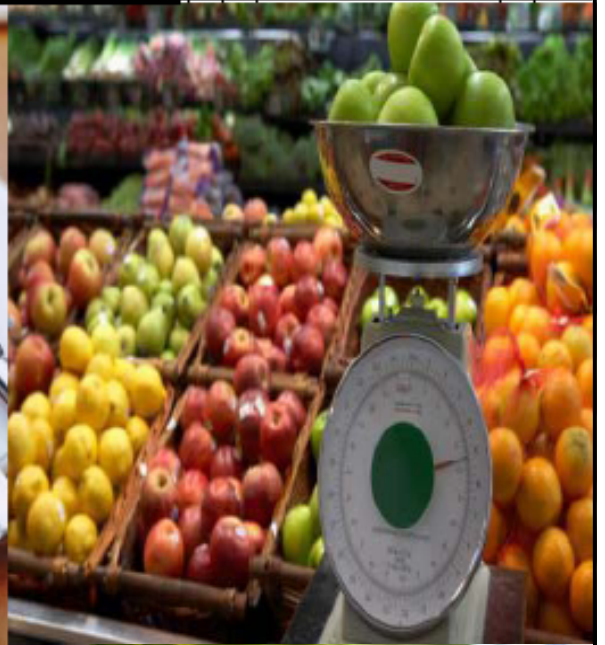
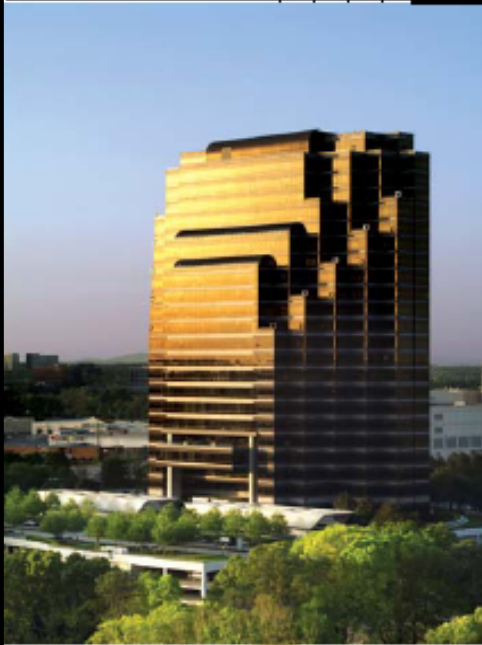


Ridge Street Market

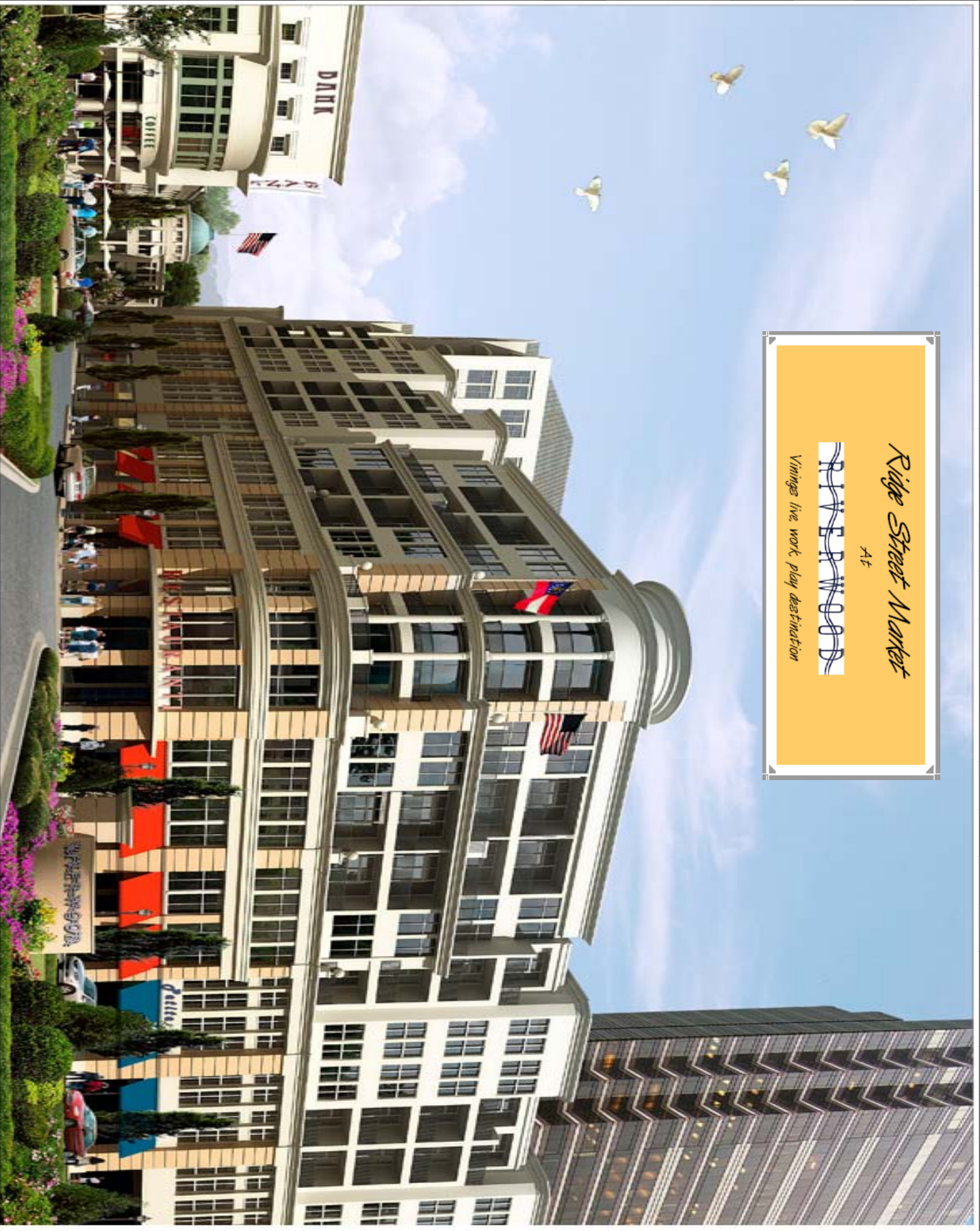
At

RIVERWOOD



SEVEN OAKS

Ridge Street Market
At
RIVERWOOD
Vinnings live, work, play destination





**UPSCALE SHOPPING
FOUR UPSCALE RESTAURANTS
180 ROOM FOUR STAR LUXURY HOTEL
540,000 SF NEW CLASS "A" OFFICE SPACE
400 LUXURY RESIDENCES**

LOCATED IN THE VININGS/CUMBERLAND MARKET



FOR MORE INFORMATION CONTACT:

ED LEE
CAPITAL PROPERTIES GROUP
3801 PARIAN RIDGE RD NW
ATLANTA, GA 30327
404-233-8450-PH
404-233-8453-FX
welee@bellsouth.net
<http://www.capitalpropertiesgroup.com>

The information contained was obtained from sources deemed to be reliable, however Capital Properties Group has not verified the accuracy of this information and therefore makes no representations or warranties as to the it's accuracy. This information is offered subject to errors, omissions, site plan changes, lease and rental rate changes and is subject to be withdrawn or revised without notice.



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AREA OVERVIEW

Located adjacent to Vinings, in the heart of the Cumberland “Platinum Triangle” area, just ten minutes northwest of downtown Atlanta and .2 miles from Cumberland Mall, this site is ideally situated for great visibility and access. The site is a total of approximately 7.9 acres that at complete build out will contain approximately 1.2 million square feet of retail, office, hotel and residential space.

Located at the NW corner of Cobb Parkway, (US 41) and the recently completed Cumberland Boulevard, the site enjoys uncompromising exposure and access from both Cobb Parkway and Cumberland Boulevard. Cobb Parkway is a major North South highway running parallel to I-75. Cumberland Boulevard is the newest full access interchange off of I-75 allowing easy access to I-285 to the north and Buckhead just one exit to the South.

The site will be accessed by 2 traffic lights and will eventually have access into the existing deck at the Riverview 100 office building. The prestigious Vinings area is also less than 1 mile from this location featuring upscale shopping and restaurants.

This area has been in high demand for restaurants and upscale retail for many years but it has been difficult to find good sites due to challenging topography and lack of available sites and therefore remains well underserved when compared to similar locations in the Atlanta area.

Several new projects have been announced or are underway. Included are:

- The Cobb Galleria is planning to re-develop the Galleria Mall and Convention Center
- The BF Saul REIT has plans to build two 19 story condo towers, three eight story apartment buildings and 197 town homes worth an estimated \$400 million
- Wood Partners has plans to break ground this spring on a re-development of The Lakes apartments with town homes and condos
- Cobb Parkway is scheduled to be widened from 6 to 8 lanes from Akers Mill Rd. to Mt. Paran Rd. including a new bridge over the Chattahoochee River.
- The Silver Comet Trail will also be connected to Cumberland Boulevard across the street from the site
- Park Vinings is scheduled to break ground on a 30 story condo tower across the street from Ridge St. Market with condos starting at \$1,000,000
- The Aberdeen has broken ground and will have approximately 60 units starting in the \$600,000 range

EXISTING RETAIL



Cumberland Mall: The site is located just .3 miles from one of the largest malls in the Atlanta area, Cumberland Mall. A 1.2 million square foot Mall with over 150 retail shops that has recently completed a **\$69 million dollar renovation recently completed including new restaurants: [Maggiano's](#), [Cheesecake Factory](#), [Ted's Montana Grill](#), [P.F. Chang's](#), [Stoney River Steaks](#).**

Notable retailers include: Abercrombie & Fitch, Ann Taylor, Cache, Franklin Covey, Nine West, Spa Sydell, Victoria's Secret, American Eagle, bebe, Casual Corner, Gap/Gap Kids, Gymboree and Petite Sophisticate

Parkway Pointe Shopping Center: Directly across the street: Borders, AMC-22 Screen theater, Old Navy, Linens 'n Things, Pier One, Krunch Fitness

Akers Mill Square: Under renovation and will include: Circuit City, Office Depot, Sports Authority, Bed Bath and Beyond and other retailers

Other retail: Barnes & Noble, LA Fitness, Toys R Us, Joseph A Banks, Men's Warehouse Bed Bath and Beyond

Retail sales: \$37 million daily retail sales in Cobb County

ATTRACTIONS:

Cobb Galleria Convention Center: .3 miles from a 320,000 sf multi-use convention facility which includes a 520 room, four star, four diamond, Waverly Hotel, a fashionable specialty mall and plush finely landscaped gardens. The Centre is also connected via pedestrian walking bridge to Cumberland Mall just across the street. **The Galleria convention center draws over 2,800,000 people per year.**

Performing arts Centre at the Galleria: This new state of the art 4000-seat facility will consist of a 3,000-seat main theater, a 700-seat recital hall and a 200-seat black box theater. This long awaited facility will offer the local citizens the opportunity to attend concerts, plays, Broadway productions and other performances. The Centre is scheduled to open in late 2006 and will be located just behind the Akers Mill Square Shopping Center.



OFFICE MARKET

With over 22 million square feet of total office space, the Cumberland/Vinings market is the second largest office market in Atlanta. The market contains approximately 13 million square feet of Class A space, also the second largest total in Atlanta. The Cumberland/Vinings area remains as one of the most desirable business locales in the city due to its proximate location and accessibility to the heart of metro Atlanta's population and major commerce areas. The submarket's location is convenient to the Hartsfield-Jackson International Airport, the highly desirable Cobb County residential addresses, and a high concentration of high-end retail and restaurant offerings.



As evidence of the desirability of this area, the Cumberland/Vinings market is the home of choice to many of Atlanta's

corporate headquarters and regional offices for firms such as Home Depot, GE Energy, Russell Corporation, Worldspan and Coca-Cola Enterprises.

As of first quarter 2007, the Class A vacancy rate for the Cumberland/Vinings market was 20%, which is a 9% improvement from 2003. As further evidence of the strength of the market, the Class A "competitive set" market surrounding the Riverwood development boasts a vacancy rate of 9.6% and the average rental rate of \$24.35 per SF is approximately \$4.00 per SF higher than the overall market average.

Capitalizing on this positive momentum in the office market, Seven Oaks Company intends to break ground in early 2008 on Riverwood 200, a 350,000 square foot Class A office building, located across the plaza from the existing Riverwood 100 building. This state of the art, 14-story building will feature efficient floor plates and building systems and offer its tenants tremendous views of the Atlanta skyline and the surrounding Riverwood mixed-use development. Design on this project is well underway, and the building is scheduled to open in fall 2009. Future plans also include the development of a third office building which will bring the total office square footage at Riverwood to over 1million square feet.



The Cumberland/Platinum Triangle area is home to more than **22 million square feet** of office space of which over half is class "A" similar in size to the Perimeter market and **larger than downtown Miami!** There are **over 177,000 daily office workers** in the area. There are 177 Fortune 500 companies are located in the area



RESTAURANTS CURRENTLY IN THE MARKET

• OK Cafe- West Paces Ferry and Cobb Pky	\$7.8 Million in sales*
• Houston's- West Paces	\$7.6 Million*
• Canoe- Paces Ferry Rd –Vinings	\$6.2 Million*
• Ray's On the River- Akers Mill Rd	\$5.2 Million*
• Houston's- Wildwood	\$6.1 Million*
• Blue Ridge Grill	\$8.4 Million*
• PF Chang's	opened Nov 2006
• Maggiano's	opened Nov 2006
• Cheesecake Factory	opened Nov 2006
• Ted's Montana Grill	opened Jan 2007
• Stoney River Legendary Steaks	opened Nov 2006

ADDITIONAL RESTAURANTS IN THE AREA INCLUDE:

C& S Oyster Bar, Don Pablo's, Copeland's, Longhorn Steaks, Chipotle, Soho, Old Vinings Inn, Garrison's Broiler and Tap, The River Room, Blackstone Steaks, South City Kitchen and many others.

CUMBERLAND/VININGS/GALLERIA HOTELS

HOTEL	LOCATION	ROOMS
AmeriSuites - Atlanta Galleria	2876 Spring Hill Parkway	125
Atlanta Marriott NW	200 Interstate North Parkway	399
Bradbury Suites Hotel	4500 Circle 75 Parkway	159
Clarion Suites	4900 Circle 75 Parkway	57
Comfort Inn Atlanta NW - Marietta	2100 Northwest Parkway	184
Country Inn and Suites - Galleria	2221 Corporate Plaza	78
Courtyard by Marriott - Cumberland	3000 Cumberland Circle	182
Courtyard by Marriott - Delk Rd.	2455 Delk Road	146
Courtyard by Marriott - Windy Hill	2045 South Park Place	127
Crowne Plaza Atlanta Perimeter NW	6345 Powers Ferry Road	296
Days Inn - Atlanta NW	4502 Circle 75 Parkway	85
Doubletree - Atlanta Galleria	Windy Ridge Parkway	155
Drury Inn & Suites Atlanta NW	1170 Powers Ferry Place	143
Embassy Suites Galleria	2815 Akers Mill Road	261
Fairfield Inn - Atlanta NW	2191 Northwest Parkway	130
Fairfield Inn & Suites - Vinings	2450 Powers Ferry Road	145
Hampton Inn & Suites - Galleria	2733 Circle 75 Parkway	106
Hampton Inn Cumberland Mall	2775 Cumberland Parkway	128
Hawthorn Suites	1500 Parkwood Circle	280
Hilton Atlanta NW/Windy Hill	2055 S Park Avenue	222
Holiday Inn Express - Galleria	2855 Spring Hill Parkway	144
Holiday Inn Express - Smyrna/Vinings	1200 Winchester Parkway	117
Homestead Studio Suites Hotel	3103 Sports Avenue	134
Homestead Studio Suites Hotel	2239 Powers Ferry Road	122
Homewood Suites - Cumberland	3200 Cobb Parkway SW	124
Howard Johnson's	2375 Delk Road	101
Hyatt Regency Suites - Perimeter NW	2999 Windy Hill Road	200
La Quinta Inn - Delk Road	2170 Delk Road	130

Source: Cobb County Convention & Visitors Bureau

May 2002

Best Western Atlanta Inn & Suites	2221 Corporate Plaza	78
Country Inn & Suites By Carlson	4500 Circle 75 Parkway	159
Country Inn & Suites	2175 Church Rd. SE	67
Hilton Garden Inn Wildwood	3045 Windy Hill Rd.	123
Crowne Plaza Atlanta-Marietta	1775 Parkway Pl. NW	218
Holiday Inn Hotel & Suites	2265 Kingston Court	193
Econo Lodge- Windy Hill	1940 Leland Dr.	88
Extended Stay Deluxe Marietta	2225 Interstate N. Pkwy.	100
Extended Stay Deluxe Atlanta	2010 Powers Ferry Rd.	88
Marietta Conf. Center & Resort	500 Powder Springs St.	199
Quality Inn	1255 Franklin Rd.	100
Hampton Inn	455 Franklin Rd.	139
<u>TOTAL ROOMS</u>		8478



The Cobb Energy Performing Arts Centre is the first major performing arts facility built in metro Atlanta in four decades. The Centre is located in northwest Atlanta, at 2800 Cobb Galleria Parkway at Akers Mill Road, adjacent to I-75 inside I-285. The Centre is scheduled to open September 15, 2007.

The Cobb Energy Centre will be a premier venue for Broadway shows, ballet, concerts, educational shows, family performances, opera, corporate meetings and events.

**PERFORMING ARTS CENTRE
A VISION FOR COBB COUNTY**

LOCATED LESS THAN 1/4 MILE FROM *Ridge Street Market at Riverwood*

FACT SHEET

DESCRIPTION: A state-of-the-art performing arts center that will serve as a catalyst for cultural arts initiatives in Cobb County and Metro Atlanta. It will serve as the cultural center described in the Blueprint Cumberland Strategic Plan's Livable City Initiative. Programming will have an entertainment appeal that includes Broadway performances, plays and concerts; as well as an educational curriculum that focuses on community productions, music and art training, design, lighting and video seminars.

MANAGEMENT:	Cobb-Marietta Coliseum and Exhibit Hall Authority
MAIN CAMPUS LOCATION:	Cobb Galleria Parkway and Interstate 75
MAIN CAMPUS SITE:	11 Acres Owned by Cobb-Marietta Coliseum and Exhibit Hall Authority. Additional 5 acres being acquired.
MAIN CAMPUS:	3,000-seat Theatre
COMPONENTS:	700-seat Recital Hall 200-seat Black Box 2500 Parking Spaces Salons and Full Banquet Kitchen Additional event space
SATELLITE CAMPUS: LOCATION:	Galleria Specialty Shops adjacent to Cobb Galleria Centre
SATELLITE CAMPUS	Music Classrooms
COMPONENTS: (Located in the Galleria Specialty Shops)	Teaching Rooms Art Studios Film Institute
PROJECT COST:	\$125 Million
ARCHITECT:	Smallwood Reynolds, Stewart, Stewart & Associates, Inc.



**Women
at Work**
Being the minority
in a particular field
has its advantages
**STRATEGIES
SECTION B**

May 15/24, 2007

ATLANTA BUSINESS CHRONICLE

Local filmmakers set out to educate investors **4A**

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\$300M project for Cumberland



SPECIAL

The new Riverwood: The new master plan calls for an additional 530,000 square feet of class A office space, 90,000 square feet of retail, 360 condos and 40 lofts; and a 200-room hotel.

By Jill Lerner Friedman

STAFF WRITER

Two prominent developers are planning a \$300 million mixed-use project near Cumberland Mall — the realization, after more than 20 years, of another company's vision.

Bob Voyles' **Seven Oaks Company LLC** and **GE Asset Management** have formed a joint venture to reassemble Riverwood — a project

first conceived in the mid-1980s by Portman Barry, the company run by famed architect John Portman and developer Hal Barry.

The project is less than a quarter-mile from the reinvigorated **Cumberland Mall** and the new **Cobb Energy Performing Arts Centre**.

The updated master plan calls for nearly 2 million square feet of office, retail,

➤ See **CUMBERLAND, 22A**

\$300M project for Cumberland

Continued from 1A

condo and hotel offerings on 22 acres off Cumberland Boulevard.

Portman Barry's original concept in the mid-1980s called for 2.5 million square feet of development on 30 acres. Riverwood 100 was completed in 1989, however, the project fell victim to the real estate recession and land parcels were sold off in the early 1990s.

Regent Partners LLC bought the land, retained part of the site and sold off other parcels.

Now, GE and Seven Oaks have reassembled 22 acres of the original tract.

"Every time I used to see [the master plan], I thought, 'Boy, wouldn't

Jerry Karr, Bob Voyles: "Every time I used to see [the master plan], I thought, 'Boy, wouldn't it be great if you could put it all back together,'" Voyles says.

it be great if you could put it all back together,'" said Voyles.

"We thought there would be an opportunity to reassemble these parcels — in essence, take the best of the old Portman Barry design and have it re-engineered for the 21st century."

Added Jerry Karr, managing director of GE Asset Management, "We plan to make Riverwood a landmark in the Atlanta metro community."

In addition to the existing Riverwood 100, a 505,000-square-foot office building constructed in 1989, the new master plan calls for an additional 530,000 square feet of class A office, 90,000 square feet of retail, 360 condos and 40 lofts; and a 200-room, three-star business-class hotel. **HOK** is project architect, **Wakefield Beasley & Associates Architects Inc.** will design the retail spaces, **Roy**

Ashley & Associates Inc. is landscape architect and **Lorenc+Yoo Design** will create the graphics and hardscapes — elements of the landscape other than plants, such as walkways.

The first office building planned is a 15-story, 350,000-square-foot tower, Riverwood 200, that will be a "close cousin" in style to Riverwood 100, Voyles said.

Seven Oaks also plans to begin immediate development of the retail and residential portions of the property responding to the "strong level of interest" by restaurants and residential builders, Voyles said.

The developers plan to begin construction in mid-2008.

Sam Olen, chairman of the **Cobb County Board of Commissioners**, called Riverwood one of the "great unfinished development opportunities" in Cobb County.

"For years, I've driven by that property and thought about what it could be. But I have to say, the wait has been well worth it," he said.

Seven Oaks is run by Voyles, former senior development officer for **Hines** and before that, a partner at **Alston & Bird LLP**.

He and GE's Karr formed a friendship during a 10-year collaboration when Voyles was at Hines. The pair worked closely together during the development of Perimeter Summit, and Karr's GE Asset Management advised a GE Pension Trust affiliate in its purchase of the Hines-developed 1180 Peachtree.



©2005 Frank Drago



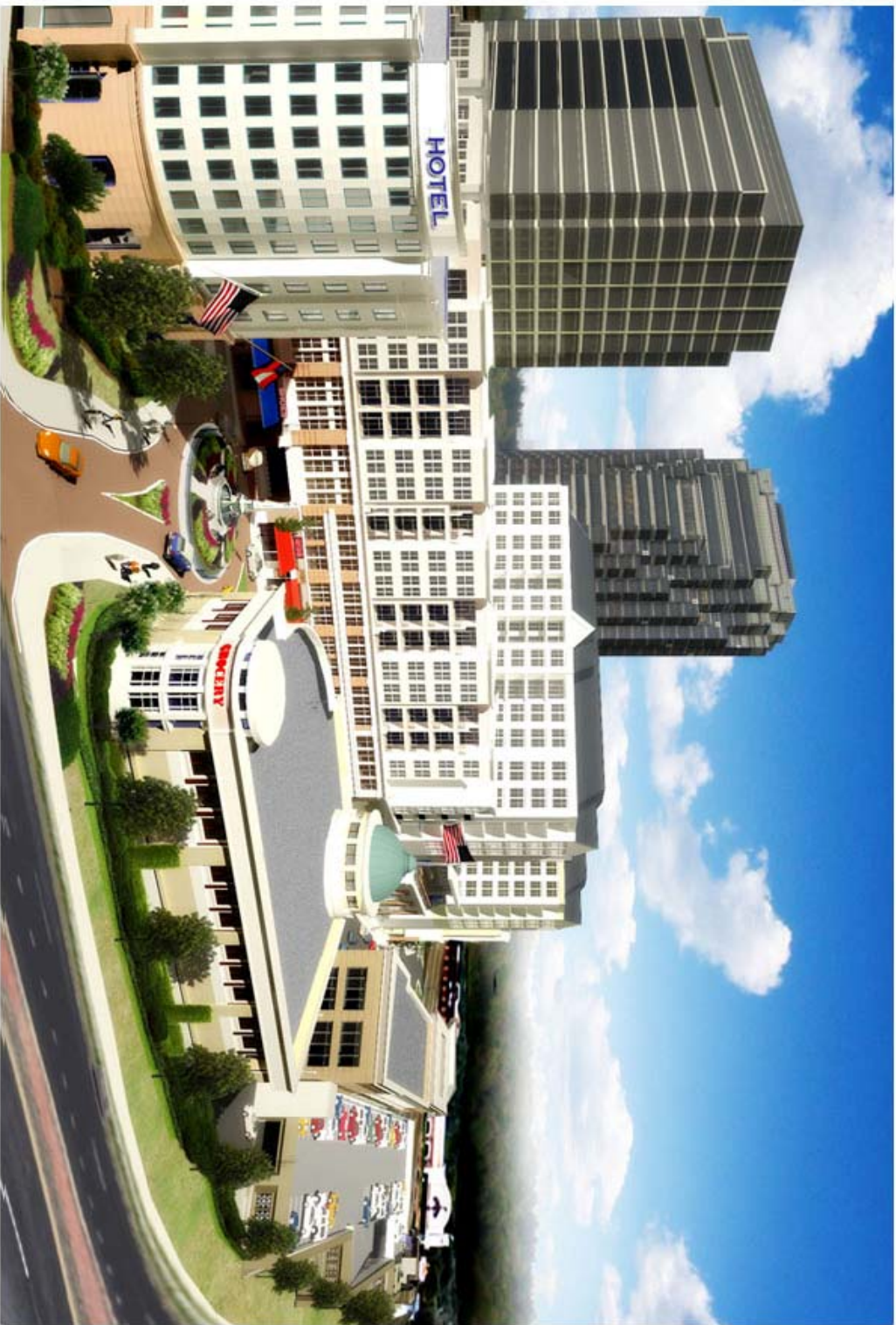
CAPITAL

PROPERTIES GROUP, L.L.C.

**VIEW FROM COBB PARKWAY
LOOKING WEST**



VIEW FROM CUMBERLAND BOULEVARD LOOKING EAST



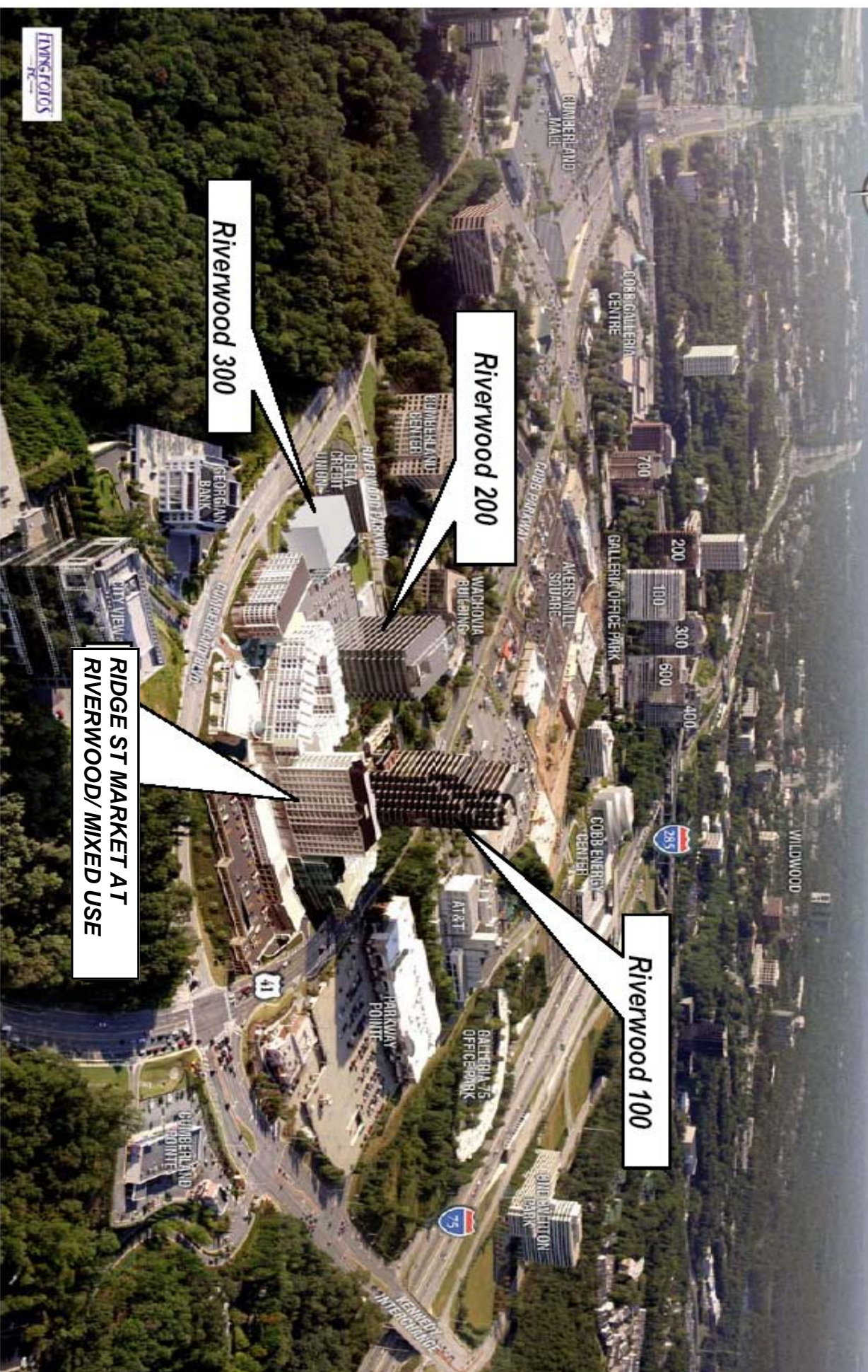
Ridge Street Market
At
RIVERWALK
Vinnings live work play destination







**CONCEPTUAL OVERLAY OF PROJECT AT
COMPLETION**





SCALE: 1" = 60'-0"



DEMOGRAPHICS*

Within in a 7 mile radius there are 395,679 people with an average household income of \$96,787

<u>DESCRIPTION</u>	<u>3 miles</u>	<u>5 miles</u>	<u>7 miles</u>
Population (2008)	65,390	191,331	395,679
Population (2013 projection)	69,137	202,849	423,354
Households	32,349	86,470	172,591
Median age (F)	35.38	37.19	37.40
Median age (M)	34.62	35.32	35.33
Average HH income	\$97,850	\$99,306	\$96,787
<u>DAYTIME EMPLOYMENT</u>			
Total businesses		10,870	
Daytime Population	99,544	177,065	

TRAFFIC COUNTS

I-75 at Cumberland Blvd	98,850 VPD
Cobb Pky at Akers Mill Rd	39,554 VPD
I-75 at I-285 (1.0 miles)	765,000 VPD

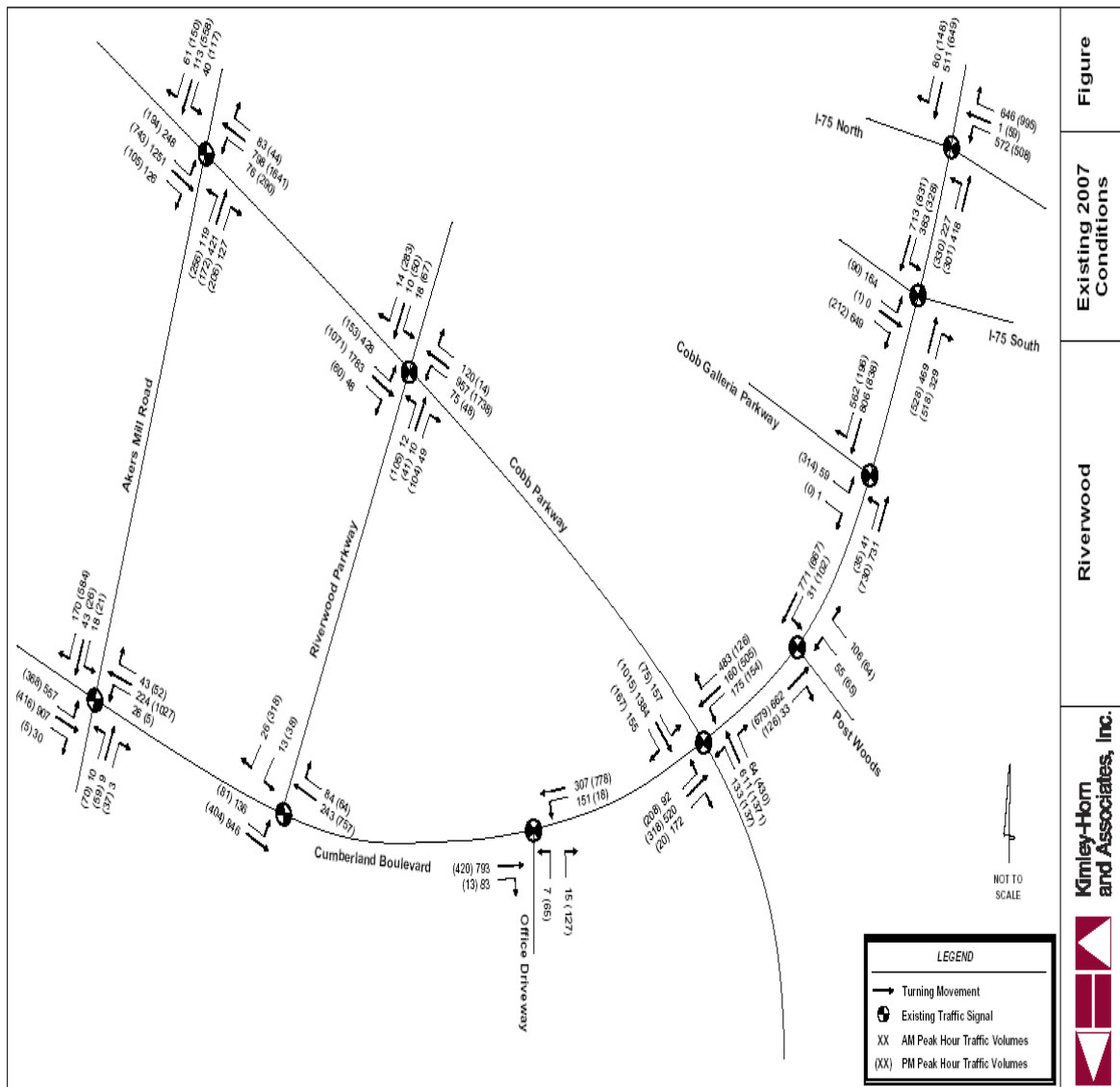
Cobb County has the second highest per capita income in the State of Georgia

DEMOGRAPHIC COMPARISON

	CUMBERLAND MALL	PERIMETER MALL
3-MILE RADIUS	VININGS	
POPULATION 2008	65,390	84,664
POPULATION 2013 PROJECTION	69,137	88,170
PROJ POP. GROWTH 2008-2013	5.73%	4.14%
HOUSEHOLDS	32,349	37,776
AVERAGE HH INCOME	\$97,850	\$101,103
MEDIAN AGE FEMALE	35.38	40.66
MEDIAN AGE MALE	34.62	37.83
5-MILE RADIUS		
POPULATION 2008	191,331	211,037
POPULATION 2013 PROJECTION	202,849	218,319
PROJ POP. GROWTH 2004-2009	6.02%	3.45%
HOUSEHOLDS	86,470	88,659
AVERAGE HH INCOME	\$99,306	\$103,560
MEDIAN AGE FEMALE	37.19	38.80
MEDIAN AGE MALE	35.32	63.32
7-MILE RADIUS		
POPULATION 2004	395,679	422,642
POPULATION 2010 PROJECTION	423,354	441,100
PROJ POP. GROWTH 2004-2009	6.99%	4.37%
HOUSEHOLDS	172,591	176,809
AVERAGE HH INCOME	\$96,787	\$104,347
MEDIAN AGE FEMALE	37.40	38.60
MEDIAN AGE MALE	35.33	36.28



TRAFFIC COUNTS



Figure

Existing 2007 Conditions

Riverwood

Kimley-Horn and Associates, Inc.



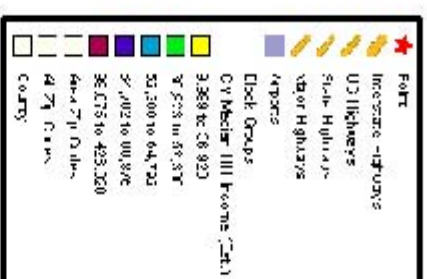
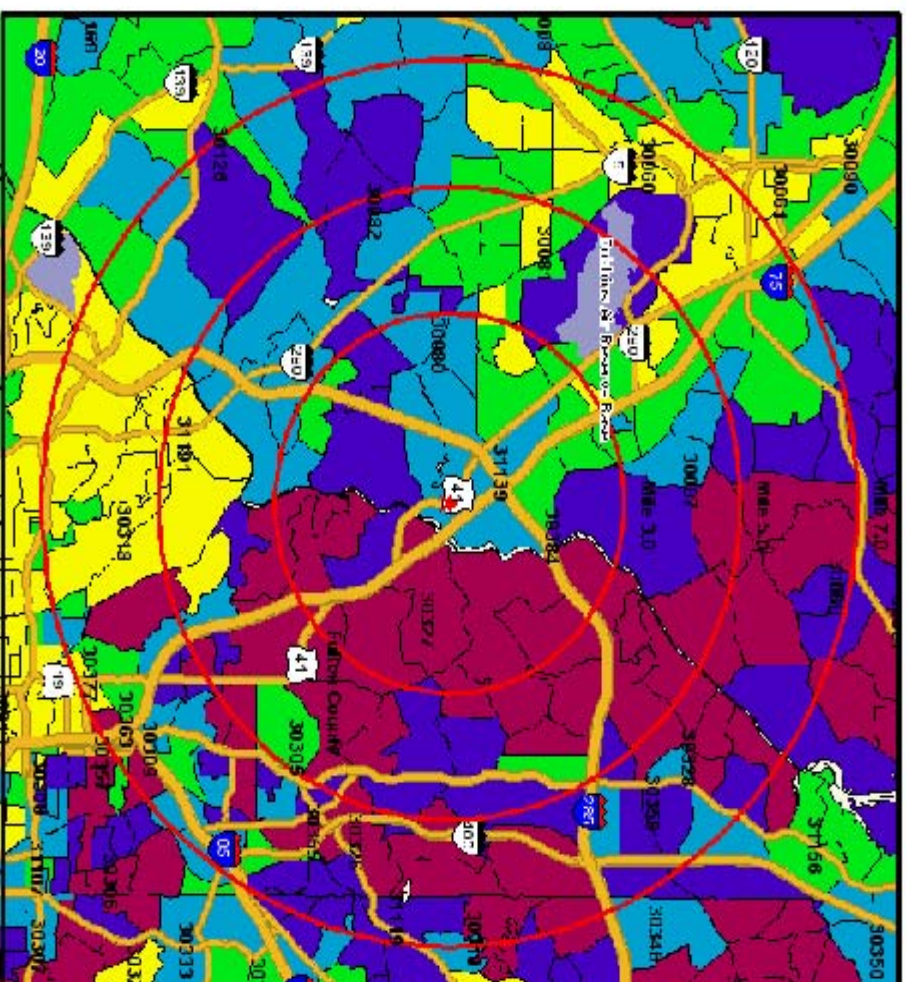
Median Household Income

CUMBERLAND BLVD AT COBB PKWY

ATLANTA, GA 30339

Coord: 33.876600, -84.456100

Radius - See Appendix for Details



Pop-Facts: Demographic Snapshot Report

Radius 1: COBB PKWY AT CUMBERLAND BLVD, VININGS, GA 30339, aggregate

Radius 2: COBB PKWY AT CUMBERLAND BLVD, VININGS, GA 30339, aggregate

Radius 3: COBB PKWY AT CUMBERLAND BLVD, VININGS, GA 30339, aggregate

Description	0.00 - 3.00 miles <i>Radius 1</i>		0.00 - 5.00 miles <i>Radius 2</i>		0.00 - 7.00 miles <i>Radius 3</i>	
		%		%		%
Population						
2013 Projection	69,137		202,849		423,354	
2008 Estimate	65,390		191,331		395,679	
2000 Census	60,599		175,751		357,060	
1990 Census	49,965		145,244		298,235	
Growth 2008-2013	5.73%		6.02%		6.99%	
Growth 2000-2008	7.91%		8.86%		10.82%	
Growth 1990-2000	21.28%		21.00%		19.72%	
2008 Est. Population by Single Race Classification						
White Alone	39,731	60.76	119,202	62.30	242,168	61.20
Black or African American Alone	15,454	23.63	43,098	22.53	95,446	24.12
American Indian and Alaska Native Alone	239	0.37	715	0.37	1,303	0.33
Asian Alone	4,214	6.44	8,756	4.58	16,445	4.16
Native Hawaiian and Other Pacific Islander Alone	29	0.04	117	0.06	227	0.06
Some Other Race Alone	3,938	6.02	14,524	7.59	30,226	7.64
Two or More Races	1,785	2.73	4,920	2.57	9,863	2.49
2008 Est. Population Hispanic or Latino by Origin*						
Not Hispanic or Latino	57,779	88.36	161,480	84.40	333,994	84.41
Hispanic or Latino:	7,611	11.64	29,851	15.60	61,686	15.59
Mexican	4,455	58.53	21,066	70.57	43,954	71.25
Puerto Rican	613	8.05	1,617	5.42	3,072	4.98
Cuban	250	3.28	728	2.44	1,475	2.39
All Other Hispanic or Latino	2,293	30.13	6,440	21.57	13,185	21.37
2008 Est. Hispanic or Latino by Single Race Class.						
White Alone	3,212	42.20	13,312	44.59	27,120	43.96
Black or African American Alone	281	3.69	852	2.85	1,587	2.57
American Indian and Alaska Native Alone	81	1.06	286	0.96	515	0.83
Asian Alone	16	0.21	67	0.22	192	0.31
Native Hawaiian and Other Pacific Islander Alone	3	0.04	30	0.10	50	0.08
Some Other Race Alone	3,580	47.04	13,785	46.18	29,071	47.13
Two or More Races	438	5.75	1,519	5.09	3,151	5.11



Pop-Facts: Demographic Snapshot Report

Radius 1: COBB PKWY AT CUMBERLAND BLVD, VININGS, GA 30339, aggregate

Radius 2: COBB PKWY AT CUMBERLAND BLVD, VININGS, GA 30339, aggregate

Radius 3: COBB PKWY AT CUMBERLAND BLVD, VININGS, GA 30339, aggregate

Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 7.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2008 Est. Pop. Asian Alone Race by Category *	4,214		8,756		16,445	
Chinese, except Taiwanese	589	13.98	1,502	17.15	3,033	18.44
Filipino	159	3.77	337	3.85	758	4.61
Japanese	235	5.58	527	6.02	1,091	6.63
Asian Indian	2,057	48.81	3,500	39.97	5,676	34.52
Korean	545	12.93	1,368	15.62	2,510	15.26
Vietnamese	159	3.77	516	5.89	1,162	7.07
Cambodian	8	0.19	42	0.48	151	0.92
Hmong	18	0.43	24	0.27	26	0.16
Laotian	13	0.31	44	0.50	193	1.17
Thai	50	1.19	102	1.16	235	1.43
Other Asian	319	7.57	671	7.66	1,332	8.10
Two or more Asian categories	63	1.50	124	1.42	278	1.69
2008 Est. Population by Ancestry	65,390		191,331		395,679	
Pop. Arab	438	0.67	897	0.47	1,540	0.39
Pop. Czech	136	0.21	352	0.18	745	0.19
Pop. Danish	86	0.13	350	0.18	681	0.17
Pop. Dutch	331	0.51	1,063	0.56	2,107	0.53
Pop. English	5,894	9.01	17,907	9.36	34,252	8.66
Pop. French (except Basque)	972	1.49	2,660	1.39	5,260	1.33
Pop. French Canadian	328	0.50	764	0.40	1,225	0.31
Pop. German	4,008	6.13	11,976	6.26	23,902	6.04
Pop. Greek	249	0.38	743	0.39	1,418	0.36
Pop. Hungarian	126	0.19	504	0.26	941	0.24
Pop. Irish	4,388	6.71	12,378	6.47	24,137	6.10
Pop. Italian	2,103	3.22	5,256	2.75	10,303	2.60
Pop. Lithuanian	64	0.10	247	0.13	500	0.13
Pop. United States or American	4,677	7.15	13,694	7.16	26,987	6.82
Pop. Norwegian	287	0.44	729	0.38	1,615	0.41
Pop. Polish	897	1.37	2,383	1.25	4,459	1.13
Pop. Portuguese	140	0.21	299	0.16	448	0.11
Pop. Russian	662	1.01	2,089	1.09	4,330	1.09
Pop. Scottish	1,412	2.16	4,087	2.14	8,185	2.07
Pop. Scotch-Irish	1,537	2.35	4,507	2.36	8,757	2.21
Pop. Slovak	50	0.08	128	0.07	242	0.06
Pop. Sub-Saharan African	1,320	2.02	3,739	1.95	6,803	1.72
Pop. Swedish	317	0.48	1,006	0.53	1,922	0.49
Pop. Swiss	164	0.25	348	0.18	632	0.16
Pop. Ukrainian	89	0.14	270	0.14	574	0.15
Pop. Welsh	198	0.30	596	0.31	1,311	0.33
Pop. West Indian (excl. Hispanic groups)	1,017	1.56	2,146	1.12	3,629	0.92



Pop-Facts: Demographic Snapshot Report

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Radius 3: COBB PKWY AT CUMBERLAND BLVD, VININGS, GA 30339, aggregate

Description	0.00 - 3.00 miles <i>Radius 1</i> %		0.00 - 5.00 miles <i>Radius 2</i> %		0.00 - 7.00 miles <i>Radius 3</i> %	
2008 Est. Population by Ancestry						
Pop, Other ancestries	22,140	33.86	65,591	34.28	142,327	35.97
Pop, Ancestry Unclassified	11,356	17.37	34,619	18.09	76,451	19.32
2008 Est. Pop Age 5+ by Language Spoken At Home	61,843		179,345		369,365	
Speak Only English at Home	50,336	81.39	145,792	81.29	301,093	81.52
Speak Asian/Pacific Islander Language at Home	1,859	3.01	3,917	2.18	7,607	2.06
Speak IndoEuropean Language at Home	3,853	6.23	9,136	5.09	17,440	4.72
Speak Spanish at Home	4,839	7.82	18,203	10.15	39,313	10.64
Speak Other Language at Home	957	1.55	2,297	1.28	3,912	1.06
2008 Est. Population by Sex	65,390		191,331		395,679	
Male	32,486	49.68	94,798	49.55	197,061	49.80
Female	32,904	50.32	96,533	50.45	198,618	50.20
Male/Female Ratio	0.99		0.98		0.99	
2008 Est. Population by Age	65,390		191,331		395,679	
Age 0 - 4	3,547	5.42	11,986	6.26	26,314	6.65
Age 5 - 9	3,555	5.44	11,809	6.17	25,745	6.51
Age 10 - 14	3,129	4.79	10,636	5.56	22,913	5.79
Age 15 - 17	1,683	2.57	5,616	2.94	11,830	2.99
Age 18 - 20	1,354	2.07	4,822	2.52	11,318	2.86
Age 21 - 24	3,342	5.11	9,519	4.98	19,340	4.89
Age 25 - 34	16,187	24.75	37,190	19.44	71,351	18.03
Age 35 - 44	11,431	17.48	33,408	17.46	68,338	17.27
Age 45 - 49	4,977	7.61	14,518	7.59	29,838	7.54
Age 50 - 54	4,443	6.79	13,045	6.82	26,623	6.73
Age 55 - 59	3,986	6.10	12,099	6.32	24,464	6.18
Age 60 - 64	2,910	4.45	8,921	4.66	18,279	4.62
Age 65 - 74	2,898	4.43	9,631	5.03	20,461	5.17
Age 75 - 84	1,435	2.19	5,642	2.95	12,685	3.21
Age 85 and over	513	0.78	2,489	1.30	6,182	1.56
Age 16 and over	54,578	83.47	155,008	81.02	316,796	80.06
Age 18 and over	53,476	81.78	151,285	79.07	308,878	78.06
Age 21 and over	52,122	79.71	146,463	76.55	297,560	75.20
Age 65 and over	4,845	7.41	17,762	9.28	39,327	9.94
2008 Est. Median Age	34.94		36.22		36.32	
2008 Est. Average Age	36.49		36.98		36.97	



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Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 7.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2008 Est. Male Population by Age	32,486		94,798		197,061	
Age 0 - 4	1,806	5.56	6,050	6.38	13,304	6.75
Age 5 - 9	1,808	5.57	6,014	6.34	13,105	6.65
Age 10 - 14	1,594	4.91	5,416	5.71	11,659	5.92
Age 15 - 17	865	2.66	2,885	3.04	6,076	3.08
Age 18 - 20	707	2.18	2,537	2.68	6,031	3.06
Age 21 - 24	1,559	4.80	4,832	5.10	10,179	5.17
Age 25 - 34	8,217	25.29	19,124	20.17	37,013	18.78
Age 35 - 44	5,869	18.07	17,176	18.12	35,570	18.05
Age 45 - 49	2,542	7.82	7,332	7.73	15,207	7.72
Age 50 - 54	2,139	6.58	6,259	6.60	12,914	6.55
Age 55 - 59	1,859	5.72	5,661	5.97	11,539	5.86
Age 60 - 64	1,387	4.27	4,213	4.44	8,672	4.40
Age 65 - 74	1,348	4.15	4,368	4.61	9,288	4.71
Age 75 - 84	601	1.85	2,211	2.33	4,821	2.45
Age 85 and over	183	0.56	720	0.76	1,684	0.85
2008 Est. Median Age, Male	34.62		35.32		35.33	
2008 Est. Average Age, Male	35.88		35.91		35.76	
2008 Est. Female Population by Age	32,904		96,533		198,618	
Age 0 - 4	1,740	5.29	5,936	6.15	13,010	6.55
Age 5 - 9	1,747	5.31	5,795	6.00	12,640	6.36
Age 10 - 14	1,534	4.66	5,219	5.41	11,254	5.67
Age 15 - 17	818	2.49	2,731	2.83	5,753	2.90
Age 18 - 20	647	1.97	2,284	2.37	5,287	2.66
Age 21 - 24	1,783	5.42	4,687	4.86	9,161	4.61
Age 25 - 34	7,970	24.22	18,066	18.71	34,339	17.29
Age 35 - 44	5,562	16.90	16,232	16.81	32,769	16.50
Age 45 - 49	2,435	7.40	7,186	7.44	14,631	7.37
Age 50 - 54	2,304	7.00	6,787	7.03	13,709	6.90
Age 55 - 59	2,128	6.47	6,438	6.67	12,925	6.51
Age 60 - 64	1,523	4.63	4,708	4.88	9,607	4.84
Age 65 - 74	1,549	4.71	5,263	5.45	11,173	5.63
Age 75 - 84	834	2.53	3,431	3.55	7,863	3.96
Age 85 and over	330	1.00	1,769	1.83	4,497	2.26
2008 Est. Median Age, Female	35.38		37.19		37.40	
2008 Est. Average Age, Female	37.10		38.02		38.18	



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Prepared For:

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Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 7.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2008 Est. Population Age 15+ by Marital Status*	55,159		156,900		320,707	
Total, Never Married	23,432	42.48	58,690	37.41	117,902	36.76
Married, Spouse present	21,363	38.73	66,174	42.18	134,198	41.84
Married, Spouse absent	2,398	4.35	7,357	4.69	17,046	5.32
Widowed	1,693	3.07	6,921	4.41	16,631	5.19
Divorced	6,273	11.37	17,759	11.32	34,931	10.89
Males, Never Married	12,384	22.45	31,999	20.39	65,268	20.35
Previously Married	3,199	5.80	9,378	5.98	19,276	6.01
Females, Never Married	11,048	20.03	26,691	17.01	52,634	16.41
Previously Married	5,626	10.20	17,901	11.41	38,117	11.89
2008 Est. Pop. Age 25+ by Educational Attainment*	48,780		136,943		278,220	
Less than 9th grade	1,089	2.23	5,343	3.90	13,584	4.88
Some High School, no diploma	1,767	3.62	7,671	5.60	19,743	7.10
High School Graduate (or GED)	5,537	11.35	18,733	13.68	42,870	15.41
Some College, no degree	9,100	18.66	25,188	18.39	49,218	17.69
Associate Degree	2,410	4.94	6,503	4.75	12,537	4.51
Bachelor's Degree	19,163	39.28	48,118	35.14	90,877	32.66
Master's Degree	6,581	13.49	16,218	11.84	31,882	11.46
Professional School Degree	2,341	4.80	7,092	5.18	13,294	4.78
Doctorate Degree	791	1.62	2,076	1.52	4,214	1.51
Households						
2013 Projection	34,009		91,021		183,472	
2008 Estimate	32,349		86,470		172,591	
2000 Census	30,297		80,319		157,187	
1990 Census	25,569		68,789		134,171	
Growth 2008-2013	5.13%		5.26%		6.30%	
Growth 2000-2008	6.77%		7.66%		9.80%	
Growth 1990-2000	18.49%		16.76%		17.15%	
2008 Est. Households by Household Type	32,349		86,470		172,591	
Family Households	13,375	41.35	41,896	48.45	86,564	50.16
Nonfamily Households	18,974	58.65	44,574	51.55	86,027	49.84
2008 Est. Group Quarters Population	478		1,996		6,578	
2008 Households by Ethnicity, Hispanic/Latino	2,392	7.39	8,185	9.47	16,138	9.35



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Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 7.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2008 Est. Households by Household Income	32,349		86,470		172,591	
Income Less than \$15,000	2,253	6.96	7,304	8.45	17,125	9.92
Income \$15,000 - \$24,999	2,149	6.64	6,146	7.11	13,217	7.66
Income \$25,000 - \$34,999	3,059	9.46	8,210	9.49	16,229	9.40
Income \$35,000 - \$49,999	5,650	17.47	13,968	16.15	25,440	14.74
Income \$50,000 - \$74,999	6,912	21.37	16,628	19.23	31,489	18.24
Income \$75,000 - \$99,999	3,985	12.32	10,088	11.67	19,912	11.54
Income \$100,000 - \$149,999	3,734	11.54	10,847	12.54	22,868	13.25
Income \$150,000 - \$249,999	2,160	6.68	6,536	7.56	13,847	8.02
Income \$250,000 - \$499,999	1,091	3.37	3,215	3.72	6,563	3.80
Income \$500,000 and more	1,355	4.19	3,526	4.08	5,902	3.42
2008 Est. Average Household Income	\$97,850		\$99,306		\$96,787	
2008 Est. Median Household Income	\$61,079		\$61,436		\$61,341	
2008 Est. Per Capita Income	\$48,580		\$45,163		\$42,597	
2008 Est. Household Type, Presence Own Children*	32,349		86,470		172,591	
Single Male Householder	6,415	19.83	14,197	16.42	27,700	16.05
Single Female Householder	7,162	22.14	17,887	20.69	34,926	20.24
Married-Couple Family, own children	3,878	11.99	12,940	14.96	26,046	15.09
Married-Couple Family, no own children	6,247	19.31	18,608	21.52	37,468	21.71
Male Householder, own children	340	1.05	1,085	1.25	2,200	1.27
Male Householder, no own children	583	1.80	1,805	2.09	3,747	2.17
Female Householder, own children	1,366	4.22	4,309	4.98	10,102	5.85
Female Householder, no own children	961	2.97	3,150	3.64	7,000	4.06
Norfamily, Male Householder	2,963	9.16	7,092	8.20	13,708	7.94
Norfamily, Female Householder	2,434	7.52	5,398	6.24	9,694	5.62
2008 Est. Households by Household Size*	32,349		86,470		172,591	
1-person household	13,577	41.97	32,084	37.10	62,625	36.29
2-person household	11,310	34.96	29,596	34.23	57,656	33.41
3-person household	3,703	11.45	11,449	13.24	23,332	13.52
4-person household	2,239	6.92	7,622	8.81	15,976	9.26
5-person household	947	2.93	3,393	3.92	7,256	4.20
6-person household	353	1.09	1,313	1.52	3,069	1.78
7 or more person household	219	0.68	1,013	1.17	2,677	1.55
2008 Est. Average Household Size	2.01		2.19		2.25	



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Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 7.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2008 Est. Households by Presence of People*	32,349		86,470		172,591	

Households with 1 or more People under Age 18:

Married-Couple Family	3,989	12.33	13,358	15.45	27,063	15.68
Other Family, Male Householder	418	1.29	1,390	1.61	2,840	1.65
Other Family, Female Householder	1,527	4.72	4,899	5.67	11,597	6.72
Norfamily, Male Householder	59	0.18	188	0.22	408	0.24
Norfamily, Female Householder	20	0.06	68	0.08	160	0.09

Households no People under Age 18:

Married-Couple Family	6,136	18.97	18,189	21.04	36,451	21.12
Other Family, Male Householder	505	1.56	1,499	1.73	3,108	1.80
Other Family, Female Householder	800	2.47	2,560	2.96	5,505	3.19
Norfamily, Male Householder	9,319	28.81	21,100	24.40	41,000	23.76
Norfamily, Female Householder	9,576	29.60	23,217	26.85	44,459	25.76

2008 Est. Households by Number of Vehicles*	32,349		86,470		172,591	
No Vehicles	1,420	4.39	5,432	6.28	15,376	8.91
1 Vehicle	15,418	47.66	37,700	43.60	72,280	41.88
2 Vehicles	11,939	36.91	32,291	37.34	62,578	36.26
3 Vehicles	2,817	8.71	8,513	9.85	17,133	9.93
4 Vehicles	581	1.80	2,034	2.35	3,993	2.31
5 or more Vehicles	173	0.53	500	0.58	1,232	0.71

2008 Est. Average Number of Vehicles*	1.58		1.61		1.58	
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Family Households

2013 Projection	14,027	43,894	91,371
2008 Estimate	13,375	41,896	86,564
2000 Census	12,667	39,421	80,115
1990 Census	10,826	34,631	72,153
Growth 2008-2013	4.87%	4.77%	5.55%
Growth 2000-2008	5.59%	6.28%	8.05%
Growth 1990-2000	17.01%	13.83%	11.03%



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Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 7.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2008 Est. Family Households by Household Income	13,375		41,896		86,564	
Income Less than \$15,000	618	4.62	2,207	5.27	6,096	7.04
Income \$15,000 - \$24,999	551	4.12	2,167	5.17	5,127	5.92
Income \$25,000 - \$34,999	801	5.99	2,794	6.67	6,066	7.01
Income \$35,000 - \$49,999	1,577	11.79	4,865	11.61	9,757	11.27
Income \$50,000 - \$74,999	2,283	17.07	7,282	17.38	14,544	16.80
Income \$75,000 - \$99,999	1,781	13.32	5,251	12.53	10,636	12.29
Income \$100,000 - \$149,999	2,190	16.37	6,757	16.13	13,976	16.15
Income \$150,000 - \$249,999	1,529	11.43	4,943	11.80	10,422	12.04
Income \$250,000 - \$499,999	918	6.86	2,667	6.37	5,230	6.04
Income \$500,000 and more	1,127	8.43	2,963	7.07	4,709	5.44
2008 Est. Average Family Household Income	\$142,620		\$133,917		\$124,172	
2008 Est. Median Family Household Income	\$87,037		\$82,776		\$78,977	
2008 Est. Families by Poverty Status*	13,375		41,896		86,564	
Income At or Above Poverty Level:						
Married-Couple Family, own children	3,829	28.63	12,703	30.32	26,097	30.15
Married-Couple Family, no own children	5,973	44.66	17,705	42.26	34,959	40.39
Male Householder, own children	412	3.08	1,251	2.99	2,471	2.85
Male Householder, no own children	361	2.70	1,242	2.96	2,577	2.98
Female Householder, own children	1,303	9.74	3,908	9.33	7,879	9.10
Female Householder, no own children	756	5.65	2,253	5.38	4,869	5.62
Income Below Poverty Level:						
Married-Couple Family, own children	206	1.54	738	1.76	1,574	1.82
Married-Couple Family, no own children	118	0.88	402	0.96	885	1.02
Male Householder, own children	127	0.95	284	0.68	607	0.70
Male Householder, no own children	23	0.17	112	0.27	292	0.34
Female Householder, own children	218	1.63	1,112	2.65	3,878	4.48
Female Householder, no own children	50	0.37	187	0.45	476	0.55
2008 Est. Pop Age 16+ by Employment Status*	54,578		155,008		316,796	
In Armed Forces	189	0.35	398	0.26	626	0.20
Civilian - Employed	41,030	75.18	109,488	70.63	216,695	68.40
Civilian - Unemployed	1,396	2.56	4,713	3.04	10,574	3.34
Not in Labor Force	11,964	21.92	40,409	26.07	88,901	28.06



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Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 7.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2008 Est. Civ Employed Pop 16+ Class of Worker*	41,030		109,488		216,695	
For-Profit Private Workers	33,881	82.58	89,102	81.38	175,119	80.81
Non-Profit Private Workers	1,947	4.75	5,456	4.98	11,031	5.09
Local Government Workers	1,584	3.86	3,803	3.47	8,175	3.77
State Government Workers	898	2.19	2,582	2.36	5,114	2.36
Federal Government Workers	592	1.44	1,765	1.61	3,889	1.79
Self-Emp Workers	2,055	5.01	6,569	6.00	12,909	5.96
Unpaid Family Workers	72	0.18	211	0.19	457	0.21
2008 Est. Civ Employed Pop 16+ by Occupation*	41,030		109,488		216,695	
Management, Business, and Financial Operations	10,333	25.18	25,635	23.41	49,465	22.83
Professional and Related Occupations	11,706	28.53	28,045	25.61	53,866	24.86
Service	3,656	8.91	11,675	10.66	24,157	11.15
Sales and Office	11,354	27.67	30,520	27.88	59,602	27.51
Farming, Fishing, and Forestry	9	0.02	68	0.06	378	0.17
Construction, Extraction and Maintenance	1,830	4.46	6,591	6.02	14,512	6.70
Production, Transportation and Material Moving	2,141	5.22	6,955	6.35	14,715	6.79
2008 Est. Pop 16+ by Occupation Classification*	41,030		109,488		216,695	
Blue Collar	3,971	9.68	13,546	12.37	29,227	13.49
White Collar	33,387	81.37	84,159	76.87	162,854	75.15
Service and Farm	3,672	8.95	11,784	10.76	24,614	11.36
2008 Est. Workers Age 16+, Transportation To Work*	40,762		108,245		213,864	
Drove Alone	33,748	82.79	85,827	79.29	163,540	76.47
Car Pooled	4,405	10.81	12,125	11.20	24,183	11.31
Public Transportation	734	1.80	3,573	3.30	10,671	4.99
Walked	511	1.25	1,783	1.65	4,003	1.87
Motorcycle	28	0.07	71	0.07	201	0.09
Bicycle	12	0.03	76	0.07	263	0.12
Other Means	156	0.38	760	0.70	1,776	0.83
Worked at Home	1,168	2.87	4,030	3.72	9,228	4.31
2008 Est. Workers Age 16+ by Travel Time to Work*	39,593		104,215		204,637	
Less than 15 Minutes	9,081	22.94	23,688	22.73	46,494	22.72
15 - 29 Minutes	17,276	43.63	43,746	41.98	83,257	40.69
30 - 44 Minutes	9,450	23.87	25,185	24.17	48,979	23.93
45 - 59 Minutes	2,041	5.15	6,357	6.10	13,720	6.70
60 or more Minutes	1,745	4.41	5,238	5.03	12,186	5.95
2008 Est. Average Travel Time to Work in Minutes*	26.26		26.98		27.63	



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Pop-Facts: Demographic Snapshot Report

Radius 1: COBB PKWY AT CUMBERLAND BLVD, VININGS, GA 30339, aggregate

Radius 2: COBB PKWY AT CUMBERLAND BLVD, VININGS, GA 30339, aggregate

Radius 3: COBB PKWY AT CUMBERLAND BLVD, VININGS, GA 30339, aggregate

Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 7.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2008 Est. Tenure of Occupied Housing Units	32,349		86,470		172,591	
Owner Occupied	11,150	34.47	39,716	45.93	84,168	48.77
Renter Occupied	21,198	65.53	46,754	54.07	88,423	51.23
2008 Occ Housing Units, Avg Length of Residence	6		7		7	
2008 Est. All Owner-Occupied Housing Values	11,150		39,716		84,168	
Value Less than \$20,000	36	0.32	183	0.46	627	0.74
Value \$20,000 - \$39,999	9	0.08	112	0.28	419	0.50
Value \$40,000 - \$59,999	44	0.39	208	0.52	626	0.74
Value \$60,000 - \$79,999	74	0.66	379	0.95	1,221	1.45
Value \$80,000 - \$99,999	312	2.80	992	2.50	2,669	3.17
Value \$100,000 - \$149,999	1,964	17.61	6,103	15.37	11,907	14.15
Value \$150,000 - \$199,999	1,179	10.57	4,368	11.00	9,148	10.87
Value \$200,000 - \$299,999	1,288	11.55	6,590	16.59	15,255	18.12
Value \$300,000 - \$399,999	854	7.66	4,209	10.60	10,841	12.88
Value \$400,000 - \$499,999	825	7.40	3,337	8.40	7,680	9.12
Value \$500,000 - \$749,999	1,965	17.62	6,536	16.46	13,076	15.54
Value \$750,000 - \$999,999	1,307	11.72	3,458	8.71	5,980	7.10
Value \$1,000,000 or more	1,294	11.61	3,240	8.16	4,719	5.61
2008 Est. Median All Owner-Occupied Housing Value	\$378,363		\$321,924		\$301,960	
2008 Est. Housing Units by Units in Structure*	36,491		95,850		191,993	
1 Unit Attached	3,122	8.56	8,001	8.35	12,616	6.57
1 Unit Detached	8,527	23.37	33,887	35.35	77,349	40.29
2 Units	289	0.79	971	1.01	3,012	1.57
3 to 19 Units	17,447	47.81	34,722	36.23	57,506	29.95
20 to 49 Units	2,713	7.43	6,074	6.34	11,709	6.10
50 or More Units	4,370	11.98	11,771	12.28	28,092	14.63
Mobile Home or Trailer	24	0.07	419	0.44	1,645	0.86
Boat, RV, Van, etc.	0	0.00	5	0.01	64	0.03



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Description	0.00 - 3.00 miles		0.00 - 5.00 miles		0.00 - 7.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2008 Est. Housing Units by Year Structure Built	36,491		95,850		191,993	
Housing Units Built 1999 to 2008	5,614	15.38	14,916	15.56	33,237	17.31
Housing Unit Built 1995 to 1998	3,075	8.43	6,914	7.21	14,060	7.32
Housing Unit Built 1990 to 1994	3,767	10.32	7,449	7.77	13,439	7.00
Housing Unit Built 1980 to 1989	12,309	33.73	24,290	25.34	40,102	20.89
Housing Unit Built 1970 to 1979	6,688	18.33	17,856	18.63	32,676	17.02
Housing Unit Built 1960 to 1969	2,866	7.85	11,677	12.18	26,343	13.72
Housing Unit Built 1950 to 1959	1,521	4.17	8,376	8.74	17,533	9.13
Housing Unit Built 1940 to 1949	395	1.08	2,341	2.44	7,417	3.86
Housing Unit Built 1939 or Earlier	255	0.70	2,032	2.12	7,186	3.74
2008 Est. Median Year Structure Built **	1985		1982		1981	

*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.

**1939 will appear when at least half of the Housing Units in this reports area were built in 1939 or earlier.

