SCP Macedonia

OAKHURST REALTY PARTNERS

New Mixed-Use Retail & Office in Powder Springs

2820 Macedonia Road Powder Springs, GA 30127

For more information contact: **Todd Semrau | tsemrau@oakrep.com | (404) 371-4100**

Property Highlights

297 Apartments, 98 Townhomes,
51 Single Family Homes

High street visibility: pin corner space with red light interchange

6,000 SF of in line retail
5,000 SF outparcel available

Ideal for restaurant, retailer, fitness, flex-office

Very busy retail submarket:
11.9 million SF of inventory
40,250 SF of retail under construction
Low vacancy rate

23,000 vehicles per day at the corner of Macedonia Rd and Ernest W Barrett Pkwy

Near to Silver Comet Trail
Wal-Mart Super Center
Wellstar Hospital
Seven Springs Water Park

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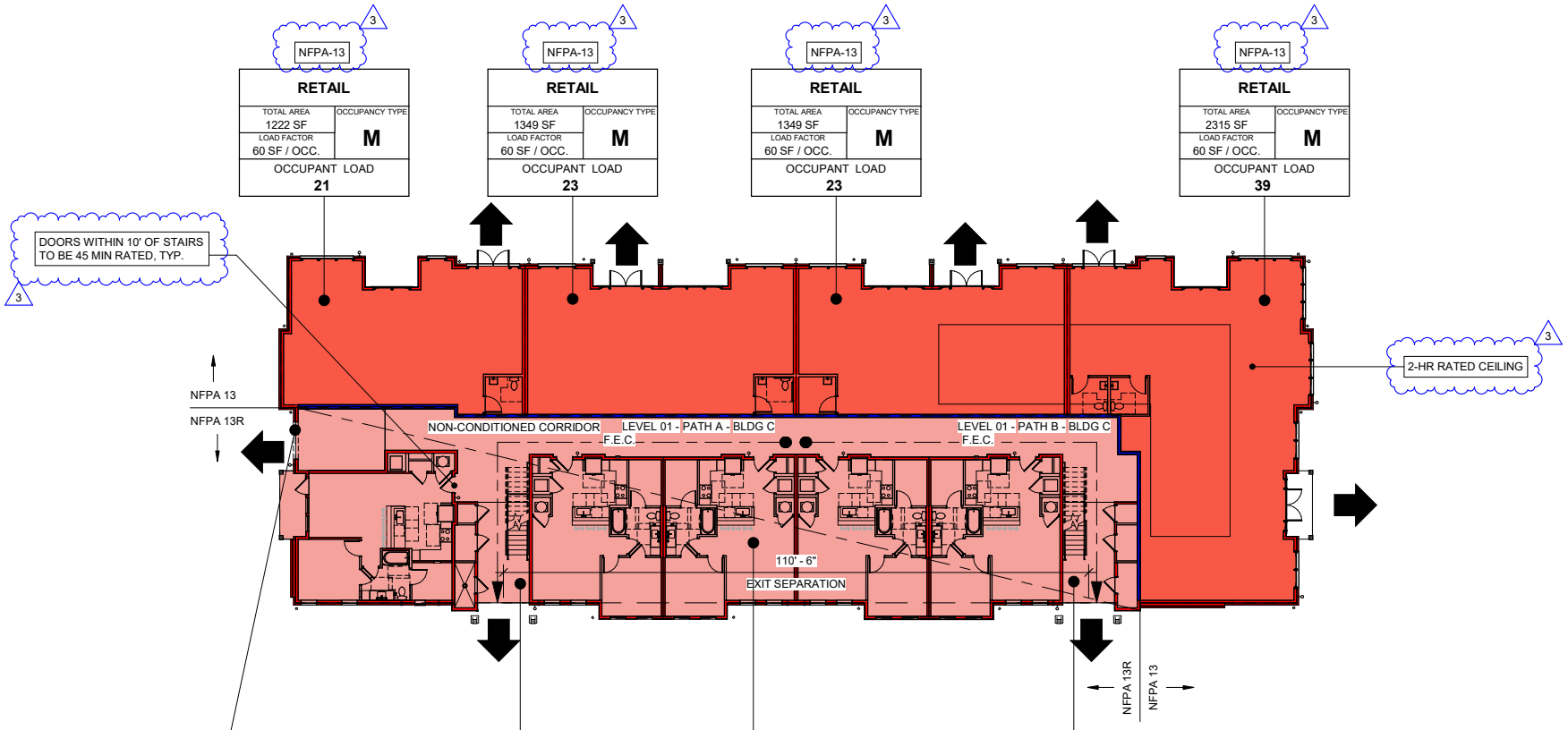
Site Plans



DOOR				TRIBUTARY OCC. LOAD 10	
	FIRE RATING	WIDTH REQUIRED	WIDTH PROVIDED	EXIT CAPACITY	EXIT DISCHARGE
DOOR	- MIN	0.2 x 10 = 2.0"	72" (72" CLR)	360	EXTERIOR

STAIR C2				TRIBUTARY OCC. LOAD 10	
	FIRE RATING	WIDTH REQUIRED	WIDTH PROVIDED	EXIT CAPACITY	EXIT DISCHARGE
DOOR	- MIN	0.2 x 10 = 2.0"	120" (120" CLR)	600	EXTERIOR
STAIR	- HR	0.3 x 10 = 3.0"	48"	160	EXTERIOR

STAIR C1				TRIBUTARY OCC. LOAD 10	
	FIRE RATING	WIDTH REQUIRED	WIDTH PROVIDED	EXIT CAPACITY	EXIT DISCHARGE
DOOR	- MIN	0.2 x 10 = 2.0"	120" (120" CLR)	600	EXTERIOR
STAIR	- HR	0.3 x 10 = 3.0"	48"	160	EXTERIOR

BUILDING TYPE C	
TOTAL AREA 5849 SF	OCCUPANCY TYPE R-2
LOAD FACTOR 200 SF / OCC.	
OCCUPANT LOAD 30	

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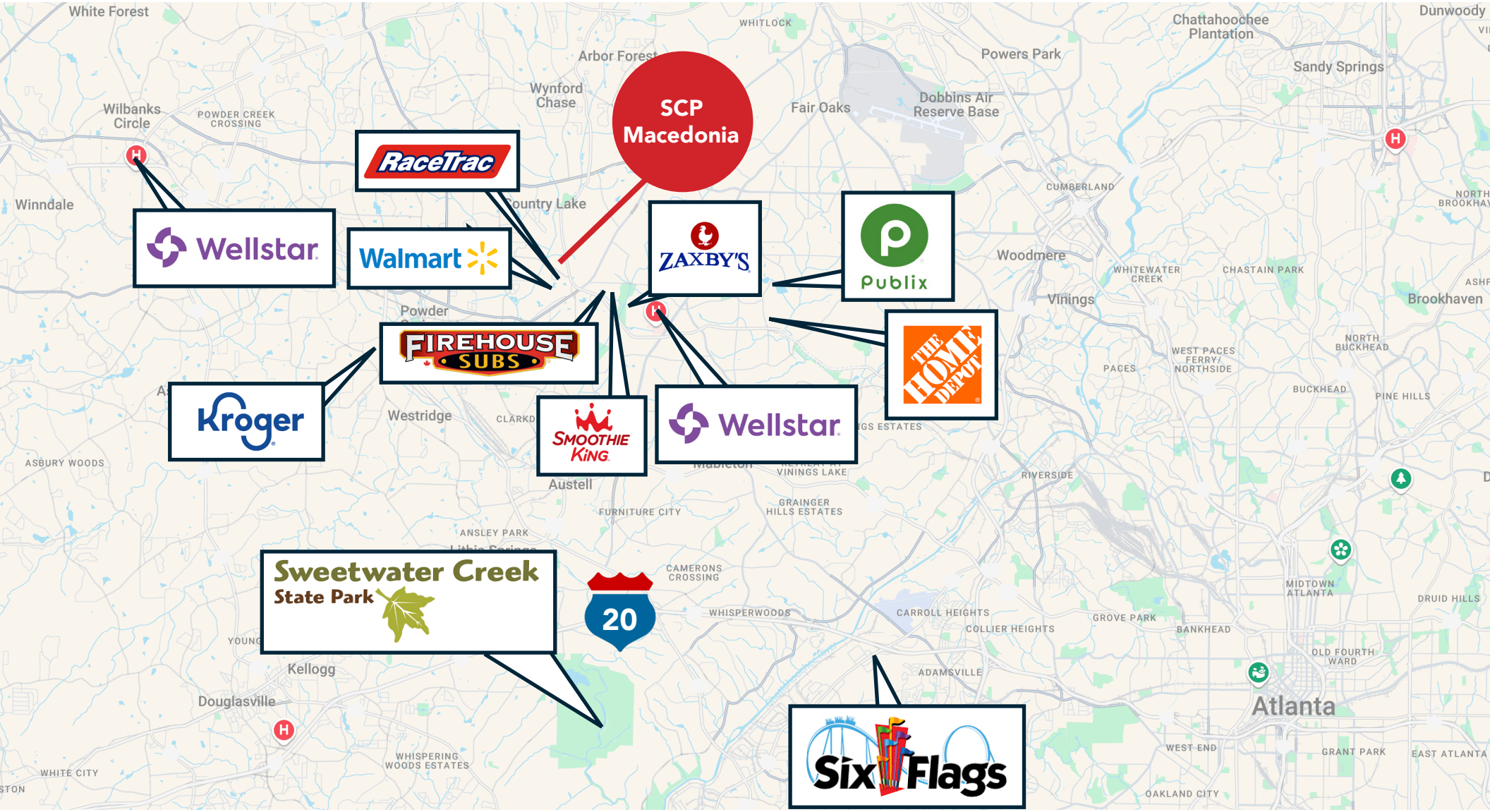

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Demographics and Lifestyle Segmentation

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Within 5 Miles of Subject Property

158,049
Population

$114,434
Average Household Income

55,632
Total Households

3,642
Businesses

36,592
Employees

Lifestyle Segmentation: Workday Drive

We're affluent and family-oriented, with a country flavor. We live outside the city, but close enough for our professional jobs. Both parents work to support our growing children, and we love time-saving innovations like online banking and housekeeping services.

» Education: 40.5% college graduates; more than 72% with some college education.

» High labor force participation rate at 71%; two out of three households include two plus workers.

» Connected, with a host of wireless devices—anything that enables convenience, like banking, paying bills, or even shopping online.

» Well insured and invested in a range of funds, from savings accounts or bonds to stocks.

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Located 25 miles northwest of Atlanta, Powder Springs is your hometown destination for outdoor family fun and recreation. The beautiful historic downtown and new Thurman Springs Park is host to numerous events, concerts, shopping, and has connecting trails and routes to the popular Silver Comet Trail. Other Powder Springs attractions include: The Seafood Festival, Skint Chestnut Brewery, the Seven Springs Museum, the nationally known Cobb County BMX park, McEacheren sports and arts complex, integrated city bike and pedestrian trails, and our many recreational parks. In addition to our local attractions, Powder Springs is in close proximity to Cobb County and Metro Atlanta tourism attractions, like Six Flags and Sleepy Hollow Farms.