

# The Cubes at Locust Grove

600 Price Rd  
Locust Grove, GA 30248, Henry County

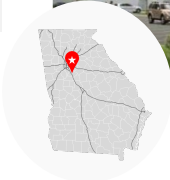


Economic Development



## Property

Available Space:	500,220 SF	Status:	Proposed
Building Size:	500,220 SF	Sale or Lease:	Lease
Ceiling Height:	40 FT	Former Use:	Distribution
Truck Doors:	122	Water Provider:	N/A
Drive-In Doors:	4	Sewer Provider:	N/A
Single Tenant:	Yes	Gas Provider:	N/A
Year Built:	2024	Electric Provider:	Georgia Power



Sources: CoStar, REsimplifi



## Taxes & Incentives

Job Tax Credit:	\$1,750/job
County Millage Rate:	32.327
County Property Tax:	\$12.93 per \$1000 FMV
Total Sales Tax:	8%
County Freeport: <sup>1</sup>	1: 100% 2: 100% 3: 100% 4: 100%

## Incentive Zones

None

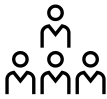
Sources: Georgia Dept. of Revenue, Georgia Dept. of Community Affairs



## Transportation

International Airport:	Hartsfield-Jackson Atlanta International, 24.3 miles	Port 1:	Port of Savannah, 197.4 miles
Interstate:	I 75, 0.2 miles	Port 2:	Port of Brunswick, 216.9 miles
Rail Served:	No	Inland Port:	Appalachian Regional Inland Port, 111.1 miles
		Intermodal:	Fairburn Industry Yard, 29.5 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>

10 Miles:	124,038
20 Miles:	309,897
30 Miles:	928,747

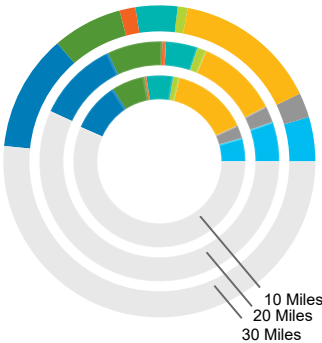
### Unemployment Rate

Henry County:	3.4%
Georgia:	3%
US:	3.5%

### Average Weekly Wage

Henry County:	\$923
Draw Area: <sup>3</sup>	\$1,226
Georgia:	\$1,197
US:	\$1,300

## Jobs by Industry



	10 Miles	20 Miles	30 Miles
Manufacturing	3,941	18,365	43,853
Wholesale Trade	2,200	7,665	24,463
Transportation & Warehousing	12,834	38,015	142,679
Information	1,064	4,215	9,894
Professional, Scientific & Technical Services	4,498	14,730	41,468
Management of Companies & Enterprises	344	1,680	15,854
Health Care and Social Assistance	5,572	25,628	69,002
Government	8,393	38,111	115,429
Other*	50,572	195,781	492,675

\* 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.

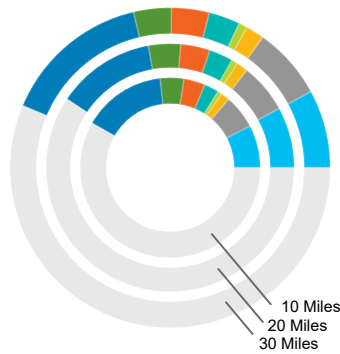
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## Jobs by Occupation

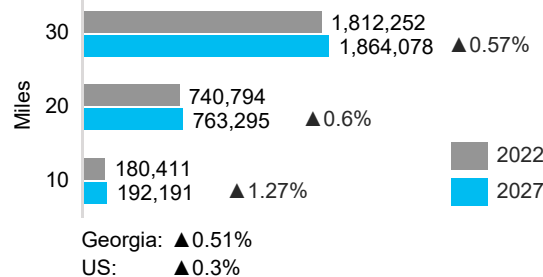


	10 Miles	20 Miles	30 Miles	Median Hourly Wage 30 Miles
Management Occupations	6,880	27,309	75,409	\$36.78
Business & Financial Operations Occupations	5,436	22,244	69,634	\$34.60
Computer & Mathematical Occupations	1,426	5,293	18,078	\$44.64
Architecture & Engineering Occupations	667	2,741	8,106	\$38.24
Healthcare Practitioner Occupations	2,337	10,679	30,129	\$37.55
Installation, Maintenance, & Repair Occupations	3,437	13,136	36,562	\$23.15
Production Occupations	3,823	14,480	36,324	\$18.12
Transportation & Material Moving Occupations	13,325	44,057	142,839	\$18.85
Other *	52,088	204,251	538,238	N/A

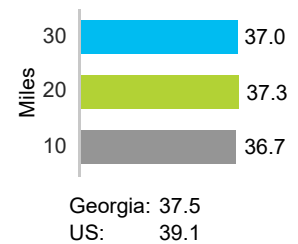
\* Includes life & physical sciences, community & social services, legal, educational, arts & entertainment, healthcare support, protective services, food services, buildings maintenance, personal care, sales, office support, farming, construction, and military occupations.

Source: EMSI

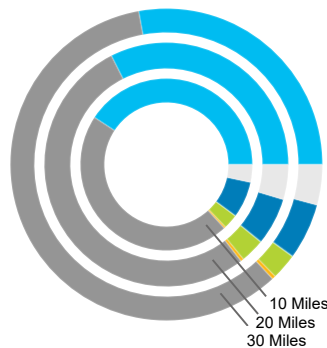
## Population & Projected Annual Change



## Median Age

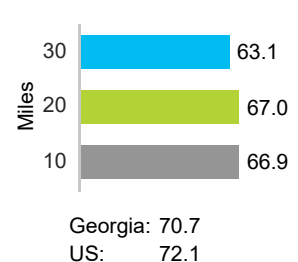


## Population by Race

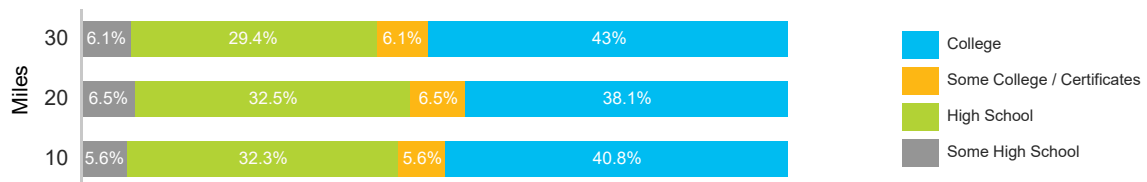


	10 Miles	20 Miles	30 Miles
White	40.8%	32.5%	27.9%
Black	46.0%	53.0%	59.1%
American Indian	0.3%	0.4%	0.4%
Asian	2.8%	3.2%	2.7%
Pacific Islander	0.1%	0.1%	0.1%
Multiracial	3.3%	4.6%	4.2%
Other	6.8%	6.2%	5.8%

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



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



Source: ESRI 2023



## Contacts

### Property Contact:

James Phillpott  
Cushman & Wakefield  
404-853-5373

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

Sharron Russell  
Georgia Power Economic Development  
404-933-6107  
russell@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