# 5485

5485 Peachtree Industrial Blvd, Atlanta, GA 30341
DeKalb County




## HIGHLIGHTS

For Lease
County: DeKalb
Type: Retail
Total SF: 4,225
Parking Spaces: 25
Year Built: 2017
Market: Atlanta MSA

*5485 is located in the Chamblee area of the Atlanta MSA with national retailers AT&T and Pizza Hut. Positioned across from Chamblee Plaza and Chamblee Charter High School on the busy Peachtree Industrial Boulevard, 5485 is uniquely postioned to take advantage of the high employee and commuter traffic levels in the area.*

## CONTACT

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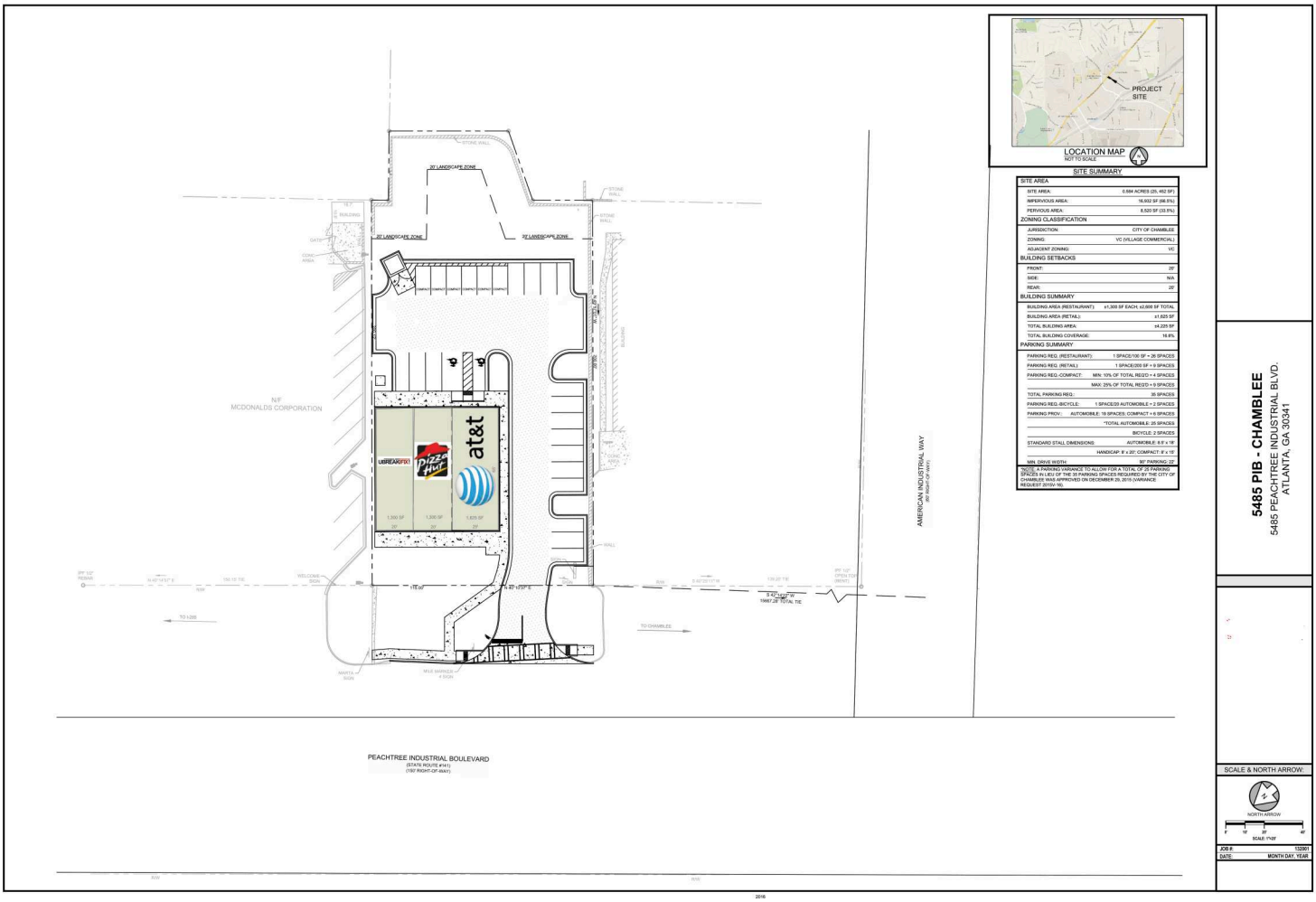
## RETAILERS INCLUDE

## DEMOGRAPHICS

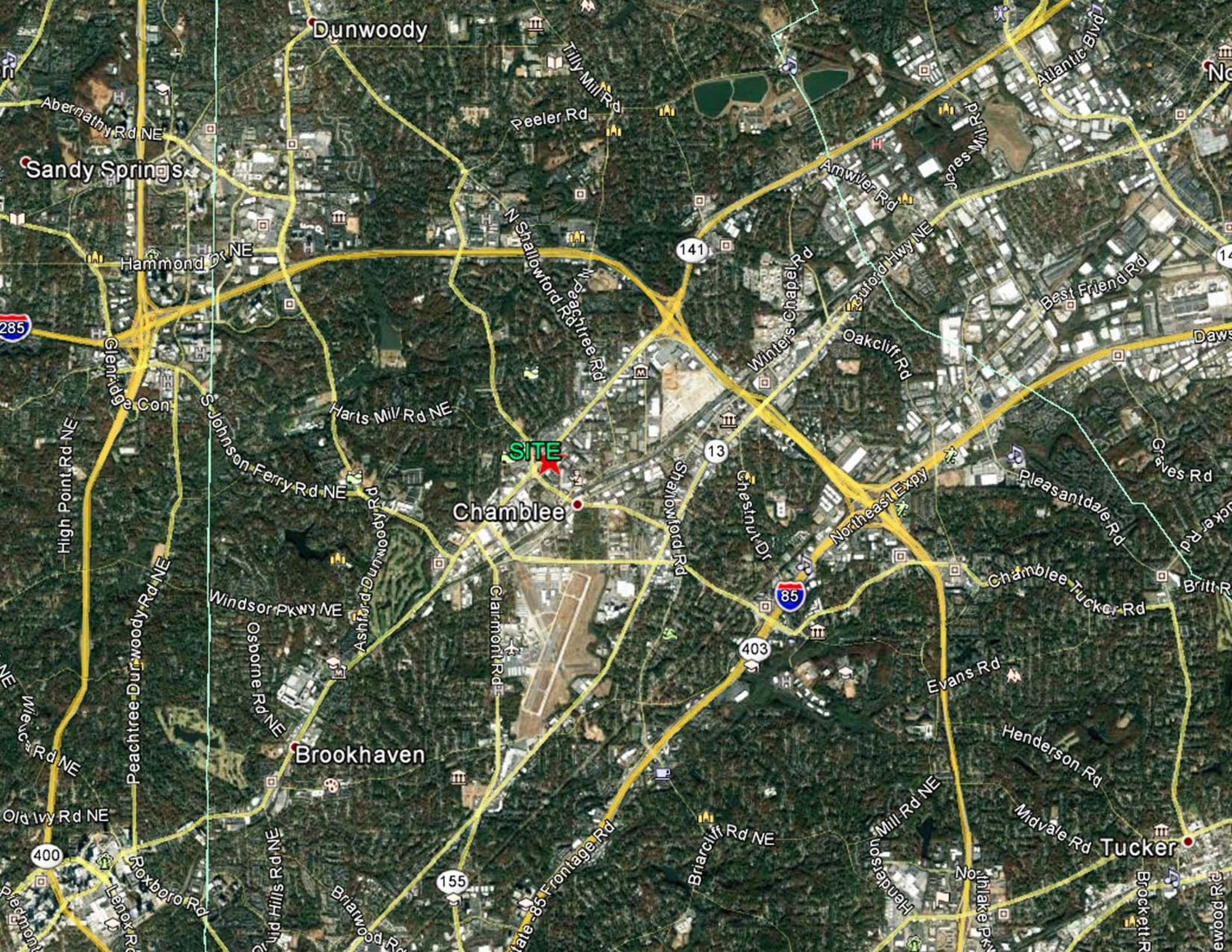
| DEMOGRAPHICS | 3 MILES | 5 MILES | 7 MILES |
|---|---|---|---|
| Population | 108,441 | 310,485 | 560,918 |
| Daytime Population | 83,303 | 242,069 | 423,018 |
| Households | 45,587 | 133,458 | 243,558 |
| Average Household Income ($) | 135,643 | 145,785 | 142,269 |
| Median Household Income ($) | 86,897 | 91,423 | 89,220 |
| Median Age | 39 | 39 | 39 |

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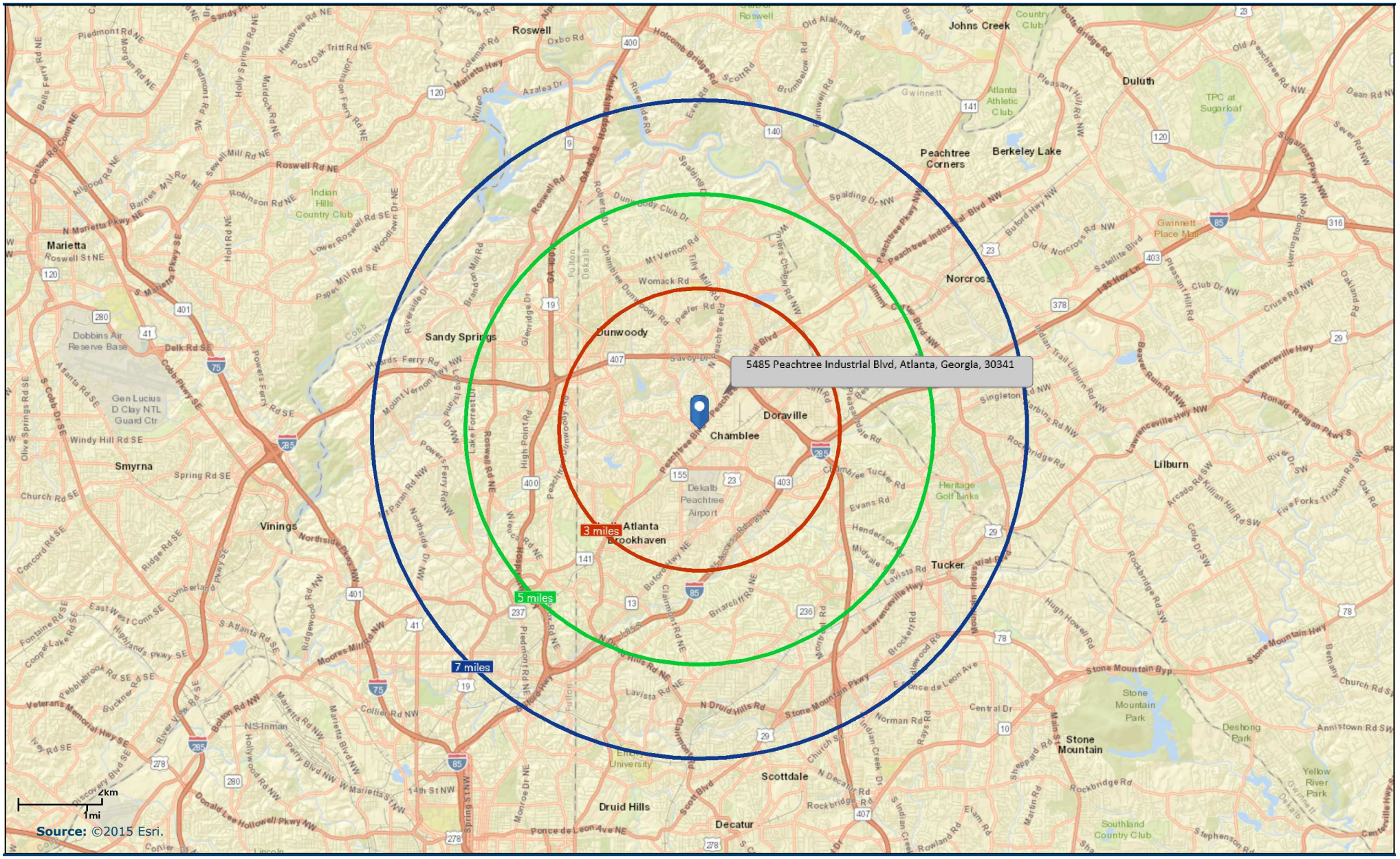

| | | | |
|---|---|---|---|
| 100 uBreakiFix | 1,300SF | 300 AT&T | 1,625SF |
| 200 Pizza Hut | 1,300SF | | |


Dunwoody
Tilly Mill Rd
Peeler Rd
Abernathy Rd NE
Sandy Springs
Atlantic Blvd
Jones Mill Rd
Amwiler Rd
N Shallowford Rd
Peachtree Rd
141
Hammond Dr NE
285
Glenridge Conn
Winters Chapel Rd
Buford Hwy NE
Best Friend Rd
Oakcliff Rd
S Johnson Ferry Rd NE
Harts Mill Rd NE
SITE
13
Chamblee
Shallowford Rd
Chestnut Dr
Northeast Expy
Pleasantdale Rd
Graves Rd
High Point Rd NE
Peachtree Dunwoody Rd NE
Dunwoody Rd
Windsor Pkwy NE
Osborne Rd NE
Ashford Dunwoody Rd
Claremont Rd
85
Chamblee Tucker Rd
403
Evans Rd
Henderson Rd
Brookhaven
Old Ivy Rd NE
400
Roxboro Rd
Briarcliff Rd NE
Mill Rd NE
Midvale Rd
Tucker
155
Briarwood Rd
Frontage Rd
Northlake Pkwy

HENDON PROPERTIES

# 5485 PIB-Chamblee

3 5 7 Mile Radius




March 14, 2017

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# Executive Summary

5485 Peachtree Industrial Blvd, Atlanta, Georgia, 30341
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 33.89746
Longitude: -84.30277

| | 3 miles | 5 miles | 7 miles |
|---|---|---|---|
| **Population** | | | |
| 2000 Population | 89,377 | 246,368 | 451,793 |
| 2010 Population | 94,292 | 266,716 | 486,559 |
| 2018 Population | 102,901 | 294,464 | 539,094 |
| 2023 Population | 108,696 | 314,847 | 578,223 |
| 2000-2010 Annual Rate | 0.54% | 0.80% | 0.74% |
| 2010-2018 Annual Rate | 1.06% | 1.21% | 1.25% |
| 2018-2023 Annual Rate | 1.10% | 1.35% | 1.41% |
| 2018 Male Population | 52.0% | 50.7% | 50.3% |
| 2018 Female Population | 48.0% | 49.3% | 49.7% |
| 2018 Median Age | 34.5 | 35.0 | 35.1 |

In the identified area, the current year population is 539,094. In 2010, the Census count in the area was 486,559. The rate of change since 2010 was 1.25% annually. The five-year projection for the population in the area is 578,223 representing a change of 1.41% annually from 2018 to 2023. Currently, the population is 50.3% male and 49.7% female.

**Median Age**

The median age in this area is 34.5, compared to U.S. median age of 38.3.

| | | | |
|---|---|---|---|
| **Race and Ethnicity** | | | |
| 2018 White Alone | 53.9% | 56.9% | 56.4% |
| 2018 Black Alone | 16.2% | 16.6% | 18.6% |
| 2018 American Indian/Alaska Native Alone | 0.7% | 0.6% | 0.5% |
| 2018 Asian Alone | 13.1% | 11.0% | 10.5% |
| 2018 Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| 2018 Other Race | 12.6% | 11.3% | 10.5% |
| 2018 Two or More Races | 3.6% | 3.5% | 3.5% |
| 2018 Hispanic Origin (Any Race) | 26.1% | 23.7% | 21.7% |

Persons of Hispanic origin represent 21.7% of the population in the identified area compared to 18.3% 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 76.0 in the identified area, compared to 64.3 for the U.S. as a whole.

| | | | |
|---|---|---|---|
| **Households** | | | |
| 2000 Households | 34,635 | 101,416 | 190,280 |
| 2010 Households | 38,839 | 111,509 | 205,702 |
| 2018 Total Households | 43,123 | 123,791 | 228,487 |
| 2023 Total Households | 45,817 | 132,962 | 245,504 |
| 2000-2010 Annual Rate | 1.15% | 0.95% | 0.78% |
| 2010-2018 Annual Rate | 1.28% | 1.27% | 1.28% |
| 2018-2023 Annual Rate | 1.22% | 1.44% | 1.45% |
| 2018 Average Household Size | 2.36 | 2.37 | 2.34 |

The household count in this area has changed from 205,702 in 2010 to 228,487 in the current year, a change of 1.28% annually. The five-year projection of households is 245,504, a change of 1.45% annually from the current year total. Average household size is currently 2.34, compared to 2.34 in the year 2010. The number of families in the current year is 117,844 in the specified area.

**Data Note:** Income is expressed in current dollars
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

December 19, 2018

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# Executive Summary

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Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 33.89746
Longitude: -84.30277

| | 3 miles | 5 miles | 7 miles |
|---|---|---|---|
| **Median Household Income** | | | |
| 2018 Median Household Income | $62,902 | $70,145 | $67,979 |
| 2023 Median Household Income | $72,590 | $79,121 | $76,836 |
| 2018-2023 Annual Rate | 2.91% | 2.44% | 2.48% |
| **Average Household Income** | | | |
| 2018 Average Household Income | $98,090 | $110,839 | $108,282 |
| 2023 Average Household Income | $111,862 | $125,323 | $121,801 |
| 2018-2023 Annual Rate | 2.66% | 2.49% | 2.38% |
| **Per Capita Income** | | | |
| 2018 Per Capita Income | $40,855 | $46,828 | $46,085 |
| 2023 Per Capita Income | $46,751 | $53,144 | $51,883 |
| 2018-2023 Annual Rate | 2.73% | 2.56% | 2.40% |
| **Households by Income** | | | |

Current median household income is $67,979 in the area, compared to $58,100 for all U.S. households. Median household income is projected to be $76,836 in five years, compared to $65,727 for all U.S. households

Current average household income is $108,282 in this area, compared to $83,694 for all U.S. households. Average household income is projected to be $121,801 in five years, compared to $96,109 for all U.S. households

Current per capita income is $46,085 in the area, compared to the U.S. per capita income of $31,950. The per capita income is projected to be $51,883 in five years, compared to $36,530 for all U.S. households

| | | | |
|---|---|---|---|
| **Housing** | | | |
| 2000 Total Housing Units | 36,366 | 107,985 | 202,729 |
| 2000 Owner Occupied Housing Units | 16,057 | 48,377 | 92,615 |
| 2000 Renter Occupied Housing Units | 18,578 | 53,039 | 97,665 |
| 2000 Vacant Housing Units | 1,731 | 6,569 | 12,449 |
| 2010 Total Housing Units | 43,011 | 123,959 | 229,491 |
| 2010 Owner Occupied Housing Units | 17,291 | 52,348 | 99,431 |
| 2010 Renter Occupied Housing Units | 21,548 | 59,161 | 106,271 |
| 2010 Vacant Housing Units | 4,172 | 12,450 | 23,789 |
| 2018 Total Housing Units | 47,043 | 136,126 | 251,277 |
| 2018 Owner Occupied Housing Units | 16,897 | 51,532 | 98,589 |
| 2018 Renter Occupied Housing Units | 26,226 | 72,259 | 129,898 |
| 2018 Vacant Housing Units | 3,920 | 12,335 | 22,790 |
| 2023 Total Housing Units | 49,604 | 145,471 | 268,786 |
| 2023 Owner Occupied Housing Units | 18,203 | 55,395 | 106,095 |
| 2023 Renter Occupied Housing Units | 27,614 | 77,567 | 139,409 |
| 2023 Vacant Housing Units | 3,787 | 12,509 | 23,282 |

Currently, 39.2% of the 251,277 housing units in the area are owner occupied; 51.7%, renter occupied; and 9.1% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 229,491 housing units in the area - 43.3% owner occupied, 46.3% renter occupied, and 10.4% vacant. The annual rate of change in housing units since 2010 is 4.11%. Median home value in the area is $354,272, compared to a median home value of $218,492 for the U.S. In five years, median value is projected to change by 1.88% annually to $388,855.

**Data Note:** Income is expressed in current dollars
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

December 19, 2018

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