

FOR LEASE



EBERHARDT & BARRY



**Second Floor - 5,397± Square Foot Office
Bank OZK Building**

**920 Level Grove Road
Cornelia, Habersham County, Georgia 30531**

LEASE RATE: \$10/PSF, Full Service

FOR MORE DETAILS CONTACT:

Created 8/1/18

ARTHUR P BARRY III - EXCLUSIVE AGENT
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| | | | |
|-------------|--------------|------------------|--------------|
| Main | 478-746-8171 | Toll Free | 800-926-0990 |
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990 Riverside Drive
Macon, GA 31201



EBERHARDT & BARRY

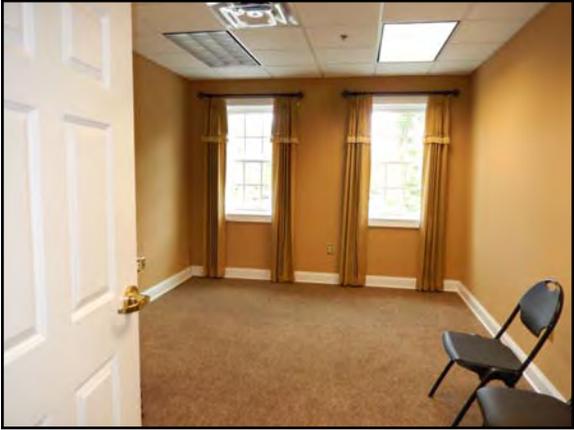
920 Level Grove Road - Cornelia, GA

PROPERTY OVERVIEW

| | |
|------------------------------|--|
| LOCATION: | Subject property is located opposite new Belk's anchored lifestyle center. |
| BUILDING INFORMATION: | <ul style="list-style-type: none"> • 9,816± SF Two-story Office Building <ul style="list-style-type: none"> - 5,397± SF Office available on 2nd Floor served by elevators - Floor plan consists of: Waiting Room, Large Open Meeting Area, Large Conference Room, Five Private Offices, Two Restrooms, Break Room, Two Storage Rooms • First floor utilized by Bank OZK |
| CONSTRUCTION: | Brick |
| YEAR BUILT: | 2007 |
| LAND: | 2.26± Acres |
| FLOOR: | Carpet, Tile |
| WALLS: | Painted drywall |
| CEILING/LIGHTING: | Fluorescent light fixtures |
| HVAC: | Central HVAC |
| SPRINKLER SYSTEM: | 100% wet system |
| ALARM SYSTEM: | Yes |
| PARKING: | Asphalt paved parking spaces |
| ZONING: | Commercial |
| UTILITIES: | All public utilities serve property. |
| NEIGHBORS: | Georgia Power, Ingles Supermarket, Belk, McDonald's, Wendy's, Kentucky Fried Chicken, Quality Foods Shopping Center, Habersham Shopping Center, Snappy Express Wash |
| LEASE RATE: | \$10/PSF, Full Service (Includes all utilities, maintenance, property taxes and common area maintenance.) |

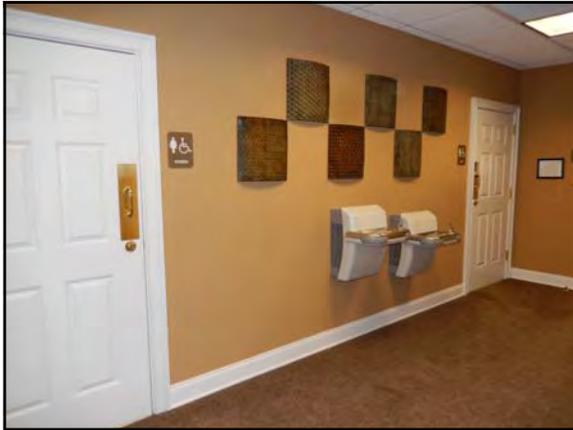


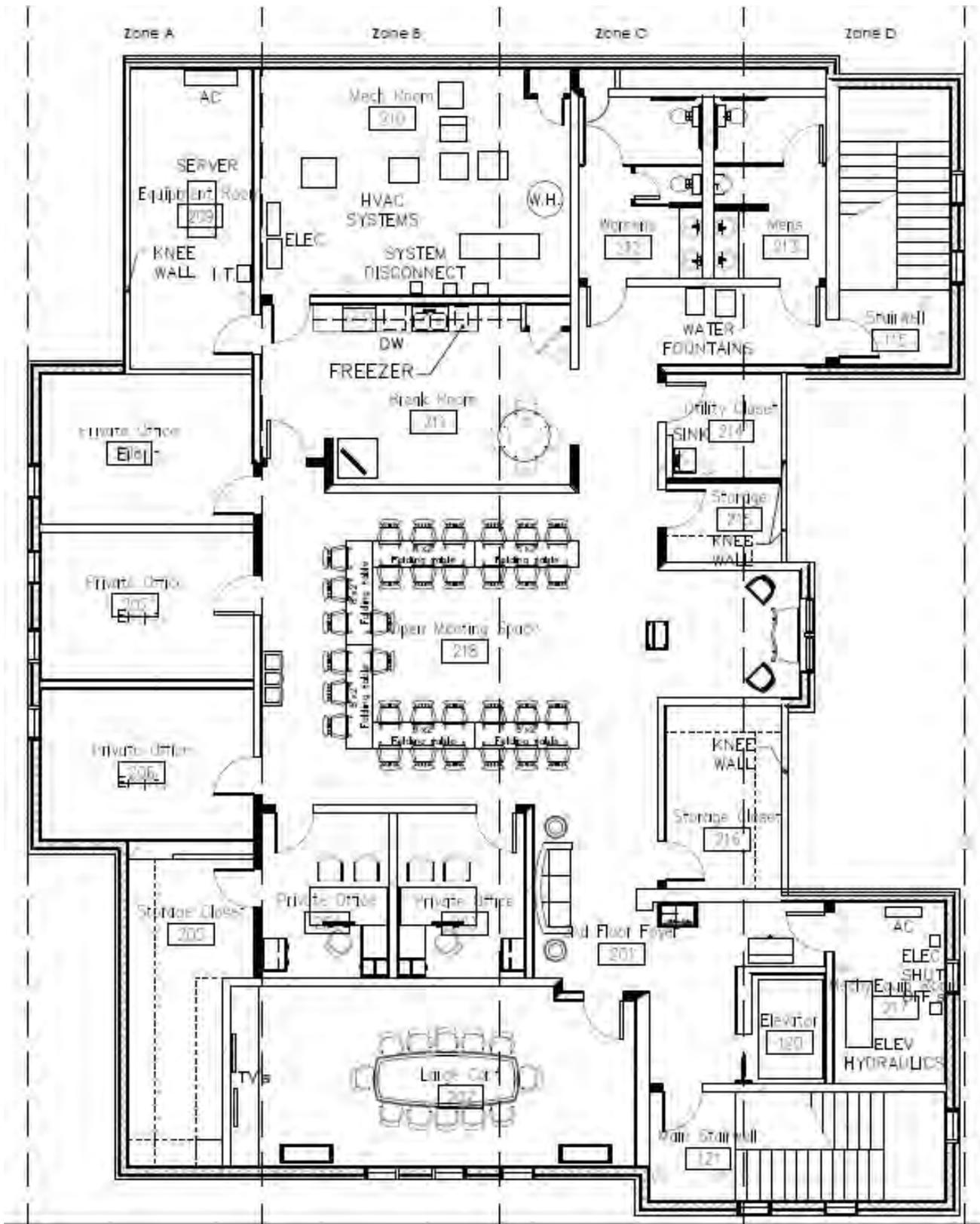
920 Level Grove Road - Cornelia, GA / PHOTOS





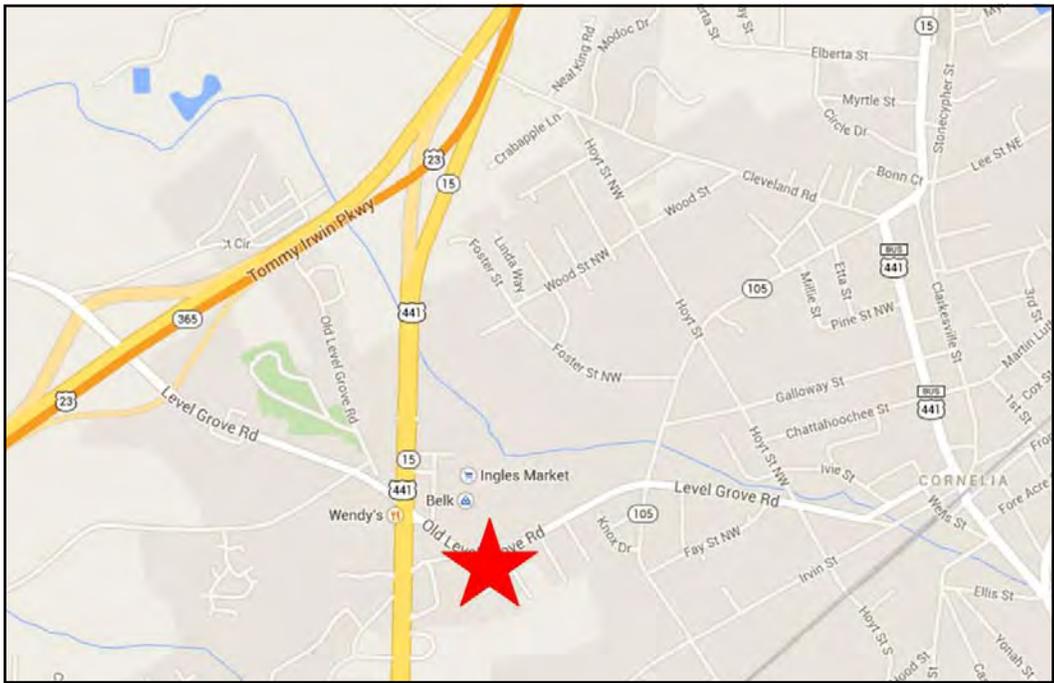
920 Level Grove Road - Cornelia, GA / PHOTOS







920 Level Grove Road - Cornelia, GA / **MAPS**





Demographic and Income Profile

Habersham County, GA
 Habersham County, GA (13137)
 Geography: County

Prepared by Esri

| Summary | Census 2010 | 2018 | 2023 |
|---------------------------------|-------------|--------|----------|
| Population | 43,041 | 45,476 | 47,210 |
| Households | 15,472 | 16,257 | 16,875 |
| Families | 11,307 | 11,749 | 12,137 |
| Average Household Size | 2.63 | 2.64 | 2.65 |
| Owner Occupied Housing Units | 11,596 | 12,153 | 12,835 |
| Renter Occupied Housing Units | 3,876 | 4,104 | 4,040 |
| Median Age | 38.5 | 40.0 | 41.5 |
| Trends: 2018 - 2023 Annual Rate | Area | State | National |
| Population | 0.75% | 1.10% | 0.83% |
| Households | 0.75% | 1.08% | 0.79% |
| Families | 0.65% | 0.99% | 0.71% |
| Owner HHs | 1.10% | 1.52% | 1.16% |
| Median Household Income | 1.75% | 1.68% | 2.50% |

| Households by Income | 2018 | | 2023 | |
|--------------------------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 2,219 | 13.6% | 1,991 | 11.8% |
| \$15,000 - \$24,999 | 2,245 | 13.8% | 2,149 | 12.7% |
| \$25,000 - \$34,999 | 2,005 | 12.3% | 2,041 | 12.1% |
| \$35,000 - \$49,999 | 2,551 | 15.7% | 2,580 | 15.3% |
| \$50,000 - \$74,999 | 2,998 | 18.4% | 3,136 | 18.6% |
| \$75,000 - \$99,999 | 1,911 | 11.8% | 2,024 | 12.0% |
| \$100,000 - \$149,999 | 1,608 | 9.9% | 2,084 | 12.3% |
| \$150,000 - \$199,999 | 362 | 2.2% | 441 | 2.6% |
| \$200,000+ | 358 | 2.2% | 429 | 2.5% |
| Median Household Income | \$43,589 | | \$47,537 | |
| Average Household Income | \$58,963 | | \$65,607 | |
| Per Capita Income | \$21,821 | | \$24,166 | |

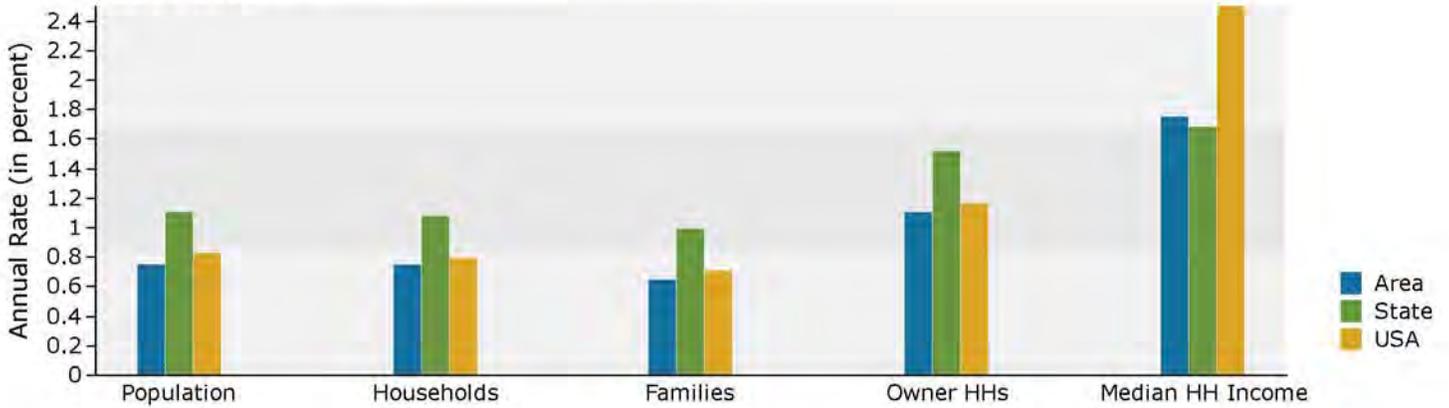
| Population by Age | Census 2010 | | 2018 | | 2023 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 2,885 | 6.7% | 2,762 | 6.1% | 2,734 | 5.8% |
| 5 - 9 | 2,953 | 6.9% | 2,851 | 6.3% | 2,841 | 6.0% |
| 10 - 14 | 2,837 | 6.6% | 2,893 | 6.4% | 3,065 | 6.5% |
| 15 - 19 | 2,788 | 6.5% | 2,754 | 6.1% | 3,066 | 6.5% |
| 20 - 24 | 2,678 | 6.2% | 2,677 | 5.9% | 2,545 | 5.4% |
| 25 - 34 | 5,402 | 12.6% | 5,895 | 13.0% | 5,448 | 11.5% |
| 35 - 44 | 5,666 | 13.2% | 5,683 | 12.5% | 6,001 | 12.7% |
| 45 - 54 | 5,929 | 13.8% | 5,746 | 12.6% | 5,814 | 12.3% |
| 55 - 64 | 5,304 | 12.3% | 5,968 | 13.1% | 6,064 | 12.8% |
| 65 - 74 | 3,745 | 8.7% | 4,923 | 10.8% | 5,525 | 11.7% |
| 75 - 84 | 2,137 | 5.0% | 2,419 | 5.3% | 3,116 | 6.6% |
| 85+ | 717 | 1.7% | 905 | 2.0% | 991 | 2.1% |

| Race and Ethnicity | Census 2010 | | 2018 | | 2023 | |
|----------------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 36,893 | 85.7% | 37,878 | 83.3% | 38,375 | 81.3% |
| Black Alone | 1,444 | 3.4% | 1,689 | 3.7% | 1,791 | 3.8% |
| American Indian Alone | 195 | 0.5% | 211 | 0.5% | 217 | 0.5% |
| Asian Alone | 960 | 2.2% | 1,131 | 2.5% | 1,258 | 2.7% |
| Pacific Islander Alone | 65 | 0.2% | 69 | 0.2% | 75 | 0.2% |
| Some Other Race Alone | 2,713 | 6.3% | 3,551 | 7.8% | 4,406 | 9.3% |
| Two or More Races | 771 | 1.8% | 947 | 2.1% | 1,088 | 2.3% |
| Hispanic Origin (Any Race) | 5,333 | 12.4% | 6,936 | 15.3% | 8,393 | 17.8% |

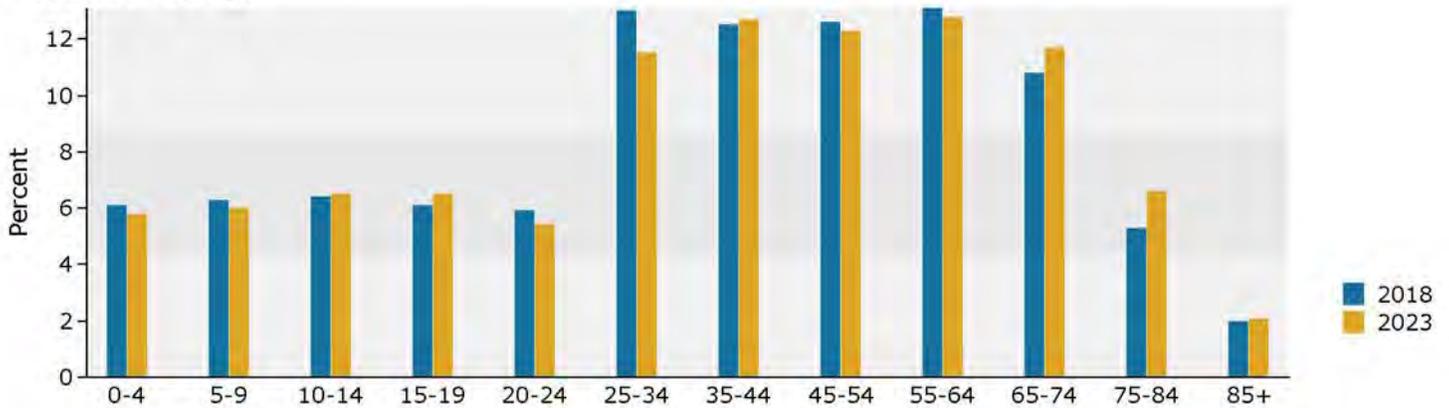
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

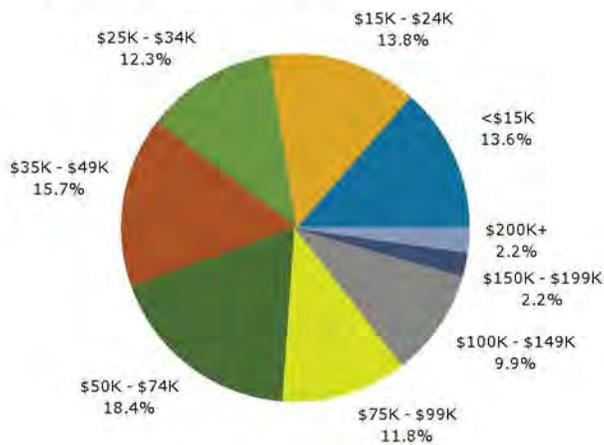
Trends 2018-2023



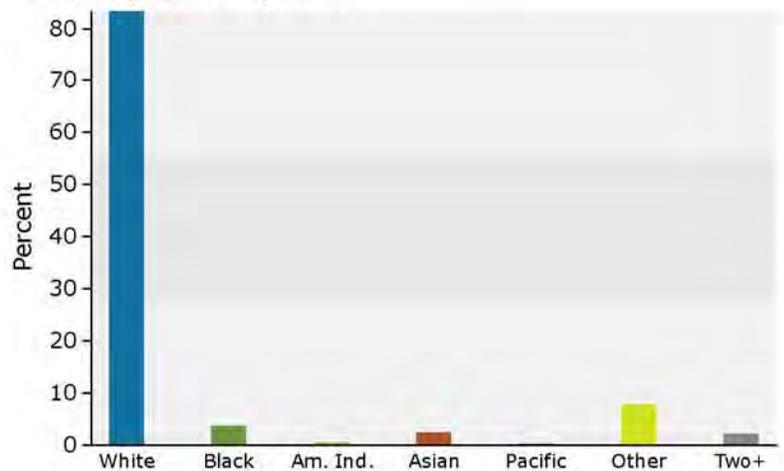
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 15.3%