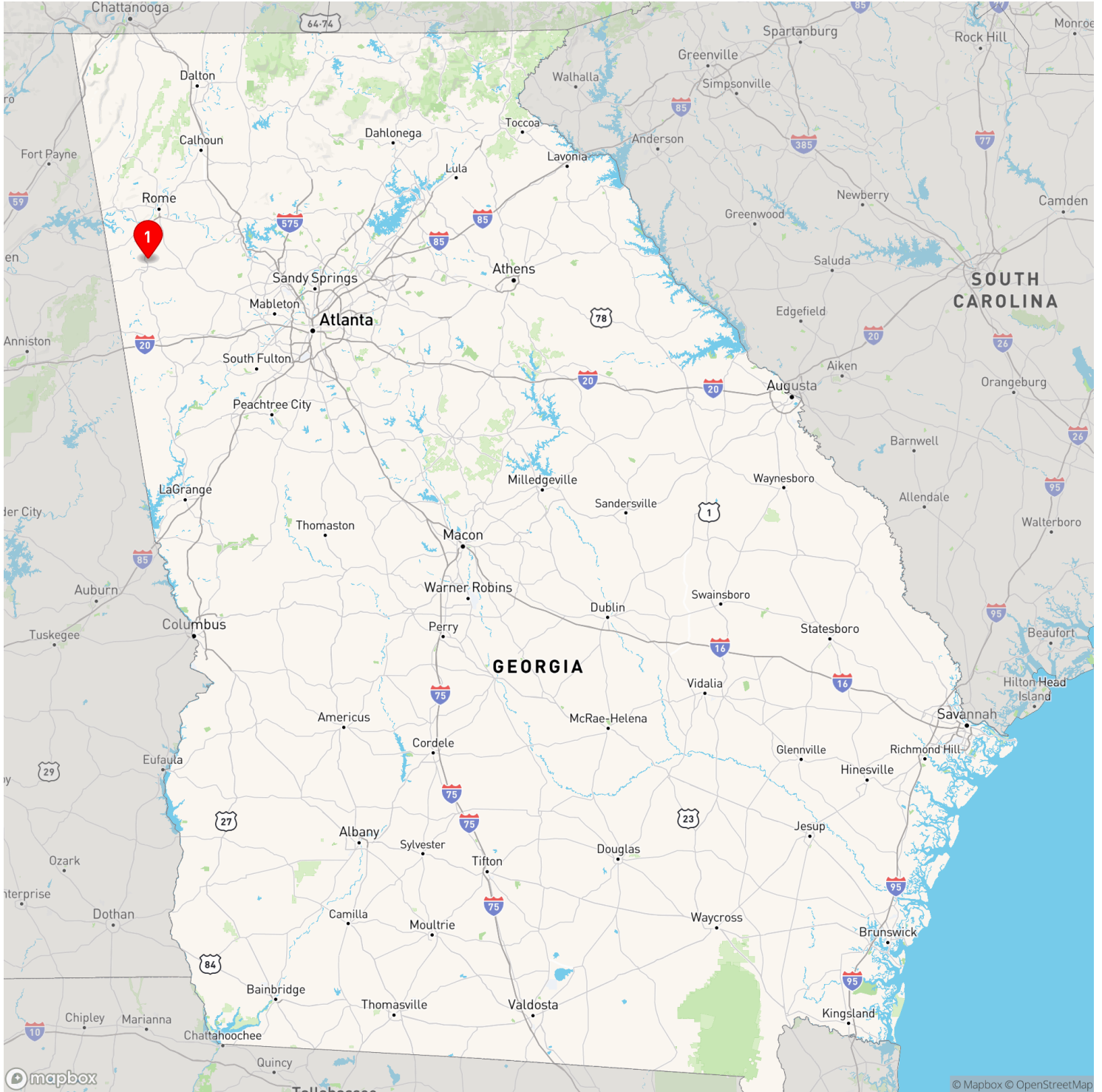


# Overview Map



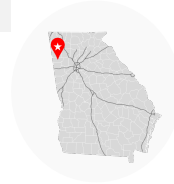
1 270 N Park Blvd

# 270 N Park Blvd

270 N Park Blvd  
Cedartown, GA 30125, Polk County



<b>Available Space:</b>	255,383 SF	<b>Status:</b>	Existing
<b>Building Size:</b>	255,383 SF	<b>Sale or Lease:</b>	Lease
<b>Ceiling Height:</b>	24 FT	<b>Former Use:</b>	Warehouse
<b>Truck Doors:</b>	10	<b>Water Provider:</b>	N/A
<b>Drive-In Doors:</b>	1	<b>Sewer Provider:</b>	N/A
<b>Single Tenant:</b>	Yes	<b>Gas Provider:</b>	N/A
<b>Year Built:</b>	1998	<b>Electric Provider:</b>	Georgia Power



Sources: CoStar, REsimplifi



<b>Job Tax Credit:</b>	\$3,000/job
<b>County Millage Rate:</b>	23.732
<b>County Property Tax:</b>	\$9.49 per \$1000 FMV
<b>Total Sales Tax:</b>	7%
<b>County Freeport:<sup>1</sup></b>	1: 100% 2: 100% 3: 100% 4: 0%

### Incentive Zones

None

Sources: Georgia Dept. of Revenue, Georgia Dept. of Community Affairs



### Transportation

<b>International Airport:</b>	Hartsfield-Jackson Atlanta International, 54.3 miles	<b>Port 1:</b>	Port of Savannah, 274.1 miles
<b>Interstate:</b>	I 20, 24.3 miles	<b>Port 2:</b>	Port of Mobile, 285 miles
<b>Rail Served:</b>	No	<b>Inland Port:</b>	Appalachian Regional Inland Port, 65 miles
		<b>Intermodal:</b>	Whitaker Rail Yard, 35.4 miles

Sources: Georgia Dept. of Transportation, Georgia Ports Authority



### Workforce

Workforce data is based on fixed distances from property unless otherwise noted

#### Laborforce<sup>2</sup>

<b>30 Miles:</b>	240,609
<b>45 Miles:</b>	1,088,402
<b>60 Miles:</b>	1,966,087

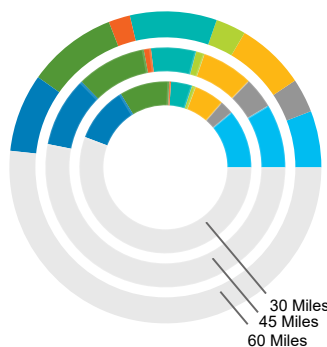
#### Unemployment Rate

<b>Polk County:</b>	3.2%
<b>Georgia:</b>	3.1%
<b>US:</b>	4.2%

#### Average Weekly Wage

<b>Polk County:</b>	\$875
<b>Draw Area:<sup>3</sup></b>	\$954
<b>Georgia:</b>	\$1,197
<b>US:</b>	\$1,300

### Jobs by Industry



	30 Miles	45 Miles	60 Miles
Manufacturing	28,857	97,746	200,583
Wholesale Trade	6,686	47,636	120,867
Transportation & Warehousing	14,740	78,765	244,180
Information	1,851	13,183	107,410
Professional, Scientific & Technical Services	10,377	68,846	308,075
Management of Companies & Enterprises	881	10,980	76,597
Health Care and Social Assistance	24,540	107,347	318,004
Government	27,596	108,534	277,550
Other*	145,530	603,836	1,769,333

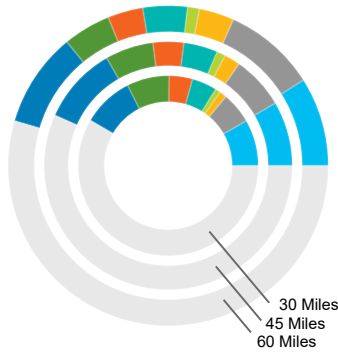
\* Includes agriculture, mining, utilities, construction, retail trade, finance & insurance, real estate, admin & support services, educational services, arts & entertainment, accommodation & food services, and other services.

Sources: Georgia Dept. of Labor, EMSI

<sup>1</sup> Level I - Business inventory is exempt from state property taxes for the following categories - 1: raw materials, 2: finished goods, 3: finished goods awaiting shipment outside of GA, 4: fulfillment center stock in trade

<sup>2</sup> Based on county centroids within user defined area or drive time <sup>3</sup> Includes county and adjoining counties  
This information is provided "as is" without warranty of any kind either express or implied.

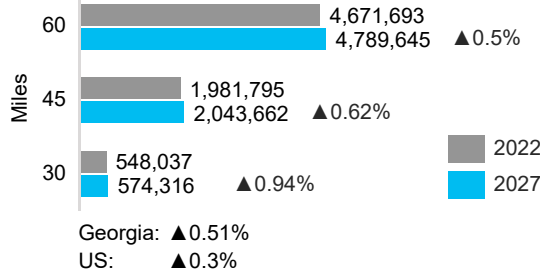
## Jobs by Occupation



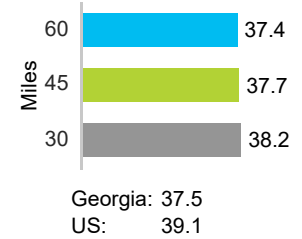
	30 Miles	45 Miles	60 Miles	Median Hourly Wage 60 Miles
Management Occupations	21,737	95,831	308,055	\$41.55
Business & Financial Operations Occupations	14,637	78,513	319,308	\$37.13
Computer & Mathematical Occupations	3,483	23,894	121,262	\$49.36
Architecture & Engineering Occupations	2,451	12,847	41,455	\$39.21
Healthcare Practitioner Occupations	11,607	50,235	153,363	\$38.61
Installation, Maintenance, & Repair Occupations	11,005	45,557	122,002	\$23.54
Production Occupations	19,888	71,473	164,502	\$17.79
Transportation & Material Moving Occupations	23,791	114,260	326,492	\$17.82
Other *	152,458	644,260	1,866,161	N/A

\* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, and military occupations.  
Source: EMSI

## Population & Projected Annual Change

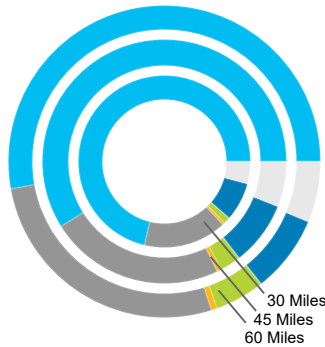


## Median Age



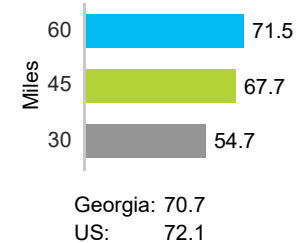
Demographic data is based on fixed distances from property

## Population by Race

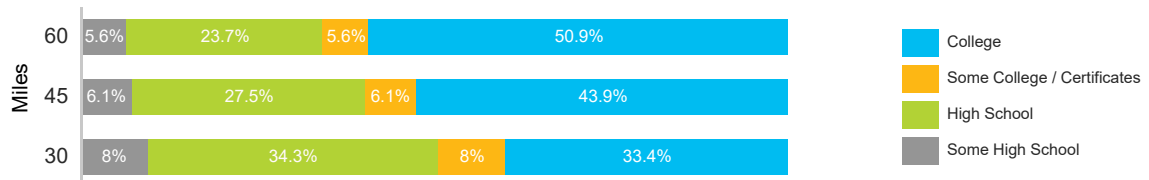


	30 Miles	45 Miles	60 Miles
White	71.3%	58.9%	52.8%
Black	15.6%	23.2%	27.1%
American Indian	0.5%	0.6%	0.6%
Asian	1.2%	2.7%	5.1%
Pacific Islander	0.0%	0.1%	0.1%
Multiracial	4.2%	6.0%	6.3%
Other	7.2%	8.5%	8.0%

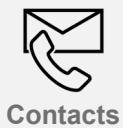
## Diversity Index<sup>4</sup>



## Educational Attainment<sup>5</sup>



Source: ESRI 2023



**Property Contact:**  
N/A

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**For more details, contact your local Georgia Power Regional Economic Development Manager:**

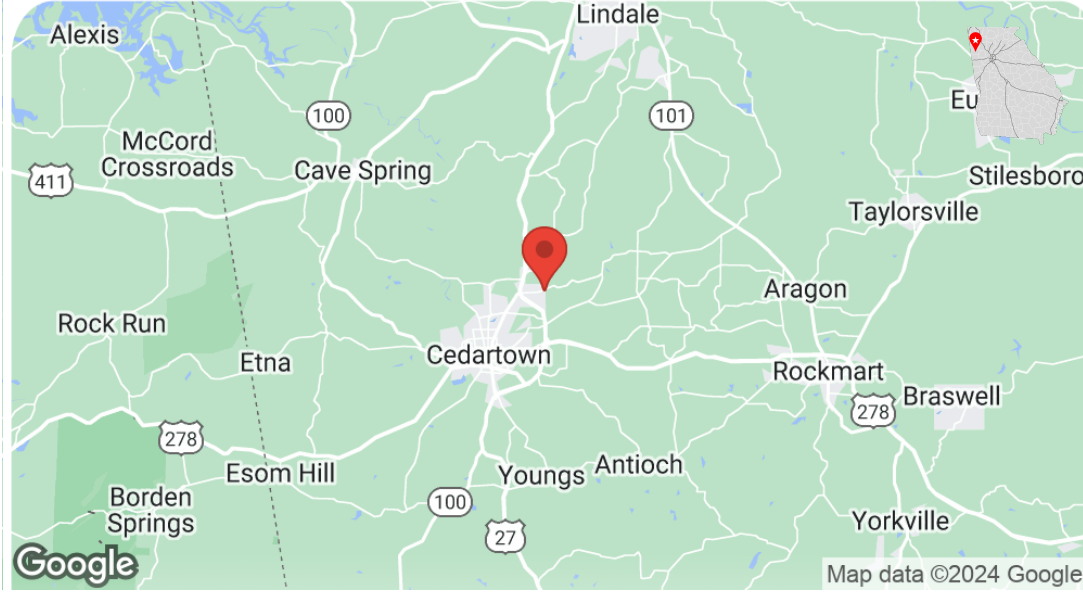
Tamara Brock  
Georgia Power Economic Development  
706-477-7009  
twbrock@southernco.com

<sup>4</sup> Captures the racial and ethnic diversity of an area - the higher the number, the greater likelihood of meeting someone of a different race or ethnicity  
<sup>5</sup> Percent of population 25 and older

# 270 N Park Blvd

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Cedartown, GA 30125, Polk County

## Location Map



## Aerial Map

