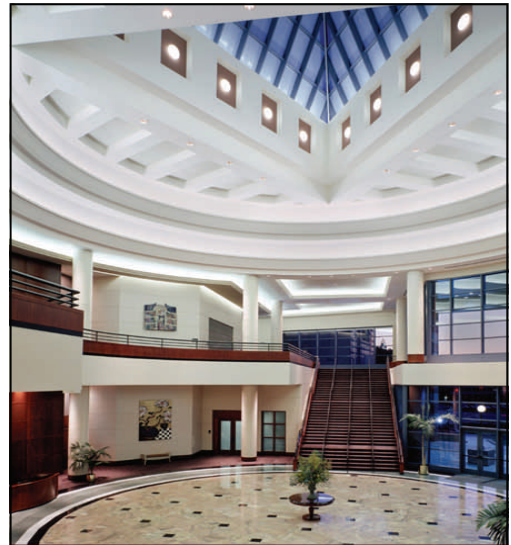


# COBB GALLERIA CENTRE





# COBB GALLERIA CENTRE

Pedestrian bridge connecting Cobb Galleria Centre and Cumberland Mall



# COBB GALLERIA CENTRE

***NEW RESTAURANT OPPORTUNITIES  
PROPOSED NEW 8 SCREEN THEATER***

**UPSCALE SHOPPING  
COBB CONVENTION CENTER  
WAVERLY HOTEL**

**LOCATED IN THE VININGS/CUMBERLAND MARKET**



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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is offered subject to errors, omissions, site plan changes, lease and rental rate changes and is subject to be withdrawn or revised without notice.

# COBB GALLERIA CENTRE

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## Executive Summary

### COBB GALLERIA CENTRE

#### Radius 1: COBB PKWY AT AKERS MILL RD SE, ATLANTA, , 0.00 - 3.00 Miles, Total



- For this area, 62.8% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:  
0.4% are in the Armed Forces, 75.7% are employed civilians, 3.0% are unemployed civilians, and 20.9% are not in the labor force.  
For the United States, 47.2% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:  
0.5% are in the Armed Forces, 60.2% are employed civilians, 3.6% are unemployed civilians, and 35.7% are not in the labor force.

- For this area, 62.8% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:  
10.9% have occupation type blue collar, 79.4% are white collar, and 9.6% are Service & farm workers.  
For the United States, 47.2% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:  
23.9% have occupation type blue collar, 60.1% are white collar, and 16.0% are Service & farm workers.

- For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:  
24.1% are in "Management, Business, and Financial Operations", 27.5% are in "Professional and Related Occupations", 9.6% are in "Service", and 27.9% are in "Sales and Office".  
0.0% are in "Farming, Fishing, and Forestry", 5.1% are in "Construction, Extraction, and Maintenance", and 5.8% are in "Production, Transportation, and Material Moving".  
For the civilian employed population age 16 and over in the United States, it is estimated that they are employed in the following occupational categories:  
13.7% are in "Management, Business, and Financial Operations", 20.3% are in "Professional and Related Occupations", 14.6% are in "Service", and 26.7% are in "Sales and Office".  
0.7% are in "Farming, Fishing, and Forestry", 9.5% are in "Construction, Extraction, and Maintenance", and 14.4% are in "Production, Transportation, and Material Moving".



- Currently, it is estimated that 18.1% of the population age 25 and over in this area had earned a Master's, Professional, or Doctorate Degree and 37.8% had earned a Bachelor's Degree.

In comparison, for the United States, it is estimated that for the population over age 25, 8.9% had earned a Master's, Professional, and Doctorate Degree, while 15.8% had earned a Bachelor's Degree.



## Executive Summary

### COBB GALLERIA CENTRE

Radius 1: COBB PKWY AT AKERS MILL RD SE, ATLANTA, , 0.00 - 3.00 Miles, Total



- Most of the dwellings in this area (67.4%) are estimated to be Renter-Occupied for the current year. For the entire country the majority of the housing units are Owner-Occupied (67.1%).
- The majority of dwellings in this area are estimated to be structures of 3 to 19 Units (49.2%) for the current year. In the United States, the majority of dwellings are estimated to be structures of 1 Unit Detached (60.8%) for the same year.
- The majority of housing units in this area (34.9%) are estimated to have been Housing Unit Built 1980 to 1989 for the current year. The majority of housing units in the United States (16.2%) are estimated to have been Housing Unit Built 1970 to 1979 for the current year.



Prepared On: Tues Apr 15, 2008 Page 3 Of 10

Project Code: COBB GALLERIA CTR

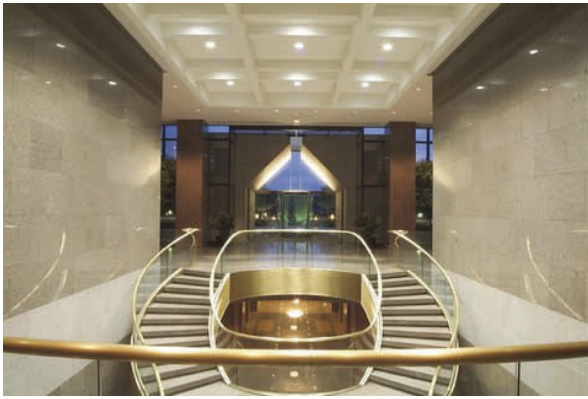
Prepared For: CAPITAL PROPERTIES GROUP

Claritas Tech Support: 1 800 866 6511

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Prepared By:





## 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 1 million 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



# COBB GALLERIA CENTRE

## RESTAURANTS CURRENTLY IN THE MARKET

• OK Cafe- West Paces Ferry and Cobb Pky	\$7.7 Million in sales*
• Houston's- West Paces	\$6.8 Million*
• Canoe- Paces Ferry Rd –Vinings	\$6.5 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	\$6.4 Million
• Maggiano's	\$9.0 Million
• Cheesecake Factory	\$10.0 Million
• Ted's Montana Grill	\$ 2.0M
• Stoney River Legendary Steaks	\$7.4 Million

### ADDITIONAL RESTAURANTS IN THE AREA INCLUDE:

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.

\* Source Atlanta Business Chronicle book of lists

## CUMBERLAND/VININGS/GALLERIA HOTELS

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

Source: Cobb County Convention & Visitors Bureau  
The Cheroff Group

May 2002

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

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# COBB ENERGY PERFORMING ARTS CENTRE

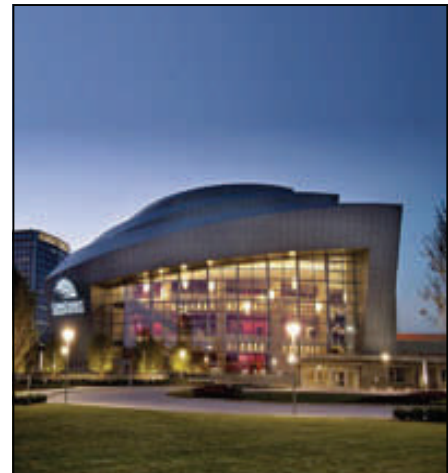


***The Cobb Energy Performing Arts Center  
is the first major performing Arts facility  
to be built in Metro Atlanta in four decades!***

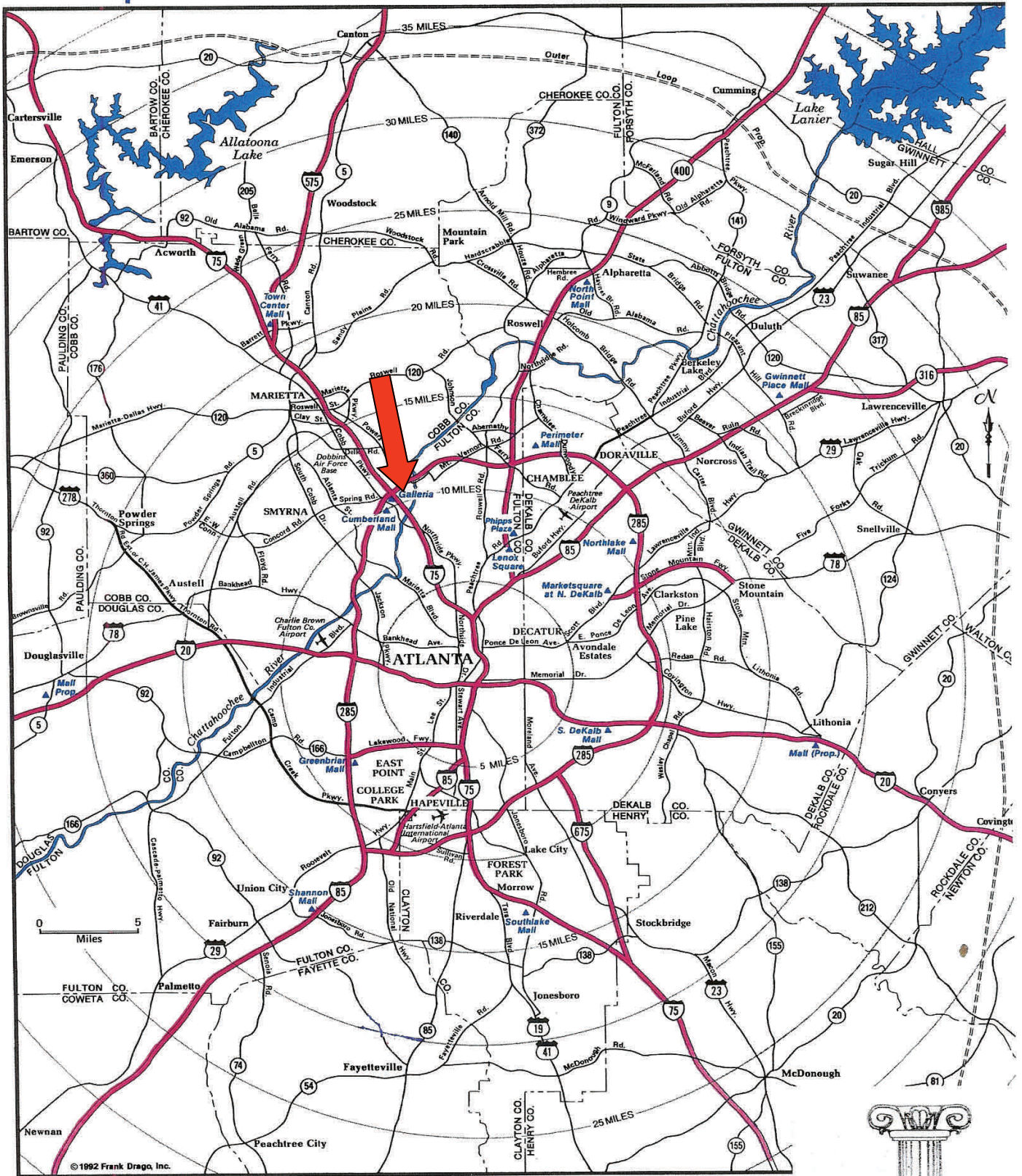
**The facility includes:**

- 2,750-seat John A. Williams Theatre
- 10,000-square-foot ballroom
- Courtyard
- Terrace
- 1,000 parking spaces including a 700-space parking deck
- Full-service food and beverage capabilities.

The governing body of the Cobb Energy Performing Arts Centre is the Cobb-Marietta Coliseum and Exhibit Hall Authority, which owns and operates the Cobb Galleria Centre and Galleria Specialty Mall.



# METROPOLITIAN ATLANTA



CAPITAL



# COBB GALLERIA CENTRE

## DEMOGRAPHICS\*

*Within in a 7 mile radius there are 395,697 people with an average household income of*

<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	

**\$96,787**

### 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

### Very Affluent Area \*\*

By 2008, Primary Trade Area **households earning more than \$75,000.00** are projected to reach **158,700 (40%)** and **105,700 (26%)** of households are projected to earn in **excess of \$100,000.00**

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

**Over 424,700 people** in Cumberland's Primary Trade Area are employed in **White-Collar**

**DEMOGRPAHIC COMPARISON**

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

## Pop-Facts: Demographic Snapshot Report

Radius 1: AKERS MILL RD SE AT COBB PKWY, ATLANTA, GA 30339, aggregate

Radius 2: AKERS MILL RD SE AT COBB PKWY, ATLANTA, GA 30339, aggregate

Radius 3: AKERS MILL RD SE AT COBB PKWY, ATLANTA, 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	%
<b>Population</b>						
2013 Projection	74,910		195,530		416,904	
2008 Estimate	71,321		185,347		391,086	
2000 Census	66,733		171,817		356,104	
1990 Census	54,515		142,363		297,464	
Growth 2008-2013	5.03%		5.49%		6.60%	
Growth 2000-2008	6.88%		7.87%		9.82%	
Growth 1990-2000	22.41%		20.69%		19.71%	
<b>2008 Est. Population by Single Race Classification</b>						
	71,321		185,347		391,086	
White Alone	40,420	56.67	110,757	59.76	237,688	60.78
Black or African American Alone	19,241	26.98	45,713	24.66	96,860	24.77
American Indian and Alaska Native Alone	257	0.36	722	0.39	1,320	0.34
Asian Alone	4,653	6.52	8,847	4.77	16,248	4.15
Native Hawaiian and Other Pacific Islander Alone	36	0.05	104	0.06	225	0.06
Some Other Race Alone	4,629	6.49	14,199	7.66	28,981	7.41
Two or More Races	2,085	2.92	5,006	2.70	9,764	2.50
<b>2008 Est. Population Hispanic or Latino by Origin*</b>						
	71,321		185,347		391,086	
Not Hispanic or Latino	62,275	87.32	155,448	83.87	329,888	84.35
Hispanic or Latino:	9,046	12.68	29,899	16.13	61,197	15.65
Mexican	5,286	58.43	20,991	70.21	43,317	70.78
Puerto Rican	735	8.13	1,718	5.75	3,158	5.16
Cuban	270	2.98	686	2.29	1,426	2.33
All Other Hispanic or Latino	2,755	30.46	6,505	21.76	13,296	21.73
<b>2008 Est. Hispanic or Latino by Single Race Class.</b>						
	9,046		29,899		61,197	
White Alone	3,859	42.66	13,590	45.45	27,862	45.53
Black or African American Alone	356	3.94	908	3.04	1,599	2.61
American Indian and Alaska Native Alone	88	0.97	304	1.02	520	0.85
Asian Alone	21	0.23	77	0.26	189	0.31
Native Hawaiian and Other Pacific Islander Alone	5	0.06	25	0.08	54	0.09
Some Other Race Alone	4,203	46.46	13,467	45.04	27,814	45.45
Two or More Races	514	5.68	1,529	5.11	3,160	5.16



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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	%
<b>2008 Est. Pop. Asian Alone Race by Category*</b>	4,653		8,847		16,248	
Chinese, except Taiwanese	653	14.03	1,489	16.83	2,933	18.05
Filipino	176	3.78	345	3.90	747	4.60
Japanese	252	5.42	506	5.72	1,051	6.47
Asian Indian	2,266	48.70	3,513	39.71	5,600	34.47
Korean	618	13.28	1,370	15.49	2,485	15.29
Vietnamese	181	3.89	614	6.94	1,219	7.50
Cambodian	9	0.19	55	0.62	174	1.07
Hmong	18	0.39	25	0.28	26	0.16
Laotian	17	0.37	49	0.55	209	1.29
Thai	53	1.14	96	1.09	227	1.40
Other Asian	344	7.39	651	7.36	1,287	7.92
Two or more Asian categories	67	1.44	133	1.50	288	1.77
<b>2008 Est. Population by Ancestry</b>	71,321		185,347		391,086	
Pop, Arab	488	0.68	852	0.46	1,510	0.39
Pop, Czech	148	0.21	360	0.19	661	0.17
Pop, Danish	99	0.14	316	0.17	659	0.17
Pop, Dutch	343	0.48	1,036	0.56	2,088	0.53
Pop, English	5,872	8.23	15,965	8.61	33,836	8.65
Pop, French (except Basque)	978	1.37	2,414	1.30	5,115	1.31
Pop, French Canadian	360	0.50	731	0.39	1,273	0.33
Pop, German	4,183	5.87	11,303	6.10	23,475	6.00
Pop, Greek	246	0.34	688	0.37	1,394	0.36
Pop, Hungarian	117	0.16	418	0.23	939	0.24
Pop, Irish	4,573	6.41	11,714	6.32	24,025	6.14
Pop, Italian	2,170	3.04	5,011	2.70	10,054	2.57
Pop, Lithuanian	64	0.09	198	0.11	485	0.12
Pop, United States or American	4,854	6.81	13,508	7.29	27,669	7.07
Pop, Norwegian	308	0.43	651	0.35	1,596	0.41
Pop, Polish	879	1.23	2,248	1.21	4,334	1.11
Pop, Portuguese	181	0.25	296	0.16	448	0.11
Pop, Russian	599	0.84	1,796	0.97	4,114	1.05
Pop, Scottish	1,404	1.97	3,565	1.92	8,063	2.06
Pop, Scotch-Irish	1,495	2.10	4,029	2.17	8,550	2.19
Pop, Slovak	65	0.09	116	0.06	239	0.06
Pop, Sub-Saharan African	1,681	2.36	3,902	2.11	6,783	1.73
Pop, Swedish	295	0.41	875	0.47	1,838	0.47
Pop, Swiss	173	0.24	330	0.18	634	0.16
Pop, Ukrainian	94	0.13	233	0.13	531	0.14
Pop, Welsh	190	0.27	557	0.30	1,273	0.33
Pop, West Indian (exc Hisp groups)	1,158	1.62	2,293	1.24	3,698	0.95



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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	%
<b>2008 Est. Population by Ancestry</b>						
Pop, Other ancestries	25,937	36.37	66,518	35.89	139,760	35.74
Pop, Ancestry Unclassified	12,367	17.34	33,423	18.03	76,042	19.44
<b>2008 Est. Pop Age 5+ by Language Spoken At Home</b>						
Speak Only English at Home	53,954	80.21	139,700	80.63	298,055	81.78
Speak Asian/Pacific Islander Language at Home	2,093	3.11	4,059	2.34	7,449	2.04
Speak IndoEuropean Language at Home	4,280	6.36	8,958	5.17	17,073	4.68
Speak Spanish at Home	5,751	8.55	18,194	10.50	38,054	10.44
Speak Other Language at Home	1,189	1.77	2,344	1.35	3,840	1.05
<b>2008 Est. Population by Sex</b>						
Male	71,321		185,347		391,086	
Female	35,387	49.62	92,080	49.68	194,540	49.74
Male/Female Ratio	35,934	50.38	93,268	50.32	196,545	50.26
	0.98		0.99		0.99	
<b>2008 Est. Population by Age</b>						
Age 0 - 4	71,321		185,347		391,086	
Age 5 - 9	4,055	5.69	12,094	6.53	26,615	6.81
Age 10 - 14	4,040	5.66	11,795	6.36	25,883	6.62
Age 15 - 17	3,479	4.88	10,564	5.70	23,047	5.89
Age 18 - 20	1,784	2.50	5,608	3.03	12,164	3.11
Age 21 - 24	1,537	2.16	5,110	2.76	11,351	2.90
Age 25 - 34	3,657	5.13	9,571	5.16	19,259	4.92
Age 35 - 44	17,922	25.13	35,312	19.05	69,279	17.71
Age 45 - 49	12,866	18.04	31,708	17.11	67,091	17.16
Age 50 - 54	5,369	7.53	13,995	7.55	29,342	7.50
Age 55 - 59	4,589	6.43	12,742	6.87	26,253	6.71
Age 60 - 64	4,099	5.75	11,632	6.28	24,055	6.15
Age 65 - 64	3,000	4.21	8,471	4.57	17,997	4.60
Age 65 - 74	2,973	4.17	9,177	4.95	20,150	5.15
Age 75 - 84	1,451	2.03	5,324	2.87	12,523	3.20
Age 85 and over	501	0.70	2,246	1.21	6,077	1.55
Age 16 and over	59,151	82.94	149,016	80.40	311,511	79.65
Age 18 and over	57,963	81.27	145,287	78.39	303,377	77.57
Age 21 and over	56,426	79.12	140,178	75.63	292,027	74.67
Age 65 and over	4,924	6.90	16,747	9.04	38,749	9.91
<b>2008 Est. Median Age</b>						
	34.55		35.83		36.18	
<b>2008 Est. Average Age</b>						
	35.91		36.59		36.81	



## Pop-Facts: Demographic Snapshot Report

Radius 1: AKERS MILL RD SE AT COBB PKWY, ATLANTA, GA 30339, aggregate

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Radius 3: AKERS MILL RD SE AT COBB PKWY, ATLANTA, 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	%
<b>2008 Est. Male Population by Age</b>	35,387		92,080		194,540	
Age 0 - 4	2,065	5.84	6,091	6.61	13,442	6.91
Age 5 - 9	2,059	5.82	6,019	6.54	13,183	6.78
Age 10 - 14	1,772	5.01	5,409	5.87	11,748	6.04
Age 15 - 17	927	2.62	2,896	3.15	6,283	3.23
Age 18 - 20	792	2.24	2,780	3.02	6,169	3.17
Age 21 - 24	1,710	4.83	4,951	5.38	10,243	5.27
Age 25 - 34	9,093	25.70	18,131	19.69	35,851	18.43
Age 35 - 44	6,595	18.64	16,276	17.68	34,769	17.87
Age 45 - 49	2,741	7.75	7,032	7.64	14,842	7.63
Age 50 - 54	2,196	6.21	6,084	6.61	12,680	6.52
Age 55 - 59	1,874	5.30	5,441	5.91	11,285	5.80
Age 60 - 64	1,421	4.02	4,010	4.35	8,514	4.38
Age 65 - 74	1,378	3.89	4,168	4.53	9,128	4.69
Age 75 - 84	592	1.67	2,122	2.30	4,750	2.44
Age 85 and over	174	0.49	670	0.73	1,652	0.85
<b>2008 Est. Median Age, Male</b>	34.20		34.87		35.10	
<b>2008 Est. Average Age, Male</b>	35.26		35.53		35.55	
<b>2008 Est. Female Population by Age</b>	35,934		93,268		196,545	
Age 0 - 4	1,989	5.54	6,003	6.44	13,174	6.70
Age 5 - 9	1,981	5.51	5,775	6.19	12,700	6.46
Age 10 - 14	1,708	4.75	5,155	5.53	11,298	5.75
Age 15 - 17	857	2.38	2,712	2.91	5,881	2.99
Age 18 - 20	746	2.08	2,330	2.50	5,181	2.64
Age 21 - 24	1,946	5.42	4,620	4.95	9,016	4.59
Age 25 - 34	8,829	24.57	17,181	18.42	33,428	17.01
Age 35 - 44	6,271	17.45	15,432	16.55	32,322	16.45
Age 45 - 49	2,627	7.31	6,963	7.47	14,500	7.38
Age 50 - 54	2,393	6.66	6,658	7.14	13,573	6.91
Age 55 - 59	2,225	6.19	6,191	6.64	12,770	6.50
Age 60 - 64	1,579	4.39	4,461	4.78	9,483	4.82
Age 65 - 74	1,595	4.44	5,010	5.37	11,021	5.61
Age 75 - 84	859	2.39	3,201	3.43	7,773	3.95
Age 85 and over	327	0.91	1,576	1.69	4,425	2.25
<b>2008 Est. Median Age, Female</b>	34.90		36.85		37.35	
<b>2008 Est. Average Age, Female</b>	36.56		37.64		38.07	



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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	%
<b>2008 Est. Population Age 15+ by Marital Status*</b>	59,747		150,895		315,541	
Total, Never Married	25,777	43.14	55,215	36.59	113,995	36.13
Married, Spouse present	22,126	37.03	65,050	43.11	133,975	42.46
Married, Spouse absent	2,853	4.78	7,301	4.84	16,574	5.25
Widowed	1,828	3.06	6,228	4.13	16,241	5.15
Divorced	7,162	11.99	17,100	11.33	34,757	11.02
Males, Never Married	13,620	22.80	30,157	19.99	62,869	19.92
Previously Married	3,631	6.08	8,999	5.96	19,608	6.21
Females, Never Married	12,157	20.35	25,058	16.61	51,126	16.20
Previously Married	6,388	10.69	16,840	11.16	37,514	11.89
<b>2008 Est. Pop. Age 25+ by Educational Attainment*</b>	52,769		130,607		272,767	
Less than 9th grade	1,345	2.55	5,478	4.19	13,313	4.88
Some High School, no diploma	2,293	4.35	7,894	6.04	19,778	7.25
High School Graduate (or GED)	6,567	12.44	19,472	14.91	43,734	16.03
Some College, no degree	10,265	19.45	24,714	18.92	49,183	18.03
Associate Degree	2,761	5.23	6,379	4.88	12,557	4.60
Bachelor's Degree	19,966	37.84	43,748	33.50	87,321	32.01
Master's Degree	6,659	12.62	14,849	11.37	30,364	11.13
Professional School Degree	2,095	3.97	6,189	4.74	12,629	4.63
Doctorate Degree	817	1.55	1,884	1.44	3,888	1.43
<b>Households</b>						
2013 Projection	36,685		85,603		177,771	
2008 Estimate	35,093		81,706		168,120	
2000 Census	33,130		76,596		154,986	
1990 Census	27,816		65,814		133,122	
Growth 2008-2013	4.54%		4.77%		5.74%	
Growth 2000-2008	5.93%		6.67%		8.47%	
Growth 1990-2000	19.10%		16.38%		16.42%	
<b>2008 Est. Households by Household Type</b>	35,093		81,706		168,120	
Family Households	14,517	41.37	41,403	50.67	86,325	51.35
Nonfamily Households	20,576	58.63	40,303	49.33	81,795	48.65
<b>2008 Est. Group Quarters Population</b>	514		2,312		7,864	
<b>2008 Households by Ethnicity, Hispanic/Latino</b>	2,772	7.90	8,018	9.81	15,991	9.51



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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	%
<b>2008 Est. Households by Household Income</b>	35,093		81,706		168,120	
Income Less than \$15,000	2,572	7.33	6,887	8.43	16,777	9.98
Income \$15,000 - \$24,999	2,439	6.95	5,932	7.26	13,038	7.76
Income \$25,000 - \$34,999	3,609	10.28	8,218	10.06	16,078	9.56
Income \$35,000 - \$49,999	6,431	18.33	13,599	16.64	25,160	14.97
Income \$50,000 - \$74,999	7,653	21.81	16,166	19.79	30,886	18.37
Income \$75,000 - \$99,999	4,366	12.44	9,399	11.50	19,348	11.51
Income \$100,000 - \$149,999	3,887	11.08	9,974	12.21	21,881	13.02
Income \$150,000 - \$249,999	2,101	5.99	5,755	7.04	13,095	7.79
Income \$250,000 - \$499,999	932	2.66	2,731	3.34	6,187	3.68
Income \$500,000 and more	1,103	3.14	3,045	3.73	5,670	3.37
<b>2008 Est. Average Household Income</b>	\$88,733		\$95,179		\$95,551	
<b>2008 Est. Median Household Income</b>	\$58,153		\$59,614		\$60,528	
<b>2008 Est. Per Capita Income</b>	\$43,815		\$42,238		\$41,541	
<b>2008 Est. Household Type, Presence Own Children*</b>	35,093		81,706		168,120	
Single Male Householder	6,906	19.68	12,901	15.79	26,153	15.56
Single Female Householder	7,784	22.18	15,984	19.56	33,525	19.94
Married-Couple Family, own children	4,075	11.61	12,896	15.78	26,351	15.67
Married-Couple Family, no own children	6,495	18.51	18,047	22.09	36,900	21.95
Male Householder, own children	414	1.18	1,132	1.39	2,246	1.34
Male Householder, no own children	687	1.96	1,779	2.18	3,627	2.16
Female Householder, own children	1,716	4.89	4,439	5.43	10,320	6.14
Female Householder, no own children	1,129	3.22	3,110	3.81	6,882	4.09
Nonfamily, Male Householder	3,238	9.23	6,491	7.94	12,843	7.64
Nonfamily, Female Householder	2,649	7.55	4,927	6.03	9,273	5.52
<b>2008 Est. Households by Household Size*</b>	35,093		81,706		168,120	
1-person household	14,689	41.86	28,885	35.35	59,678	35.50
2-person household	12,139	34.59	28,112	34.41	55,992	33.30
3-person household	4,147	11.82	11,333	13.87	23,245	13.83
4-person household	2,420	6.90	7,647	9.36	16,164	9.61
5-person household	1,035	2.95	3,379	4.14	7,342	4.37
6-person household	402	1.15	1,330	1.63	3,076	1.83
7 or more person household	261	0.74	1,020	1.25	2,623	1.56
<b>2008 Est. Average Household Size</b>	2.02		2.24		2.28	



Prepared On: Tues Apr 15, 2008 Page 6 Of 12

Project Code: COBB GALLERIA CTR

Prepared For:

Claritas Tech Support: 1 800 866 6511

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Prepared By:

**CLARITAS**  
**MARKETPLACE**

## Pop-Facts: Demographic Snapshot Report

Radius 1: AKERS MILL RD SE AT COBB PKWY, ATLANTA, GA 30339, aggregate

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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	%
<b>2008 Est. Households by Presence of People*</b>	35,093		81,706		168,120	
<b>Households with 1 or more People under Age 18:</b>						
Married-Couple Family	4,208	11.99	13,332	16.32	27,370	16.28
Other Family, Male Householder	521	1.48	1,442	1.76	2,884	1.72
Other Family, Female Householder	1,920	5.47	5,036	6.16	11,803	7.02
Nonfamily, Male Householder	74	0.21	204	0.25	417	0.25
Nonfamily, Female Householder	23	0.07	63	0.08	151	0.09
<b>Households no People under Age 18:</b>						
Married-Couple Family	6,362	18.13	17,611	21.55	35,882	21.34
Other Family, Male Householder	580	1.65	1,469	1.80	2,988	1.78
Other Family, Female Householder	925	2.64	2,513	3.08	5,399	3.21
Nonfamily, Male Householder	10,069	28.69	19,187	23.48	38,580	22.95
Nonfamily, Female Householder	10,410	29.66	20,848	25.52	42,647	25.37
<b>2008 Est. Households by Number of Vehicles*</b>	35,093		81,706		168,120	
No Vehicles	1,572	4.48	4,619	5.65	14,593	8.68
1 Vehicle	17,181	48.96	34,787	42.58	69,455	41.31
2 Vehicles	12,764	36.37	31,364	38.39	61,676	36.69
3 Vehicles	2,834	8.08	8,380	10.26	17,032	10.13
4 Vehicles	578	1.65	2,030	2.48	4,062	2.42
5 or more Vehicles	164	0.47	526	0.64	1,302	0.77
<b>2008 Est. Average Number of Vehicles*</b>	1.55		1.64		1.59	
<b>Family Households</b>						
2013 Projection	15,105		43,177		90,731	
2008 Estimate	14,517		41,403		86,325	
2000 Census	13,911		39,313		80,709	
1990 Census	11,769		34,477		72,602	
Growth 2008-2013	4.05%		4.28%		5.10%	
Growth 2000-2008	4.36%		5.32%		6.96%	
Growth 1990-2000	18.20%		14.03%		11.17%	



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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	%
<b>2008 Est. Households by Presence of People*</b>	35,093		81,706		168,120	
<b>Households with 1 or more People under Age 18:</b>						
Married-Couple Family	4,208	11.99	13,332	16.32	27,370	16.28
Other Family, Male Householder	521	1.48	1,442	1.76	2,884	1.72
Other Family, Female Householder	1,920	5.47	5,036	6.16	11,803	7.02
Nonfamily, Male Householder	74	0.21	204	0.25	417	0.25
Nonfamily, Female Householder	23	0.07	63	0.08	151	0.09
<b>Households no People under Age 18:</b>						
Married-Couple Family	6,362	18.13	17,611	21.55	35,882	21.34
Other Family, Male Householder	580	1.65	1,469	1.80	2,988	1.78
Other Family, Female Householder	925	2.64	2,513	3.08	5,399	3.21
Nonfamily, Male Householder	10,069	28.69	19,187	23.48	38,580	22.95
Nonfamily, Female Householder	10,410	29.66	20,848	25.52	42,647	25.37
<b>2008 Est. Households by Number of Vehicles*</b>	35,093		81,706		168,120	
No Vehicles	1,572	4.48	4,619	5.65	14,593	8.68
1 Vehicle	17,181	48.96	34,787	42.58	69,455	41.31
2 Vehicles	12,764	36.37	31,364	38.39	61,676	36.69
3 Vehicles	2,834	8.08	8,380	10.26	17,032	10.13
4 Vehicles	578	1.65	2,030	2.48	4,062	2.42
5 or more Vehicles	164	0.47	526	0.64	1,302	0.77
<b>2008 Est. Average Number of Vehicles*</b>	1.55		1.64		1.59	
<b>Family Households</b>						
2013 Projection	15,105		43,177		90,731	
2008 Estimate	14,517		41,403		86,325	
2000 Census	13,911		39,313		80,709	
1990 Census	11,769		34,477		72,602	
Growth 2008-2013	4.05%		4.28%		5.10%	
Growth 2000-2008	4.36%		5.32%		6.96%	
Growth 1990-2000	18.20%		14.03%		11.17%	



## Pop-Facts: Demographic Snapshot Report

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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	%
<b>2008 Est. Family Households by Household Income</b>	14,517		41,403		86,325	
Income Less than \$15,000	759	5.23	2,188	5.28	6,060	7.02
Income \$15,000 - \$24,999	673	4.64	2,251	5.44	5,125	5.94
Income \$25,000 - \$34,999	1,015	6.99	2,958	7.14	6,186	7.17
Income \$35,000 - \$49,999	1,931	13.30	5,082	12.27	9,971	11.55
Income \$50,000 - \$74,999	2,670	18.39	7,559	18.26	14,824	17.17
Income \$75,000 - \$99,999	2,009	13.84	5,320	12.85	10,725	12.42
Income \$100,000 - \$149,999	2,294	15.80	6,632	16.02	13,863	16.06
Income \$150,000 - \$249,999	1,467	10.11	4,451	10.75	10,006	11.59
Income \$250,000 - \$499,999	778	5.36	2,344	5.66	4,994	5.79
Income \$500,000 and more	921	6.34	2,617	6.32	4,573	5.30
<b>2008 Est. Average Family Household Income</b>	\$125,006		\$126,377		\$121,980	
<b>2008 Est. Median Family Household Income</b>	\$77,624		\$78,117		\$77,326	
<b>2008 Est. Families by Poverty Status*</b>	14,517		41,403		86,325	
<b>Income At or Above Poverty Level:</b>						
Married-Couple Family, own children	3,960	27.28	12,697	30.67	26,453	30.64
Married-Couple Family, no own children	6,230	42.92	17,107	41.32	34,410	39.86
Male Householder, own children	494	3.40	1,319	3.19	2,537	2.94
Male Householder, no own children	452	3.11	1,190	2.87	2,423	2.81
Female Householder, own children	1,619	11.15	4,117	9.94	8,050	9.33
Female Householder, no own children	855	5.89	2,185	5.28	4,790	5.55
<b>Income Below Poverty Level:</b>						
Married-Couple Family, own children	258	1.78	764	1.85	1,511	1.75
Married-Couple Family, no own children	122	0.84	375	0.91	877	1.02
Male Householder, own children	133	0.92	293	0.71	626	0.73
Male Householder, no own children	22	0.15	109	0.26	286	0.33
Female Householder, own children	300	2.07	1,075	2.60	3,898	4.52
Female Householder, no own children	70	0.48	173	0.42	464	0.54
<b>2008 Est. Pop Age 16+ by Employment Status*</b>	59,151		149,016		311,511	
In Armed Forces	236	0.40	511	0.34	664	0.21
Civilian - Employed	44,786	75.71	105,038	70.49	211,469	67.88
Civilian - Unemployed	1,751	2.96	4,586	3.08	10,105	3.24
Not in Labor Force	12,378	20.93	38,882	26.09	89,273	28.66



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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	%
<b>2008 Est. Civ Employed Pop 16+ Class of Worker*</b>	44,786		105,038		211,469	
For-Profit Private Workers	37,256	83.19	85,552	81.45	170,968	80.85
Non-Profit Private Workers	2,079	4.64	5,132	4.89	10,656	5.04
Local Government Workers	1,714	3.83	4,015	3.82	8,220	3.89
State Government Workers	914	2.04	2,352	2.24	4,948	2.34
Federal Government Workers	648	1.45	1,734	1.65	3,611	1.71
Self-Emp Workers	2,110	4.71	6,047	5.76	12,621	5.97
Unpaid Family Workers	66	0.15	206	0.20	446	0.21
<b>2008 Est. Civ Employed Pop 16+ by Occupation*</b>	44,786		105,038		211,469	
Management, Business, and Financial Operations	10,777	24.06	23,612	22.48	47,591	22.50
Professional and Related Occupations	12,333	27.54	26,201	24.94	51,738	24.47
Service	4,293	9.59	11,051	10.52	23,254	11.00
Sales and Office	12,478	27.86	29,532	28.12	58,833	27.82
Farming, Fishing, and Forestry	9	0.02	80	0.08	356	0.17
Construction, Extraction and Maintenance	2,293	5.12	7,252	6.90	15,087	7.13
Production, Transportation and Material Moving	2,603	5.81	7,308	6.96	14,610	6.91
<b>2008 Est. Pop 16+ by Occupation Classification*</b>	44,786		105,038		211,469	
Blue Collar	4,896	10.93	14,560	13.86	29,697	14.04
White Collar	35,578	79.44	79,303	75.50	158,080	74.75
Service and Farm	4,312	9.63	11,175	10.64	23,691	11.20
<b>2008 Est. Workers Age 16+, Transportation To Work*</b>	44,515		103,875		208,763	
Drove Alone	36,659	82.35	82,342	79.27	160,589	76.92
Car Pooled	5,056	11.36	12,392	11.93	24,387	11.68
Public Transportation	853	1.92	2,965	2.85	8,920	4.27
Walked	542	1.22	1,580	1.52	3,797	1.82
Motorcycle	28	0.06	77	0.07	180	0.09
Bicycle	20	0.04	83	0.08	238	0.11
Other Means	145	0.33	736	0.71	1,853	0.89
Worked at Home	1,214	2.73	3,699	3.56	8,800	4.22
<b>2008 Est. Workers Age 16+ by Travel Time to Work*</b>	43,302		100,175		199,963	
Less than 15 Minutes	9,657	22.30	21,429	21.39	44,745	22.38
15 - 29 Minutes	18,308	42.28	41,210	41.14	80,090	40.05
30 - 44 Minutes	10,781	24.90	25,262	25.22	48,598	24.30
45 - 59 Minutes	2,478	5.72	6,794	6.78	14,156	7.08
60 or more Minutes	2,078	4.80	5,481	5.47	12,374	6.19
<b>2008 Est. Average Travel Time to Work in Minutes*</b>	26.90		27.80		27.99	



## Pop-Facts: Demographic Snapshot Report

Radius 1: AKERS MILL RD SE AT COBB PKWY, ATLANTA, GA 30339, aggregate

Radius 2: AKERS MILL RD SE AT COBB PKWY, ATLANTA, GA 30339, aggregate

Radius 3: AKERS MILL RD SE AT COBB PKWY, ATLANTA, 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	%
<b>2008 Est. Civ Employed Pop 16+ Class of Worker*</b>	44,786		105,038		211,469	
For-Profit Private Workers	37,256	83.19	85,552	81.45	170,968	80.85
Non-Profit Private Workers	2,079	4.64	5,132	4.89	10,656	5.04
Local Government Workers	1,714	3.83	4,015	3.82	8,220	3.89
State Government Workers	914	2.04	2,352	2.24	4,948	2.34
Federal Government Workers	648	1.45	1,734	1.65	3,611	1.71
Self-Emp Workers	2,110	4.71	6,047	5.76	12,621	5.97
Unpaid Family Workers	66	0.15	206	0.20	446	0.21
<b>2008 Est. Civ Employed Pop 16+ by Occupation*</b>	44,786		105,038		211,469	
Management, Business, and Financial Operations	10,777	24.06	23,612	22.48	47,591	22.50
Professional and Related Occupations	12,333	27.54	26,201	24.94	51,738	24.47
Service	4,293	9.59	11,051	10.52	23,254	11.00
Sales and Office	12,478	27.86	29,532	28.12	58,833	27.82
Farming, Fishing, and Forestry	9	0.02	80	0.08	356	0.17
Construction, Extraction and Maintenance	2,293	5.12	7,252	6.90	15,087	7.13
Production, Transportation and Material Moving	2,603	5.81	7,308	6.96	14,610	6.91
<b>2008 Est. Pop 16+ by Occupation Classification*</b>	44,786		105,038		211,469	
Blue Collar	4,896	10.93	14,560	13.86	29,697	14.04
White Collar	35,578	79.44	79,303	75.50	158,080	74.75
Service and Farm	4,312	9.63	11,175	10.64	23,691	11.20
<b>2008 Est. Workers Age 16+, Transportation To Work*</b>	44,515		103,875		208,763	
Drove Alone	36,659	82.35	82,342	79.27	160,589	76.92
Car Pooled	5,056	11.36	12,392	11.93	24,387	11.68
Public Transportation	853	1.92	2,965	2.85	8,920	4.27
Walked	542	1.22	1,580	1.52	3,797	1.82
Motorcycle	28	0.06	77	0.07	180	0.09
Bicycle	20	0.04	83	0.08	238	0.11
Other Means	145	0.33	736	0.71	1,853	0.89
Worked at Home	1,214	2.73	3,699	3.56	8,800	4.22
<b>2008 Est. Workers Age 16+ by Travel Time to Work*</b>	43,302		100,175		199,963	
Less than 15 Minutes	9,657	22.30	21,429	21.39	44,745	22.38
15 - 29 Minutes	18,308	42.28	41,210	41.14	80,090	40.05
30 - 44 Minutes	10,781	24.90	25,262	25.22	48,598	24.30
45 - 59 Minutes	2,478	5.72	6,794	6.78	14,156	7.08
60 or more Minutes	2,078	4.80	5,481	5.47	12,374	6.19
<b>2008 Est. Average Travel Time to Work in Minutes*</b>	26.90		27.80		27.99	



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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	%
<b>2008 Est. Tenure of Occupied Housing Units:</b>	35,093		81,706		168,120	
Owner Occupied	11,434	32.58	37,614	46.04	83,077	49.42
Renter Occupied	23,659	67.42	44,092	53.96	85,043	50.58
<b>2008 Occ Housing Units, Avg Length of Residence</b>	6		7		7	
<b>2008 Est. All Owner-Occupied Housing Values</b>	11,434		37,614		83,077	
Value Less than \$20,000	35	0.31	230	0.61	639	0.77
Value \$20,000 - \$39,999	9	0.08	112	0.30	402	0.48
Value \$40,000 - \$59,999	51	0.45	201	0.53	634	0.76
Value \$60,000 - \$79,999	94	0.82	389	1.03	1,228	1.48
Value \$80,000 - \$99,999	400	3.50	1,117	2.97	2,855	3.44
Value \$100,000 - \$149,999	2,358	20.62	6,732	17.90	12,622	15.19
Value \$150,000 - \$199,999	1,429	12.50	4,645	12.35	9,839	11.84
Value \$200,000 - \$299,999	1,607	14.05	6,406	17.03	15,252	18.36
Value \$300,000 - \$399,999	928	8.12	3,759	9.99	10,255	12.34
Value \$400,000 - \$499,999	815	7.13	2,722	7.24	7,061	8.50
Value \$500,000 - \$749,999	1,859	16.26	5,612	14.92	12,161	14.64
Value \$750,000 - \$999,999	990	8.66	2,946	7.83	5,589	6.73
Value \$1,000,000 or more	858	7.50	2,744	7.30	4,539	5.46
<b>2008 Est. Median All Owner-Occupied Housing Value</b>	\$283,396		\$284,002		\$287,324	
<b>2008 Est. Housing Units by Units in Structure*</b>	39,589		89,943		186,338	
1 Unit Attached	3,515	8.88	7,306	8.12	12,663	6.80
1 Unit Detached	8,649	21.85	33,881	37.67	76,344	40.97
2 Units	454	1.15	922	1.03	2,786	1.50
3 to 19 Units	19,475	49.19	32,760	36.42	56,187	30.15
20 to 49 Units	2,908	7.35	5,421	6.03	10,614	5.70
50 or More Units	4,549	11.49	9,099	10.12	25,986	13.95
Mobile Home or Trailer	38	0.10	550	0.61	1,703	0.91
Boat, RV, Van, etc.	1	0.00	3	0.00	56	0.03

