

HWY 141 - AVENUE FORSYTH AREA

48k+ Sq.Ft. Retail Center Ready NOW!

Hot Area! Alcohol OK! Anchored by 28k sq.ft. Gym!



- Visible from exit at Hwy 400, Hwy 9, and Hwy 141 in HOT South Forsyth Market
- BodyPlex Fitness Center Anchor plus inline retail space approx. 48k total sq. ft.
- Two high profile outparcels available
- Brand new construction to begin early Spring 2008.
- Bethelview expansion expected 2009-11
- Average household income of \$100,099 predicted by 2009.
- 3,000+ new homes expected within 5-mile radius by 2009.



Bethelview at Hwy 9 is the premier retail property located in Forsyth's most dynamic growth corridor. Forsyth County is the 5th fastest growing county in the U.S. This property is surrounded by golf venues, affluent communities, corporate parks and major thoroughfares. This location is an outstanding retail destination for upscale businesses and their customers.

The property is located just West of GA 400 at Exit 13 in Forsyth County. Bethelview Road/ Hwy 141 is a major artery connecting North Forsyth and GA 20 to Highway 400 and upscale John's Creek to the SE.

Forsyth County also boasts the highest average new home price in the entire State of Georgia!



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Information contained herein has been obtained from the owner of the property or other sources that we deem reliable.



Beautiful Restaurant Endcap Available





Hotel or Self Storage OK

Bodyplex 66k sqft
Upscale Fitness Center

Goodyear

Fast Food Carlot, wide drive thru OK

3/4 acre buildot
(Car Wash & Alcohol OK)

Inglis

Kroger

2008 Demographics

Population	1-mi.	3-mi.	5-mi.
2007 Male Population	2,070	12,634	36,217
2007 Female Population	1,858	12,092	34,720
% 2007 Male Population	52.70%	51.10%	51.06%
% 2007 Female Population	47.30%	48.90%	48.94%
2007 Total Adult Population	2,868	18,229	52,249
2007 Total Daytime Population	5,600	24,384	92,303
2007 Total Daytime Work Population	2,691	11,950	50,265
2007 Median Age Total Population	34	36	37
2007 Median Age Adult Population	42	43	44
2007 Age 0-5	397	2,359	6,859
2007 Age 6-13	474	2,927	8,398
2007 Age 14-17	189	1,211	3,430
2007 Age 18-20	146	840	2,364
2007 Age 21-24	184	1,101	2,907
2007 Age 25-29	254	1,428	3,657
2007 Age 30-34	297	1,700	4,649
2007 Age 35-39	340	2,093	6,122
2007 Age 40-44	355	2,340	6,969
2007 Age 45-49	364	2,297	6,801
2007 Age 50-54	249	1,624	4,971
2007 Age 55-59	208	1,335	4,008
2007 Age 60-64	172	1,101	3,312
2007 Age 65-69	123	854	2,486
2007 Age 70-74	75	546	1,542
2007 Age 75-79	45	359	1,002
2007 Age 80-84	30	245	623
2007 Age 85+	25	366	835
% 2007 Age 0-5	10.11%	9.54%	9.67%
% 2007 Age 6-13	12.07%	11.84%	11.84%
% 2007 Age 14-17	4.81%	4.90%	4.84%
% 2007 Age 18-20	3.72%	3.40%	3.33%
% 2007 Age 21-24	4.69%	4.45%	4.10%
% 2007 Age 25-29	6.47%	5.78%	5.16%
% 2007 Age 30-34	7.56%	6.88%	6.55%
% 2007 Age 35-39	8.66%	8.46%	8.63%
% 2007 Age 40-44	9.04%	9.46%	9.82%
% 2007 Age 45-49	9.27%	9.29%	9.59%
% 2007 Age 50-54	6.34%	6.57%	7.01%
% 2007 Age 55-59	5.30%	5.40%	5.65%
% 2007 Age 60-64	4.38%	4.45%	4.67%
% 2007 Age 65-69	3.13%	3.45%	3.50%
% 2007 Age 70-74	1.91%	2.21%	2.17%
% 2007 Age 75-79	1.15%	1.45%	1.41%
% 2007 Age 80-84	0.76%	0.99%	0.88%
% 2007 Age 85+	0.64%	1.48%	1.18%
2007 White Population	3,183	20,682	61,111
2007 Black Population	122	671	1,876
2007 Asian/Hawaiian/Pacific Islander	103	650	2,251
2007 American Indian/Alaska Native	17	77	154
2007 Other Population (Incl 2+ Races)	503	2,647	5,546
2007 Hispanic Population	780	3,723	8,091
2007 Non-Hispanic Population	3,148	21,003	62,846
% 2007 White Population	81.03%	83.64%	86.15%
% 2007 Black Population	3.11%	2.71%	2.64%
% 2007 Asian/Hawaiian/Pacific Islander	2.62%	2.63%	3.17%
% 2007 American Indian/Alaska Native	0.43%	0.31%	0.22%
% 2007 Other Population (Incl 2+ Races)	12.81%	10.70%	7.82%
% 2007 Hispanic Population	19.86%	15.06%	11.41%
% 2007 Non-Hispanic Population	80.14%	84.94%	88.59%
2000 Non-Hispanic White	1,630	11,906	37,520
2000 Non-Hispanic Black	3	40	163
2000 Non-Hispanic Amer Indian/Alaska Native	9	104	287
2000 Non-Hispanic Asian	12	80	312
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	n/a
2000 Non-Hispanic Some Other Race	n/a	7	23
2000 Non-Hispanic Two or More Races	13	60	231
% 2000 Non-Hispanic White	97.78%	97.61%	97.36%
% 2000 Non-Hispanic Black	0.18%	0.33%	0.42%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.54%	0.85%	0.74%
% 2000 Non-Hispanic Asian	0.72%	0.66%	0.81%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Some Other Race	0.00%	0.06%	0.06%
% 2000 Non-Hispanic Two or More Races	0.78%	0.49%	0.60%

2008 Demographics

	1-mi.	3-mi.	5-mi.
Population Change			
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2007 Total Population	3,928	24,726	70,936
2007 Total Households	1,257	8,123	23,570
Population Change 1990-2007	3,072	18,431	52,784
Household Change 1990-2007	965	5,931	17,121
% Population Change 1990-2007	358.88%	292.79%	290.79%
% Household Change 1990-2007	330.48%	270.57%	265.48%
Population Change 2000-2007	2,008	11,137	29,027
Household Change 2000-2007	614	3,503	9,149
% Population Change 2000-2007	104.58%	81.96%	69.26%
% Households Change 2000-2007	95.49%	75.82%	63.44%
Housing			
2000 Total Housing Units	688	4,874	15,079
2000 Occupied Housing Units	662	4,663	14,487
2000 Owner Occupied Housing Units	592	4,015	12,617
2000 Renter Occupied Housing Units	70	647	1,870
2000 Vacant Housing Units	27	211	592
% 2000 Occupied Housing Units	96.22%	95.67%	96.07%
% 2000 Owner Occupied Housing Units	85.92%	82.39%	83.39%
% 2000 Renter Occupied Housing Units	10.16%	13.28%	12.40%
% 2000 Vacant Housing Units	3.92%	4.33%	3.93%
Income			
2007 Median Household Income	\$62,807	\$66,844	\$70,965
2007 Per Capita Income	\$26,191	\$28,212	\$30,292
2007 Average Household Income	\$81,843	\$85,877	\$91,166
2007 Household Income < \$10,000	51	347	934
2007 Household Income \$10,000-\$14,999	43	285	694
2007 Household Income \$15,000-\$19,999	48	346	821
2007 Household Income \$20,000-\$24,999	62	320	774
2007 Household Income \$25,000-\$29,999	70	410	884
2007 Household Income \$30,000-\$34,999	23	213	663
2007 Household Income \$35,000-\$39,999	39	247	622
2007 Household Income \$40,000-\$44,999	49	292	804
2007 Household Income \$45,000-\$49,999	54	327	1,010
2007 Household Income \$50,000-\$59,999	152	752	1,980
2007 Household Income \$60,000-\$74,999	211	1,145	3,555
2007 Household Income \$75,000-\$99,999	202	1,488	5,081
2007 Household Income \$100,000-\$124,999	122	836	2,747
2007 Household Income \$125,000-\$149,999	66	527	1,421
2007 Household Income \$150,000-\$199,999	29	305	867
2007 Household Income \$200,000-\$249,999	8	61	168
2007 Household Income \$250,000-\$499,999	31	214	525
2007 Household Income \$500,000+	1	8	20
2007 Household Income \$200,000+	40	283	713
% 2007 Household Income < \$10,000	4.04%	4.27%	3.96%
% 2007 Household Income \$10,000-\$14,999	3.41%	3.51%	2.94%
% 2007 Household Income \$15,000-\$19,999	3.81%	4.26%	3.48%
% 2007 Household Income \$20,000-\$24,999	4.92%	3.94%	3.28%
% 2007 Household Income \$25,000-\$29,999	5.55%	5.05%	3.75%
% 2007 Household Income \$30,000-\$34,999	1.82%	2.62%	2.81%
% 2007 Household Income \$35,000-\$39,999	3.09%	3.04%	2.64%
% 2007 Household Income \$40,000-\$44,999	3.89%	3.59%	3.41%
% 2007 Household Income \$45,000-\$49,999	4.28%	4.03%	4.29%
% 2007 Household Income \$50,000-\$59,999	12.05%	9.26%	8.40%
% 2007 Household Income \$60,000-\$74,999	16.73%	14.10%	15.08%
% 2007 Household Income \$75,000-\$99,999	16.02%	18.32%	21.56%
% 2007 Household Income \$100,000-\$124,999	9.67%	10.29%	11.65%
% 2007 Household Income \$125,000-\$149,999	5.23%	6.49%	6.03%
% 2007 Household Income \$150,000-\$199,999	2.30%	3.75%	3.68%
% 2007 Household Income \$200,000-\$249,999	0.63%	0.75%	0.71%
% 2007 Household Income \$250,000-\$499,999	2.46%	2.63%	2.23%
% 2007 Household Income \$500,000+	0.08%	0.10%	0.08%
% 2007 Household Income \$200,000+	3.17%	3.48%	3.03%

2008 Demographics

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2007 Children/Infants Clothing Stores	\$296,519	\$2,154,033	\$5,902,452
2007 Jewelry Stores	\$225,846	\$1,634,857	\$4,418,124
2007 Mens Clothing Stores	\$426,115	\$3,186,587	\$8,587,397
2007 Shoe Stores	\$387,168	\$2,886,210	\$7,899,760
2007 Womens Clothing Stores	\$715,839	\$5,487,701	\$14,654,457
2007 Automobile Dealers	\$4,831,936	\$35,030,118	\$96,864,233
2007 Automotive Parts/Acc/Repair Stores	\$619,042	\$4,556,863	\$12,423,583
2007 Other Motor Vehicle Dealers	\$190,417	\$1,416,533	\$3,865,435
2007 Tire Dealers	\$172,086	\$1,253,002	\$3,395,534
2007 Hardware Stores	\$81,399	\$564,067	\$1,886,127
2007 Home Centers	\$424,597	\$3,242,025	\$9,295,454
2007 Nursery/Garden Centers	\$182,623	\$1,311,751	\$3,576,960
2007 Outdoor Power Equipment Stores	\$49,593	\$349,639	\$1,007,635
2007 Paint/Wallpaper Stores	\$15,994	\$121,233	\$340,629
2007 Appliance/TV/Other Electronics Stores	\$500,722	\$3,706,320	\$9,988,744
2007 Camera/Photographic Supplies Stores	\$76,742	\$569,159	\$1,564,382
2007 Computer/Software Stores	\$223,258	\$1,684,200	\$4,587,911
2007 Beer/Wine/Liquor Stores	\$316,193	\$2,312,904	\$6,345,464
2007 Convenience/Specialty Food Stores	\$610,942	\$3,778,656	\$12,953,034
2007 Restaurant Expenditures	\$3,758,437	\$22,129,054	\$76,749,865
2007 Supermarkets/Other Grocery excl Conv	\$3,308,567	\$24,566,396	\$67,578,927
2007 Furniture Stores	\$488,519	\$3,606,008	\$9,828,115
2007 Home Furnishings Stores	\$331,650	\$2,443,263	\$6,676,723
2007 Gen Merch/Appliance/Furniture Stores	\$4,334,180	\$32,222,894	\$87,687,210
2007 Gasoline Stations w/ Convenience Stores	\$2,776,081	\$20,411,237	\$57,590,436
2007 Other Gasoline Stations	\$2,165,139	\$16,632,581	\$44,637,400
2007 Department Stores excl Leased Depts	\$4,834,902	\$35,929,214	\$97,675,953
2007 General Merchandise Stores	\$3,845,661	\$28,616,885	\$77,859,091
2007 Other Health/Personal Care Stores	\$306,124	\$2,247,119	\$6,192,918
2007 Pharmacies/Drug Stores	\$1,588,200	\$11,802,490	\$32,378,580
2007 Pet/Pet Supplies Stores	\$219,644	\$1,666,984	\$4,570,867
2007 Book/Periodical/Music Stores	\$77,887	\$697,979	\$1,659,879
2007 Hobby/Toy/Game Stores	\$41,068	\$319,483	\$1,027,974
2007 Musical Instrument/Supplies Stores	\$44,154	\$322,656	\$884,010
2007 Sewing/Needlework/Piece Goods Stores	\$14,043	\$115,757	\$301,735
2007 Sporting Goods Stores	\$349,262	\$2,533,075	\$6,844,968
2007 Video Tape Stores - Retail	\$39,836	\$293,787	\$800,224