 Total Households	1,804	15,269	37,682
2024 Average Household Size	2.95	2.85	2.91
2024-2029: Households: Growth Rate	2.90%	6.60%	4.30%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

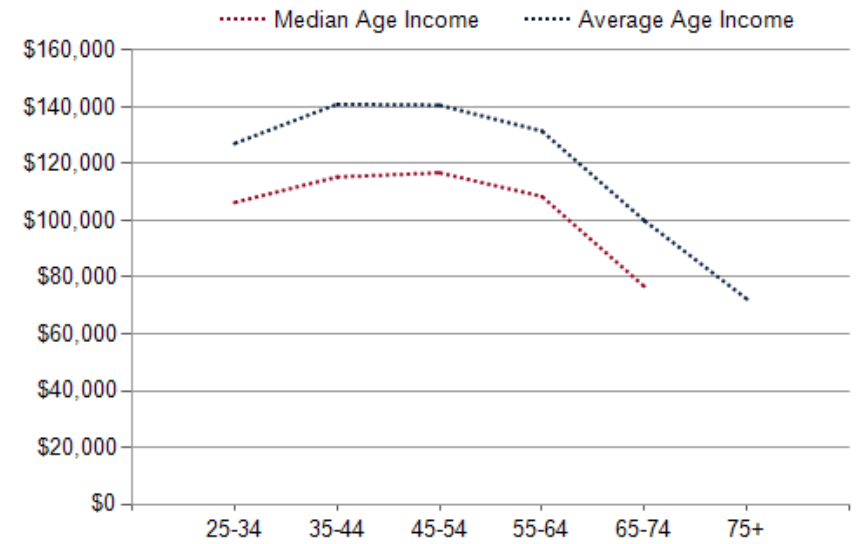
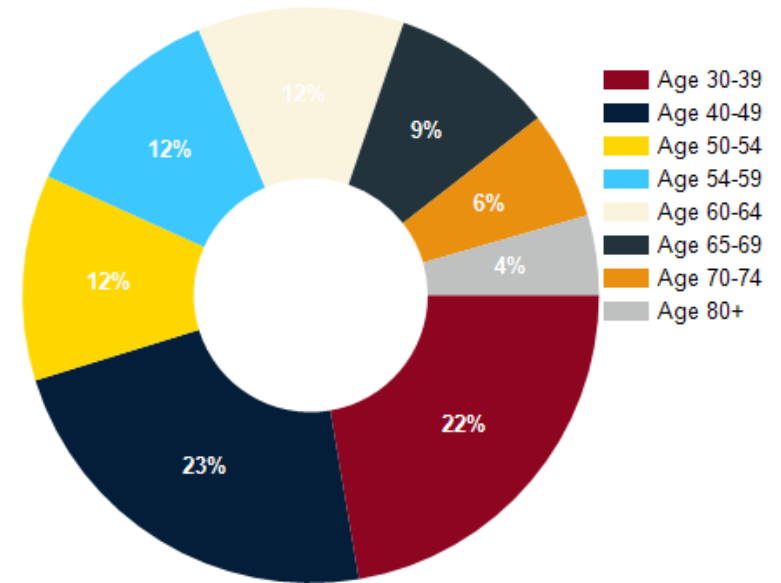


Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	312	2,578	6,744
2024 Population Age 35-39	376	2,506	6,545
2024 Population Age 40-44	375	2,663	6,944
2024 Population Age 45-49	330	2,639	6,826
2024 Population Age 50-54	356	2,918	7,582
2024 Population Age 55-59	366	2,827	7,295
2024 Population Age 60-64	357	2,746	7,028
2024 Population Age 65-69	284	2,323	5,666
2024 Population Age 70-74	187	1,682	4,175
2024 Population Age 75-79	138	1,270	3,047
2024 Population Age 80-84	69	782	1,818
2024 Population Age 85+	65	619	1,400
2024 Population Age 18+	3,962	31,709	81,400
2024 Median Age	39	40	39
2029 Median Age	40	41	40

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$106,300	\$99,756	\$99,014
Average Household Income 25-34	\$127,098	\$122,313	\$121,069
Median Household Income 35-44	\$115,295	\$114,843	\$110,313
Average Household Income 35-44	\$140,958	\$143,033	\$138,012
Median Household Income 45-54	\$116,765	\$114,005	\$114,324
Average Household Income 45-54	\$140,616	\$141,647	\$144,743
Median Household Income 55-64	\$108,429	\$104,577	\$104,963
Average Household Income 55-64	\$131,472	\$127,534	\$131,739
Median Household Income 65-74	\$76,643	\$78,542	\$77,511
Average Household Income 65-74	\$99,882	\$104,481	\$105,052
Average Household Income 75+	\$72,243	\$75,722	\$75,712





# Florence Rd - Warehouse with IOS

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*Exclusively Marketed by:*



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