

FOR SALE

Powder Springs Commons

5780 CH James Parkway
Powder Springs, GA 30127



For more information,
please contact:

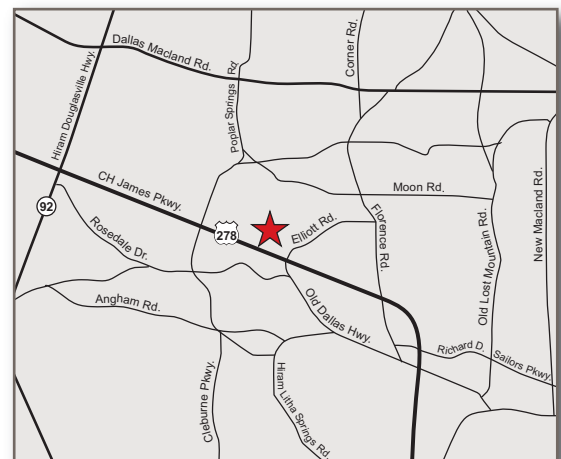
Peyton McWhirter
678.385.2705
pmm@mcwrealty.com

**McWhirter Realty
Partners**
4045 Orchard Road
Building 400
Smyrna, GA 30080

www.mcwrealty.com

FEATURES

- 33,000 SF Retail Building
- Excellent Investment Opportunity
- High Growth Area
- Traffic Counts (2008 GA DOT)
36,490 vpd on Hwy. 278 W of Elliott Rd.
26,710 vpd on Hwy. 278 E of Elliott Rd.
- Demographics



	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2009 Estimated Population	2,842	28,116	82,662
2009 Estimated Average HHI	\$71,528	\$75,482	\$75,351
2014 Projected Population	3,414	32,669	95,756

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



5780 CH James Parkway
Powder Springs, GA 30127



For more information,
please contact:

Peyton McWhirter
678.385.2705
pmm@mcwrealty.com

**McWhirter Realty
Partners**
4045 Orchard Road
Building 400
Smyrna, GA 30080

www.mcwrealty.com



**McWHIRTER
REALTY PARTNERS**

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.