

VILLAGE PARK AT BROOKHAVEN

1441 Dresden Dr NE, Atlanta, GA 30319

DeKalb County | Brookhaven



HIGHLIGHTS

For Lease
County: DeKalb
Type: Retail
Total SF: 20,692
Parking Spaces: 86
Year Built: 2002
Market: Atlanta MSA

CONTACT

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Village Park at Brookhaven, located in the affluent Brookhaven submarket of Atlanta, is a 20,692 sf. mixed use development anchored by both Haven Restaurant & Bar and Valenza Italian Restaurant, two of Atlanta's most popular upscale neighborhood eateries. Situated in the heart of Ashford Park, the surrounding area is admired for its pedestrian friendly access, well landscaped streets, outdoor dining patios, and mix of boutique shops and contemporary office spaces. The prominent Dresden Drive corridor is flanked by historical single family residences, luxury townhomes, and apartment communities all within walking distance of the Brookhaven-Oglethorpe University MARTA train station.

RETAILERS INCLUDE



DEMOGRAPHICS

Population
Daytime Population
Households
Average Household Income (\$)
Median Household Income (\$)
Median Age

3 MILES

134,195
101,403
62,927
128,908
101,926
36

5 MILES

327,576
397,797
152,185
126,942
101,609
36

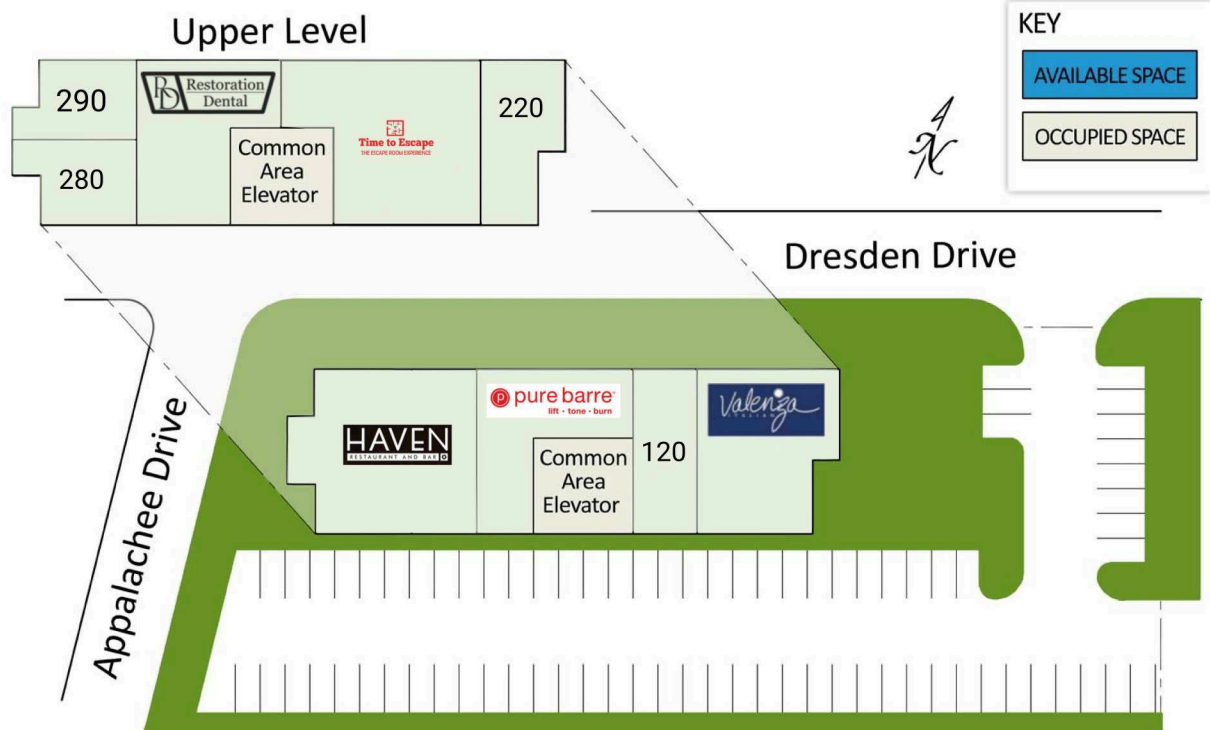
7 MILES

647,583
641,544
290,203
124,983
100,833
36

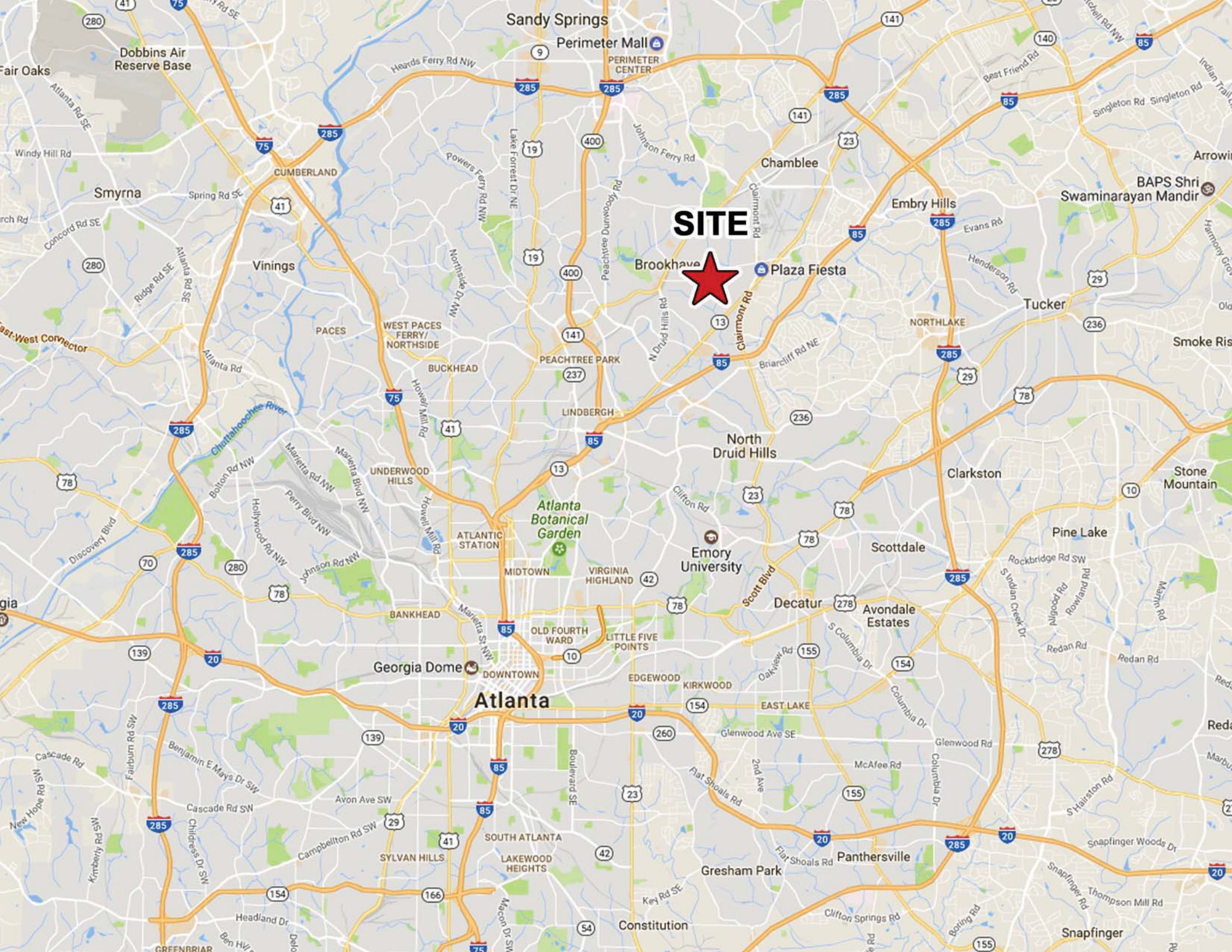
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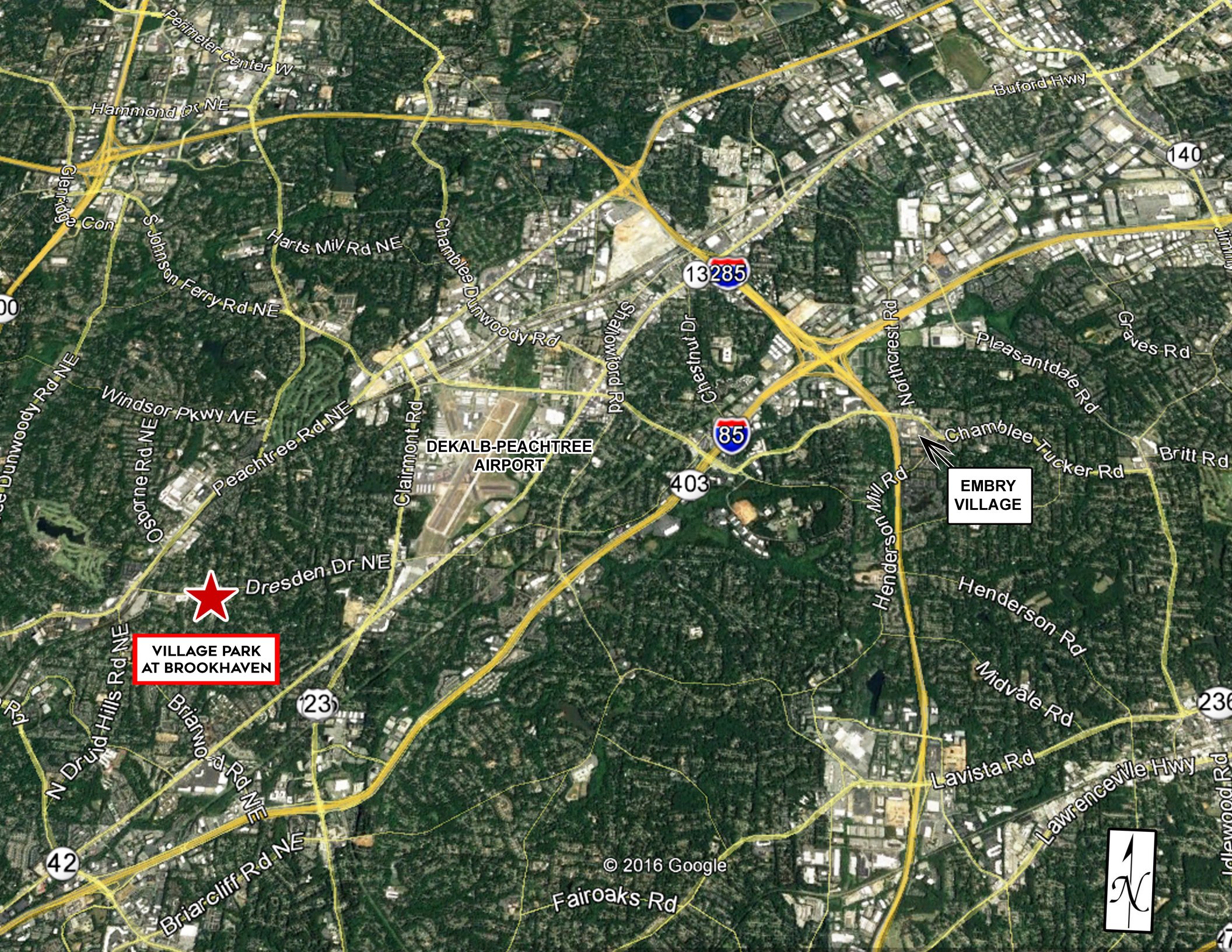
DeKalb County | Brookhaven



100	Valenza	3,301SF	230/240	Time to Escape	2,460SF
120	Vero Pizzeria	1,450SF	250	Restoration Dental	2,624SF
140	Pure Barre	1,415SF	280	Strategic Prevention Education Compliance Group	1,502SF
160	Haven Restaurant & Bar	2,478SF	290	Results Physiotherapy	1,497SF
220	Haven Office	1,367SF			





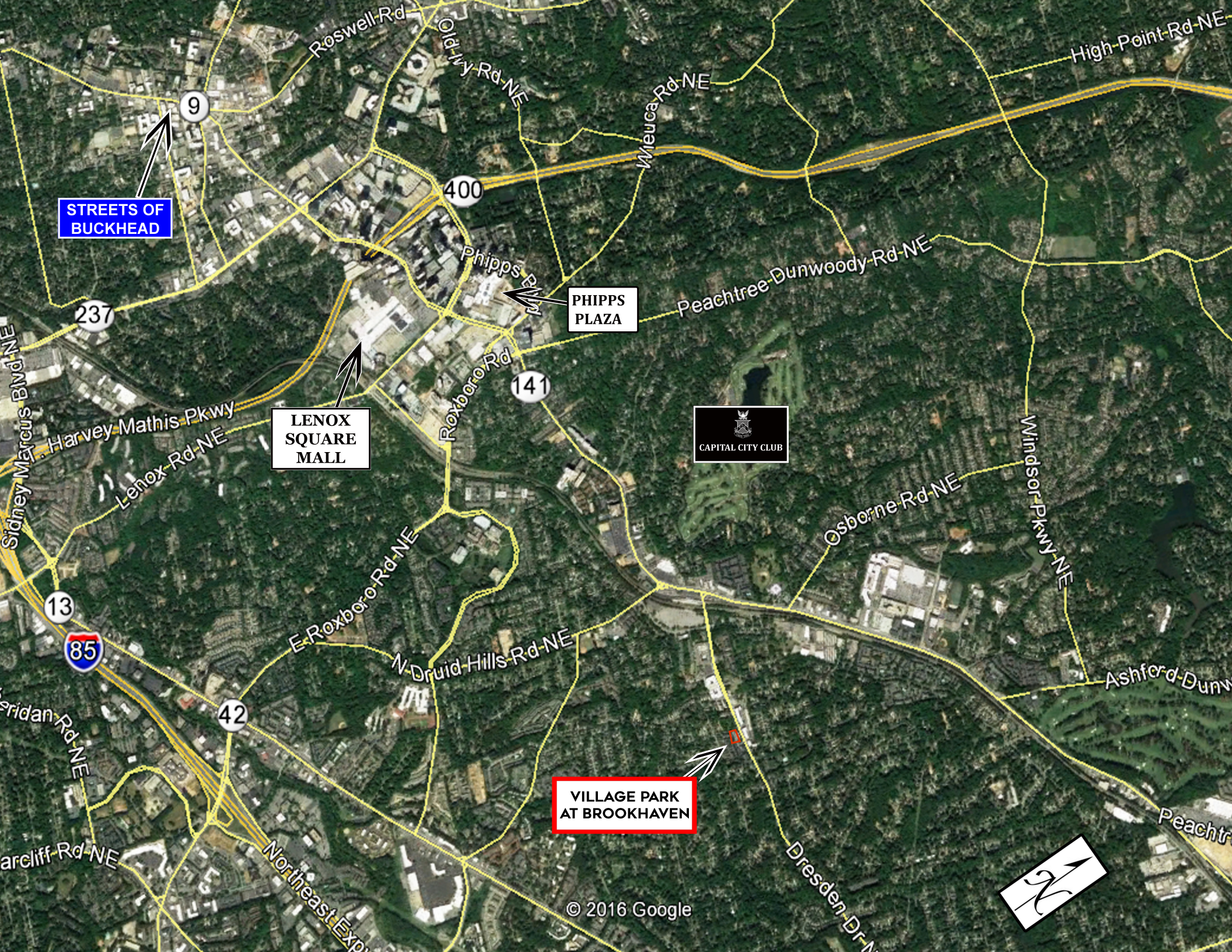


VILLAGE PARK
AT BROOKHAVEN

EMBRY
VILLAGE

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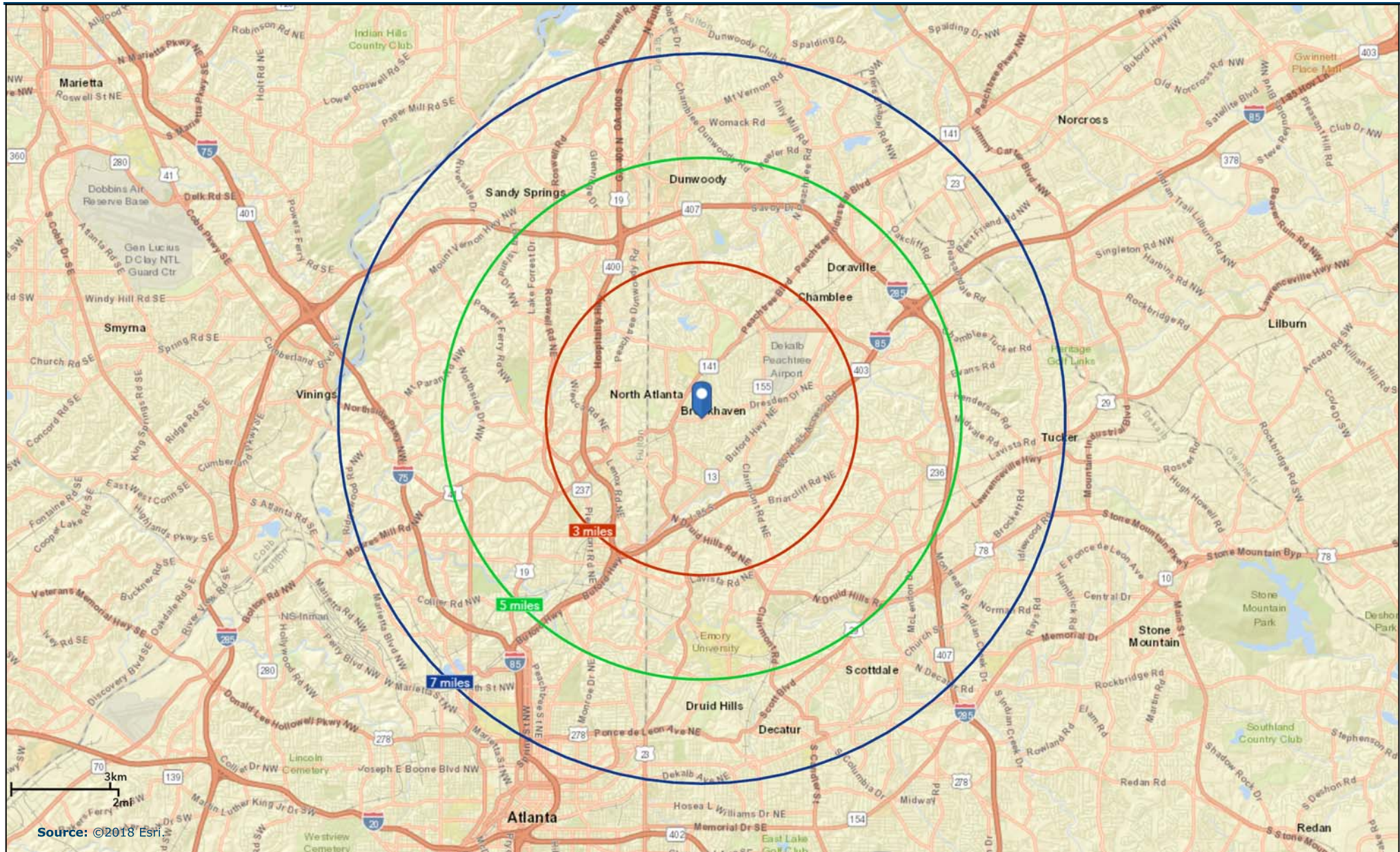
STREETS OF
BUCKHEAD

LENOX
SQUARE
MALL

PHIPPS
PLAZA

CAPITAL CITY CLUB

VILLAGE PARK
AT BROOKHAVEN



Executive Summary

Village Park at Brookhaven
1441 Dresden Dr NE, Atlanta, Georgia, 30319
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 33.86090
Longitude: -84.33011

	3 miles	5 miles	7 miles
Population			
2000 Population	103,453	248,013	476,246
2010 Population	112,439	275,683	521,292
2019 Population	132,728	319,859	603,837
2024 Population	143,879	346,358	652,625
2000-2010 Annual Rate	0.84%	1.06%	0.91%
2010-2019 Annual Rate	1.81%	1.62%	1.60%
2019-2024 Annual Rate	1.63%	1.60%	1.57%
2019 Male Population	51.1%	50.3%	50.4%
2019 Female Population	48.9%	49.7%	49.6%
2019 Median Age	35.0	35.3	35.4

In the identified area, the current year population is 603,837. In 2010, the Census count in the area was 521,292. The rate of change since 2010 was 1.60% annually. The five-year projection for the population in the area is 652,625 representing a change of 1.57% annually from 2019 to 2024. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 35.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	61.2%	62.4%	61.3%
2019 Black Alone	13.8%	14.4%	17.1%
2019 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2019 Asian Alone	9.8%	10.6%	11.2%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	11.0%	8.7%	6.7%
2019 Two or More Races	3.6%	3.3%	3.2%
2019 Hispanic Origin (Any Race)	22.2%	17.8%	14.4%

Persons of Hispanic origin represent 14.4% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.5 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	134	137	137
2000 Households	44,606	110,032	211,519
2010 Households	50,425	125,238	235,081
2019 Total Households	59,628	145,897	274,394
2024 Total Households	64,800	158,123	297,715
2000-2010 Annual Rate	1.23%	1.30%	1.06%
2010-2019 Annual Rate	1.83%	1.66%	1.69%
2019-2024 Annual Rate	1.68%	1.62%	1.64%
2019 Average Household Size	2.21	2.15	2.16

The household count in this area has changed from 235,081 in 2010 to 274,394 in the current year, a change of 1.69% annually. The five-year projection of households is 297,715, a change of 1.64% annually from the current year total. Average household size is currently 2.16, compared to 2.17 in the year 2010. The number of families in the current year is 123,650 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

March 16, 2020



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Mortgage Income			
2019 Percent of Income for Mortgage	27.4%	26.7%	26.3%
Median Household Income			
2019 Median Household Income	\$82,074	\$81,447	\$80,179
2024 Median Household Income	\$95,209	\$94,674	\$92,873
2019-2024 Annual Rate	3.01%	3.06%	2.98%
Average Household Income			
2019 Average Household Income	\$128,908	\$126,942	\$124,983
2024 Average Household Income	\$145,724	\$143,342	\$140,596
2019-2024 Annual Rate	2.48%	2.46%	2.38%
Per Capita Income			
2019 Per Capita Income	\$58,150	\$57,836	\$56,799
2024 Per Capita Income	\$65,859	\$65,358	\$64,123
2019-2024 Annual Rate	2.52%	2.48%	2.46%
Households by Income			

Current median household income is \$80,179 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$92,873 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$124,983 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$140,596 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$56,799 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$64,123 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	83	86	87
2000 Total Housing Units	48,133	118,623	227,047
2000 Owner Occupied Housing Units	19,368	52,738	103,477
2000 Renter Occupied Housing Units	25,237	57,294	108,042
2000 Vacant Housing Units	3,528	8,591	15,528
2010 Total Housing Units	56,422	140,217	263,445
2010 Owner Occupied Housing Units	22,688	57,779	115,136
2010 Renter Occupied Housing Units	27,737	67,459	119,945
2010 Vacant Housing Units	5,997	14,979	28,364
2019 Total Housing Units	65,505	160,663	302,466
2019 Owner Occupied Housing Units	24,129	60,185	120,266
2019 Renter Occupied Housing Units	35,499	85,713	154,129
2019 Vacant Housing Units	5,877	14,766	28,072
2024 Total Housing Units	70,754	173,114	326,168
2024 Owner Occupied Housing Units	26,228	64,546	129,007
2024 Renter Occupied Housing Units	38,571	93,577	168,708
2024 Vacant Housing Units	5,954	14,991	28,453

Currently, 39.8% of the 302,466 housing units in the area are owner occupied; 51.0%, renter occupied; and 9.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 263,445 housing units in the area - 43.7% owner occupied, 45.5% renter occupied, and 10.8% vacant. The annual rate of change in housing units since 2010 is 6.33%. Median home value in the area is \$430,252, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.92% annually to \$473,217.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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