



RETAIL CENTER PORTFOLIO FOR SALE

1862 Highway 324
Dacula, GA 30019

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ABOUT THE PROPERTY

- Existing Retail Center, approximately 32,824 SF, 75% occupied
- Out Parcel for 3,780 SF building
- Retail Pad for 14,100 SF building

LOCATION INFORMATION

- Upscale Retail Center in Dacula
- Excellent demographics and high traffic counts

PRICE

- \$5,599,000 for portfolio of three properties
- Price for individual unit based on parcel



Radial Property Group. LLC

Office: 770-967-4625 www.RPG-CRE.com

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PROPERTY OUTLINES



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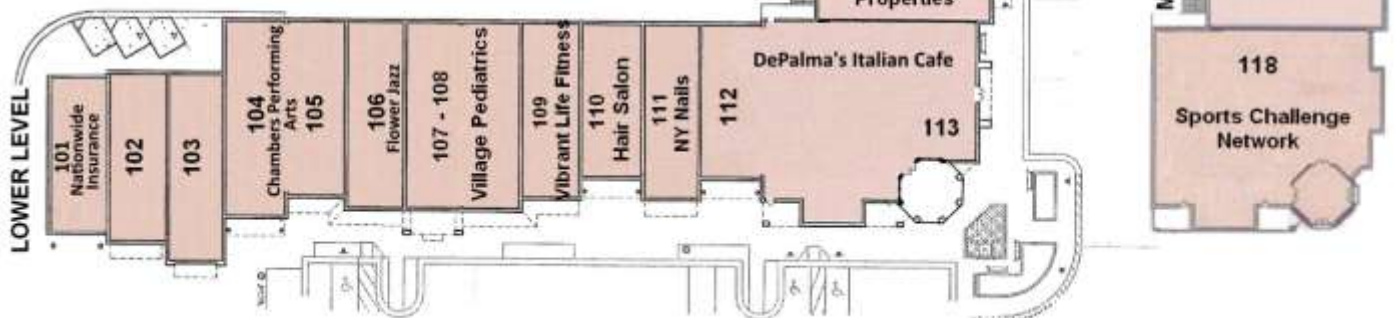
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RETAIL CENTER

- 32,824 SF retail center
- Over 75% occupied
- Stable tenants
- Class A construction
- Located at the intersection of Gravel Springs Road (SR 324) and Braselton Hwy (Hwy 124)
- 6.3% CAP Rate on the retail center
- \$4,699,000 for retail center or \$5,599,000 for portfolio of retail center, out parcel and retail pad



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RETAIL CENTER



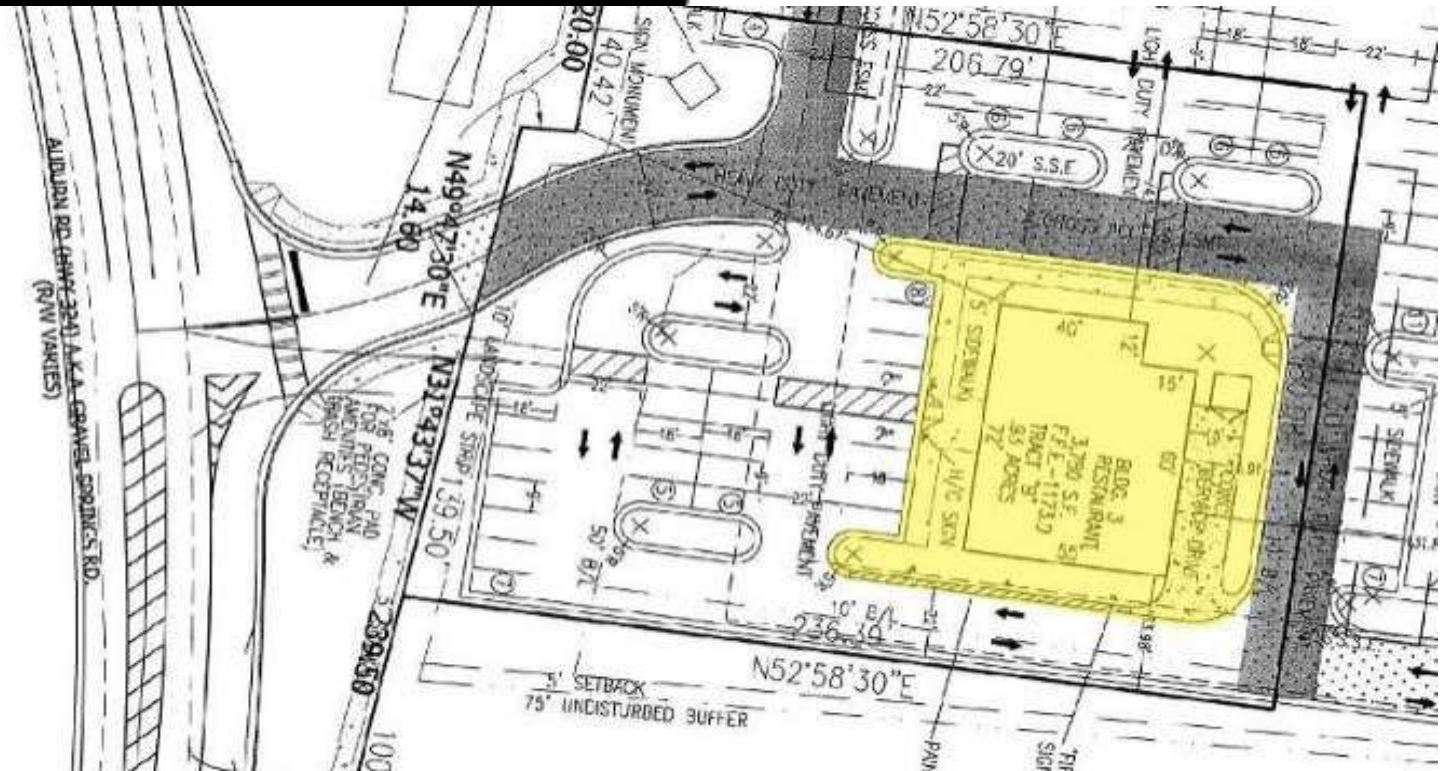
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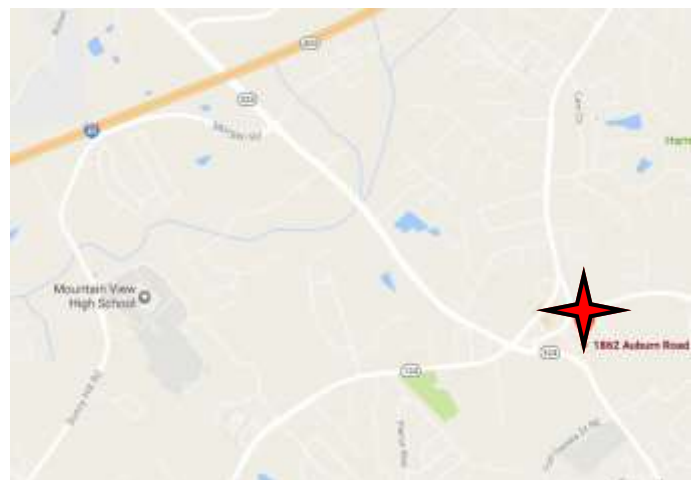
OUT PARCEL



DESCRIPTION

- Out Parcel for 3,780 SF building
- Access and parking in place
- Available as individual parcel or as part of portfolio sale
- \$299,000 for out parcel or \$5,599,000 for portfolio of retail center, out parcel and retail pad

PROPERTY LOCATION



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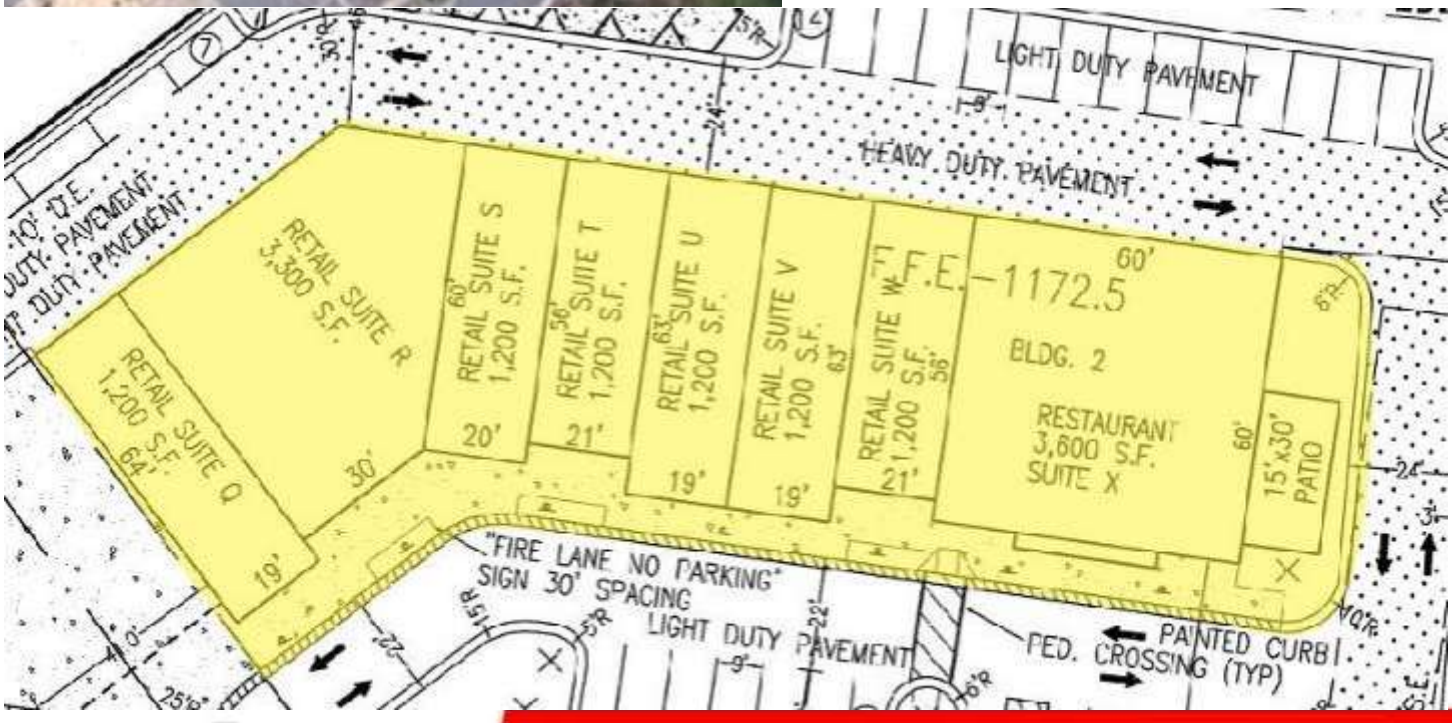
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RETAIL PAD

- Retail pad for 14,100 SF retail strip center
- Access and parking in place
- Available plan calls for six suites of 1,200 SF each, one 3,300 SF suite and one 3,600 SF restaurant space
- Plan may be revised to suit
- \$799,000 for retail pad
or \$5,599,000 for portfolio of retail center,
out parcel and retail pad



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2015 DEMOGRAPHICS

Demographics			
Population	1-mi.	3-mi.	5-mi.
2015 Total Population: Adult	10,118	31,885	81,577
2015 Total Daytime Population	10,150	32,804	97,456
2015 Total Population: Median Age	35	36	36
2015 Total Population: Adult Median Age	45	46	45
Population Change	1-mi.	3-mi.	5-mi.
2015 Total Population	14,760	45,594	113,453
2015 Households	4,383	13,842	33,782
Population Change 2010-2015	2,059	5,689	14,596
Household Change 2010-2015	441	1,099	3,101
% Population Change 2010-2015	16.21%	14.26%	14.76%
% Household Change 2010-2015	11.19%	8.62%	10.11%
Population Change 2000-2015	9,391	26,217	62,117
Household Change 2000-2015	2,519	7,378	17,892
% Population Change 2000 to 2015	174.91%	135.30%	121.00%
% Household Change 2000 to 2015	135.14%	114.14%	112.60%
Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	1,953	6,713	16,396
2015 Occupied Housing Units	1,864	6,464	15,891
2015 Owner Occupied Housing Units	1,811	6,251	15,121
2015 Renter Occupied Housing Units	53	213	770
2015 Vacant Housings Units	88	248	504
% 2015 Occupied Housing Units	95.44%	96.29%	96.92%
Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$84,337	\$78,900	\$73,603
2015 Household Income: Average	\$97,853	\$96,621	\$90,928
2015 Per Capita Income	\$29,065	\$29,353	\$28,027



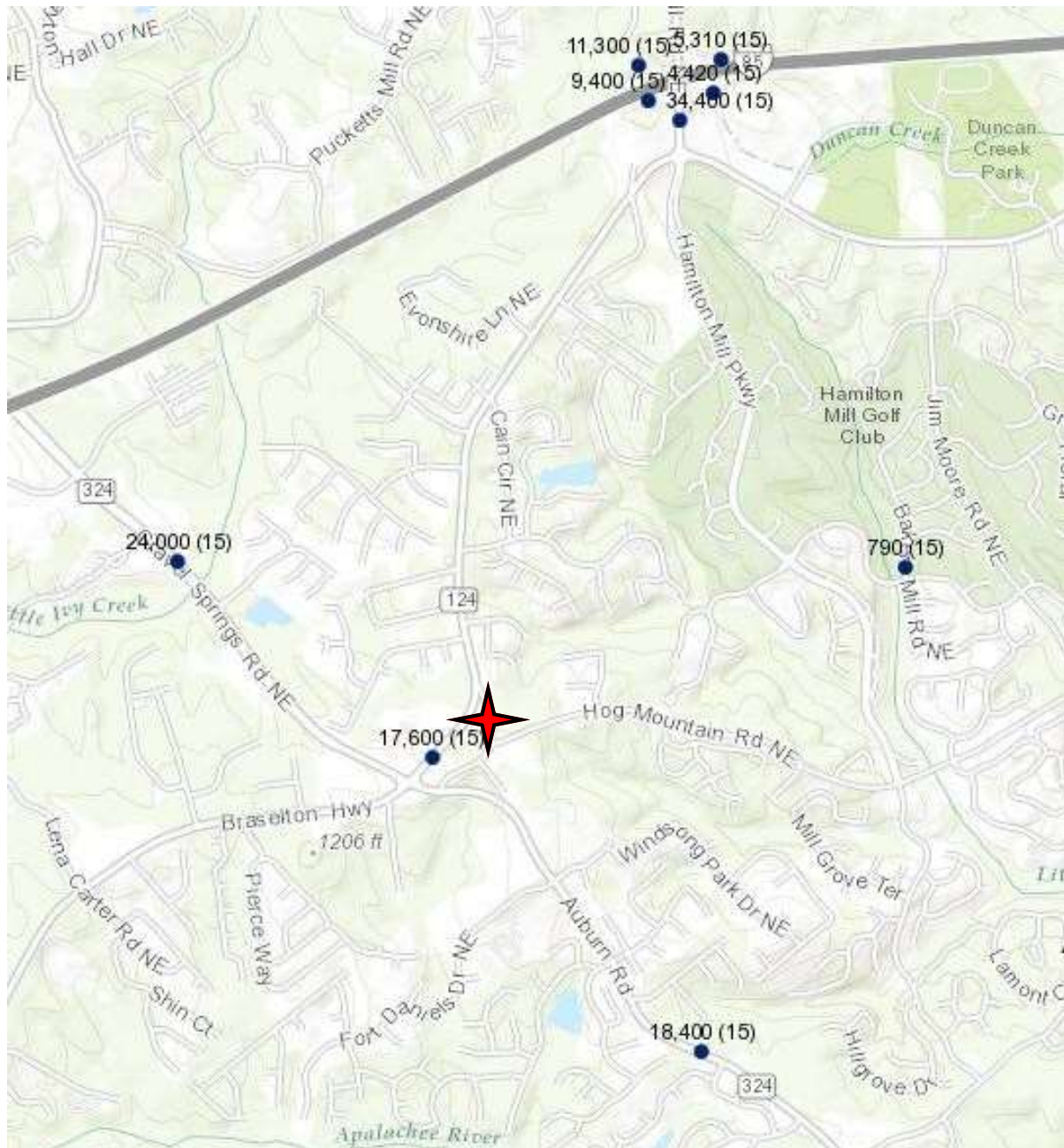
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2015 TRAFFIC COUNTS



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