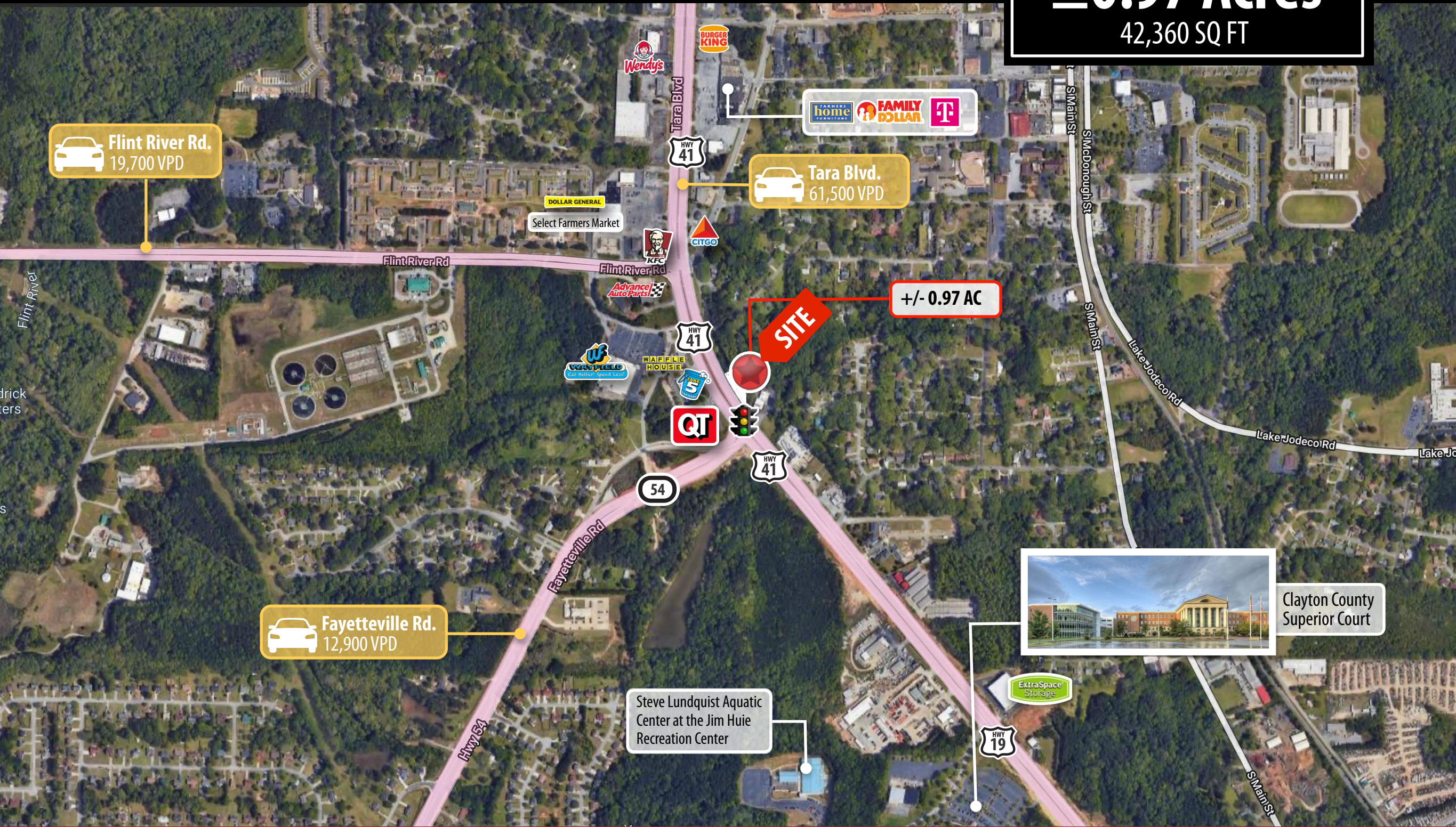


# 8700 Tara Boulevard

Jonesboro, GA 30236

**PRIME RETAIL OPPORTUNITY**  
PROPOSED SITE  
**FOR SALE**  
**±0.97 Acres**  
42,360 SQ FT



**Flint River Rd.**  
19,700 VPD

**Tara Blvd.**  
61,500 VPD

**Fayetteville Rd.**  
12,900 VPD

**+/- 0.97 AC**

**SITE**



Clayton County Superior Court

Steve Lundquist Aquatic Center at the Jim Huie Recreation Center

ExtraSpace Storage



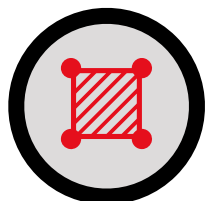
# PROPERTY SUMMARY



**SQUARE FEET**  
42,360 SF



**LAND AREA**  
0.97 ACRES



**ZONING**  
"RS-110" - RESIDENTIAL



**Clayton County Superior Court**



**Jonesboro Middle School**

# of Students: 951

**JW Arnold Elementary School**

# of Students: 439

**Lillie E. Suder Elementary School**

# of Students: 631

**Mundy's Mill High School**

# of Students: 1,629



**TARA BLVD.**

**61,500 VPD**

**FAYETTEVILLE RD.**

**12,900 VPD**

**FLINT RIVER RD.**

**19,700 VPD**



**PROVEN RETAIL NODE**



**LOCATED NEAR HOMES**



**LOCATED NEAR 4 SCHOOLS**



**GREAT VISIBILITY AND ACCESS**



**BARRIERS TO ENTRY**



**MAJOR STREET WITH TRAFFIC FLOW**



**ON GOING TO WORK SIDE**



**CLOSE PROXIMITY TO DOWNTOWN JONESBORO**

## LOCATION DESCRIPTION

Jonesboro is the county seat of Clayton County in the state of Georgia. The city's 2023 estimated population is about 6,140 residents. Clayton County's population, as a whole, is about 298,300 residents.

Clayton State University, part of the University System of Georgia, is located just 7 miles north of the property occupying 192 acres with more than 7,000 students enrolled. The Southern Regional Medical Center (a 331 bed hospital) is located just north of the property 6 miles.

The MSA's population is about 5.79 million residents. The Atlanta metro has the fifth largest population in the U.S. It is considered to be a top business area and a primary transportation hub of the Southeastern U.S. The county is also the home of the Hartsfield-Jackson Atlanta International Airport. The city is located approximately 30 minutes to Atlanta's downtown area.

## HIGH-TRAFFIC LOCATION IN DENSE RETAIL CORRIDOR

» Excellent visibility and access to ±61,500 vehicles per day on Tara Blvd. the main retail corridor in Jonesboro.

» Strong Demographics of 155,726 Residents in Approximately 55,037 Homes Within a 5- Mile Radius of the Property

» In Close Proximity to Clayton County Superior Court, Clayton State University, Southern Regional Medical Center, Jonesboro Middle School, JW Arnold Elementary School, Lillie E. Suder Elementary School and Mundy's Mill High School.

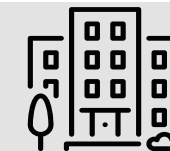
Nearby Tenants Include: Wendy's, KFC, Burger King, Farmers Home Furniture, Family Dollar, WayField, Take 5 Carwash, Quick Trip and T-Mobile

## LOCAL NEWS & DEVELOPMENT

» A 77-townhome development will be built along Fayetteville Road near the North Main Street intersection after a recent Jonesboro City Council vote.

» Townhomes & Retail Space Approved on Jonesboro Road...

» 'Legacy Project' for Cathy Family Approved by Clayton...



## SURROUNDING RETAILERS & BUSINESSES



# DEMOGRAPHIC PROFILE

POPULATION	1 MILES	3 MILES	5 MILES	10 MILES
2024 Estimated Population	5,665	68,117	155,726	478,351
2029 Projected Population	5,826	68,132	156,679	489,475
Projected Annual Growth 2024 to 2029	160 - 0.6%	15 - 0.0%	954 - 0.1%	11,124 - 0.5%

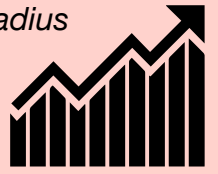
HOUSHOLDS	1 MILES	3 MILES	5 MILES	10 MILES
2024 Estimated Households	1,850	23,680	55,037	171,842
Projected Households 2029	1,911	23,833	55,839	177,608

HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES	10 MILES
2024 Median Household Income	\$48,740	\$68,203	\$68,791	\$71,674

BUSINESS	1 MILES	3 MILES	5 MILES	10 MILES
2024 Estimated Total Businesses	624	3,603	9,383	31,322
2024 Estimated Total Employees	3,258	15,239	47,671	164,285


MAJOR EMPLOYERS IN CLAYTON COUNTY	# OF EMPLOYEES
Clayton County Public Schools	6,7775
Clayton County Board of Commissioners	2,604
Gate Gourmet	1,200
Southern Regional Medical Center	950
Chim Solutions	900
Fresh Express	800
Clayton State University	710
Atlas Logistics	700
R+L Carriers Inc.	635
Lanier Parking Solutions	562

5 Mile Radius



**\$68,791**

**MEDIAN HH INCOME**



**155,726**

**POPULATION**



**55,037**

**HOUSEHOLDS**



**2.5%**

**UNEMPLOYMENT RATE**

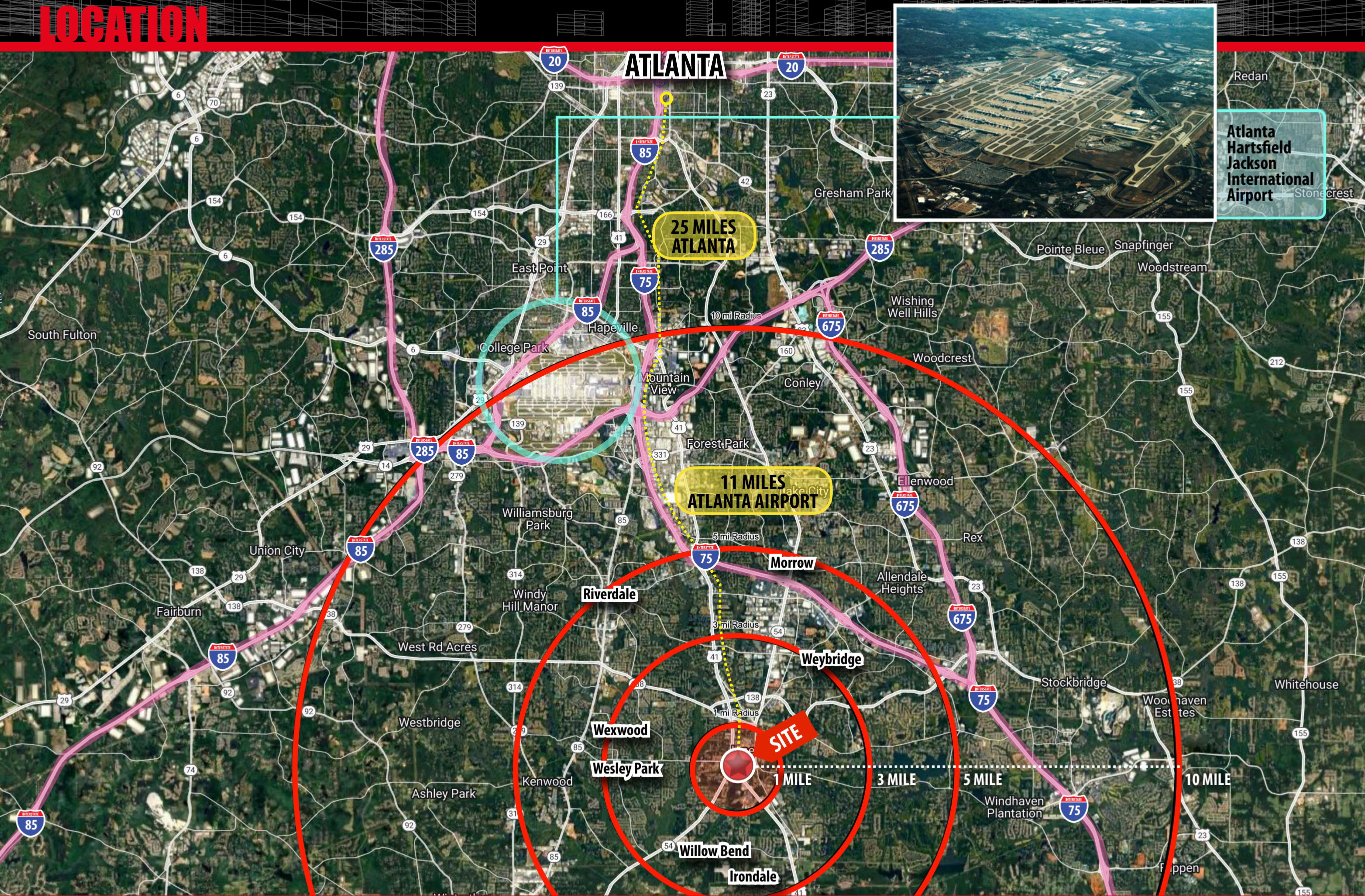


**119,739**

**LABOR FORCE**  
*georgia.gov*

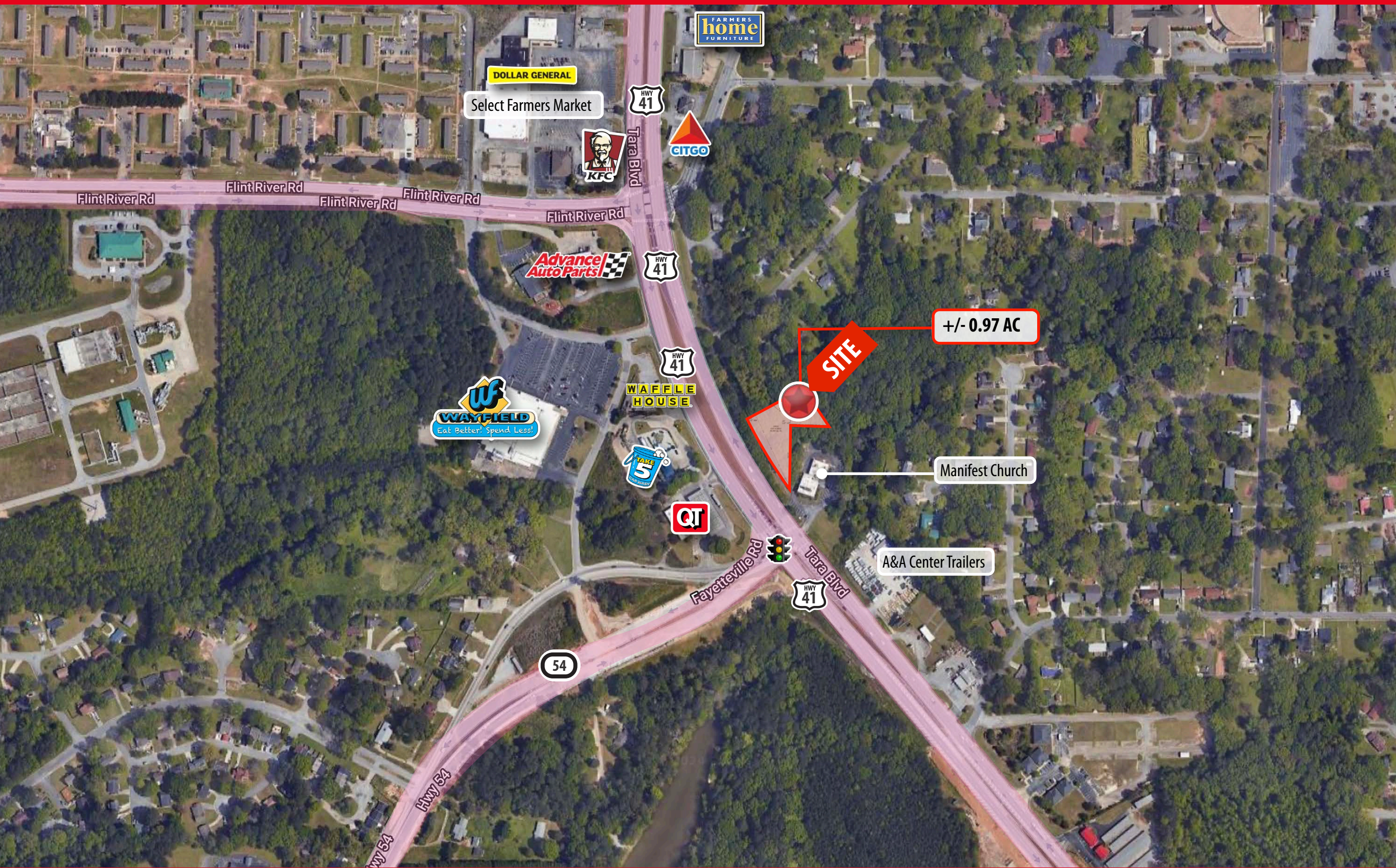


# LOCATION





# MARKET OVERVIEW





# MARKET OVERVIEW



**Waffle House**



Selwyn Ave.  
20,000 VPD



Selwyn Ave.  
20,000 VPD

**SUITE 1108**  
**+/- 3,700 SF**  
**OFFICE SPACE AVAILABLE**

**SITE**

N62°00'13"E  
240.00'

AREA  
0.97 ACRES  
42,360 Sq. Ft.

Manifest Church

A&A Center Trailers

54

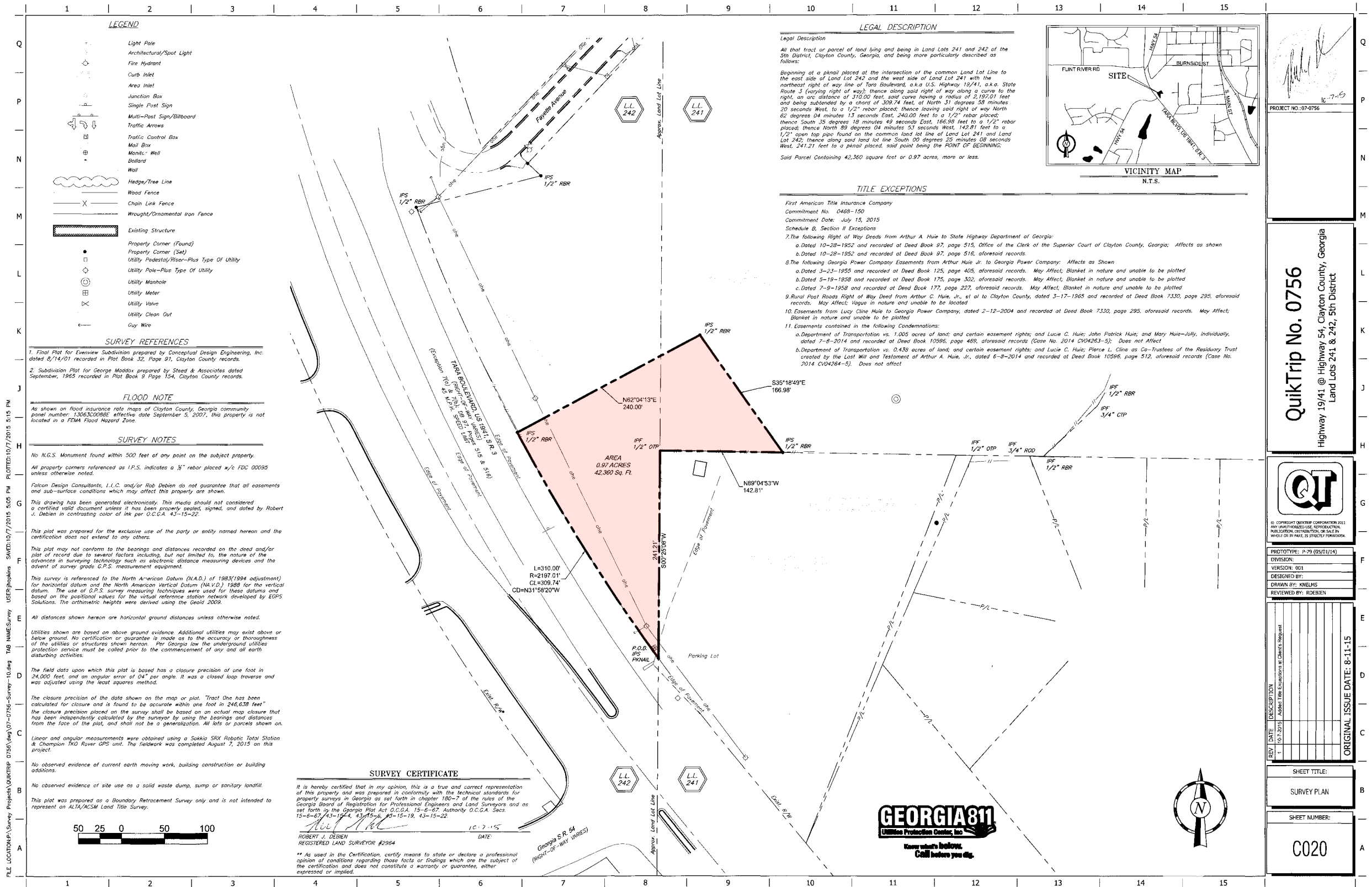
HWY 41



Fayetteville Rd



# SITE PLAN



### LEGEND

- Light Pole
- Architectural/Spot Light
- Fire Hydrant
- Curb Inlet
- Area Inlet
- Junction Box
- Single Post Sign
- Multi-Post Sign/Billboard
- Traffic Arrows
- Traffic Control Box
- Mail Box
- Monk. Well
- Ballard
- Wall
- Hedge/Tree Line
- Wood Fence
- Chain Link Fence
- Wrought/Ornamental Iron Fence
- Existing Structure
- Property Corner (Found)
- Property Corner (Set)
- Utility Pedestal/Riser-Plus Type Of Utility
- Utility Pole-Plus Type Of Utility
- Utility Manhole
- Utility Meter
- Utility Valve
- Utility Clean Out
- Guy Wire

### SURVEY REFERENCES

1. Final Plat for Evenview Subdivision prepared by Conceptual Design Engineering, Inc. dated 8/14/01 recorded in Plat Book 32, Page 91, Clayton County records.
2. Subdivision Plat for George Maddox prepared by Steed & Associates dated September, 1965 recorded in Plat Book 9 Page 154, Clayton County records.

### FLOOD NOTE

As shown on flood insurance rate maps of Clayton County, Georgia community panel number: 33063C008E effective date September 5, 2017, this property is not located in a FEMA Flood Hazard Zone.

### SURVEY NOTES

- No N.G.S. Monument found within 500 feet of any point on the subject property.
- All property corners referenced as I.P.S. indicates a 1/2" rebar placed w/c FDC 00095 unless otherwise noted.
- Falcon Design Consultants, L.L.C. and/or Rob Debin do not guarantee that all easements and sub-surface conditions which may affect this property are shown.
- This drawing has been generated electronically. This media should not be considered a certified valid document unless it has been properly sealed, signed, and dated by Robert J. Debin in contrasting color of ink per O.C.G.A. 43-15-22.
- This plat was prepared for the exclusive use of the party or entity named herein and the certification does not extend to any others.
- This plat may not conform to the bearings and distances recorded on the deed and/or plat of record due to several factors including, but not limited to, the nature of the advances in surveying technology such as electronic distance measuring devices and the advent of survey grade G.P.S. measurement equipment.
- This survey is referenced to the North American Datum (N.A.D.) of 1983/1994 adjustment for horizontal datum and the North American Vertical Datum (N.A.V.D.) 1988 for the vertical datum. The use of G.P.S. surveying techniques were used for these datums and based on the positional values for the virtual reference station network developed by EGPS Solutions. The arithmetic heights were derived using the Geoid 2009.
- All distances shown hereon are horizontal ground distances unless otherwise noted.
- Utilities shown are based on above ground evidence. Additional utilities may exist above or below ground. No certification or guarantee is made as to the accuracy or thoroughness of the utilities or structures shown hereon. Per Georgia law the underground utilities protection service must be called prior to the commencement of any and all earth disturbing activities.
- The field data upon which this plat is based has a closure precision of one foot in 24,000 feet, and an angular error of 04" per angle. It was a closed loop traverse and was adjusted using the least squares method.
- The closure precision of the data shown on the map or plat. "Tract One has been calculated for closure and is found to be accurate within one foot in 246,638 feet" the closure precision placed on the survey shall be based on an actual map closure that has been independently calculated by the surveyor by using the bearings and distances from the face of the plat, and shall not be a generalization. All lots or parcels shown on.
- Linear and angular measurements were obtained using a Sokkia SRX Robotic Total Station & Champion TR0 Rover GPS unit. The fieldwork was completed August 7, 2015 on this project.
- No observed evidence of current earth moving work, building construction or building additions.
- No observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- This plat was prepared as a Boundary Retracement Survey only and is not intended to represent an ALTA/ACSM Land Title Survey.

### SURVEY CERTIFICATE

It is hereby certified that in my opinion, this is a true and correct representation of this property and was prepared in conformity with the technical standards for properly surveys in Georgia as set forth in chapter 180-7 of the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67, Authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

ROBERT J. DEBIN  
REGISTERED LAND SURVEYOR #2964

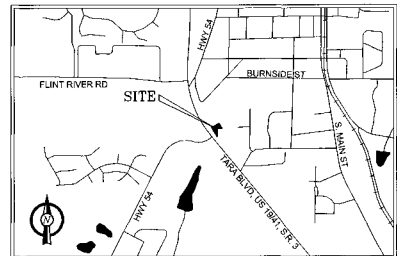
DATE: 10-7-15  
\*\* As used in the Certification, certify means to state or declare a professional opinion of conditions regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.

### LEGAL DESCRIPTION

Legal Description  
All that tract or parcel of land lying and being in Land Lots 241 and 242 of the 5th District, Clayton County, Georgia, and being more particularly described as follows:  
Beginning at a pinna placed at the intersection of the common Land Lot Line to the east side of Land Lot 242 and the west side of Land Lot 241 with the northeast right of way line of Tara Boulevard, a.k.a U.S. Highway 19/41, a.k.a. State Route 3 (varying right of way), thence along said right of way along a curve to the right, an arc distance of 310.00 feet, said curve having a radius of 2,197.01 feet and being subtended by a chord of 309.74 feet, at North 31 degrees 58 minutes 20 seconds West, to a 1/2" rebar placed; thence leaving said right of way North 62 degrees 04 minutes 13 seconds East, 240.00 feet to a 1/2" rebar placed; thence South 35 degrees 18 minutes 49 seconds East, 166.98 feet to a 1/2" rebar placed; thence North 89 degrees 04 minutes 53 seconds West, 142.81 feet to a 1/2" open top pipe found on the common land lot line of Land Lot 241 and Land Lot 242; thence along said land lot line South 00 degrees 25 minutes 08 seconds West, 241.21 feet to a pinna placed, said point being the POINT OF BEGINNING.  
Said Parcel Containing 42,360 square feet or 0.97 acres, more or less.

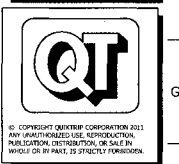
### TITLE EXCEPTIONS

- First American Title Insurance Company  
Commitment No. 0468-150  
Commitment Date: July 15, 2015  
Schedule B, Section II Exceptions
7. The following Right of Way Deeds from Arthur A. Huie to State Highway Department of Georgia:
    - a. Dated 10-28-1952 and recorded at Deed Book 97, page 515, Office of the Clerk of the Superior Court of Clayton County, Georgia; Affects as shown
    - b. Dated 10-28-1952 and recorded at Deed Book 97, page 516, aforesaid records.
  8. The following Georgia Power Company Easements from Arthur Huie Jr. to Georgia Power Company: Affects as Shown
    - a. Dated 3-23-1955 and recorded at Deed Book 125, page 405, aforesaid records. May Affect; Blanket in nature and unable to be plotted
    - b. Dated 5-19-1958 and recorded at Deed Book 175, page 302, aforesaid records. May Affect; Blanket in nature and unable to be plotted
    - c. Dated 7-9-1958 and recorded at Deed Book 177, page 227, aforesaid records. May Affect; Blanket in nature and unable to be plotted
  9. Rural Post Roads Right of Way Deed from Arthur C. Huie, Jr., et al to Clayton County, dated 3-17-1965 and recorded at Deed Book 7330, page 295, aforesaid records. May Affect; Vague in nature and unable to be located
  10. Easements from Lucy Cline Huie, to Georgia Power Company, dated 2-12-2004 and recorded at Deed Book 7330, page 295, aforesaid records. May Affect; Blanket in nature and unable to be plotted
  11. Easements contained in the following Condemnations:
    - a. Department of Transportation vs. 1,005 acres of land; and certain easement rights; and Lucie C. Huie; John Patrick Huie; and Mary Huie-Jolly, individually, dated 7-8-2014 and recorded at Deed Book 10595, page 489, aforesaid records (Case No. 2014 CV04263-5); Does not Affect
    - b. Department of Transportation vs. 0.438 acres of land; and certain easement rights; and Lucie C. Huie; Pierce L. Cline as Co-Trustees of the Residuary Trust created by the Last Will and Testament of Arthur A. Huie, Jr., dated 6-8-2014 and recorded at Deed Book 10595, page 512, aforesaid records (Case No. 2014 CV04264-5). Does not affect



PROJECT NO.: 07-0756

**QuikTrip No. 0756**  
Highway 19/41 @ Highway 54, Clayton County, Georgia  
Land Lots 241 & 242, 5th District



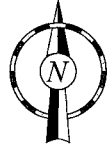
PROTOTYPE: P-79 (05/01/14)  
DIVISION: 001  
VERSION: 001  
DESIGNED BY:  
DRAWN BY: KNEIHS  
REVIEWED BY: ROEBEN

REV.	DATE	DESCRIPTION
1	10-7-2015	Added Title Exceptions at Client's Request

SHEET TITLE:  
SURVEY PLAN

SHEET NUMBER:  
C020

ORIGINAL ISSUE DATE: 8-11-15







**YARBROUGH**  
D E V E L O P M E N T

---

**Jeremy Yarbrough, CCIM**

Direct: 678-689-0395

Mobile: 770-815-1153

[jyarbrough@abernathytimberlake.com](mailto:jyarbrough@abernathytimberlake.com)