BROOKHAVEN STATION

4046-4066 Peachtree Rd NE, Brookhaven, GA 30319
DeKalb County



HIGHLIGHTS

For Lease
County: DeKalb
Total SF: 44,966
Parking Spaces: 242
Year Built: 1985
Market: Atlanta MSA

CONTACT

Evan Staley
404.926.1533
estaley@hendonproperties.com

Brookhaven Station is a 44,966 sq. ft. shopping center located 2 miles northeast of the affluent Buckhead (Atlanta MSA) submarket across from the Brookhaven/Oglethorpe MARTA Train Station. Boasting highly coveted street frontage along historic Peachtree Road, Brookhaven Station is home to a mix of national and regional tenants including The UPS Store, Wing Stop, and Mellow Mushroom Pizza. The surrounding five (5) mile population is 315,465, with a median household income of $89,933.

Click here for a video tour of the property.

RETAILERS INCLUDE

Chick-fil-A, Primary Care of Brookhaven, mellow MUSHROOM, Fox Bros. Bar-B-Q, The UPS Store, American Haircuts

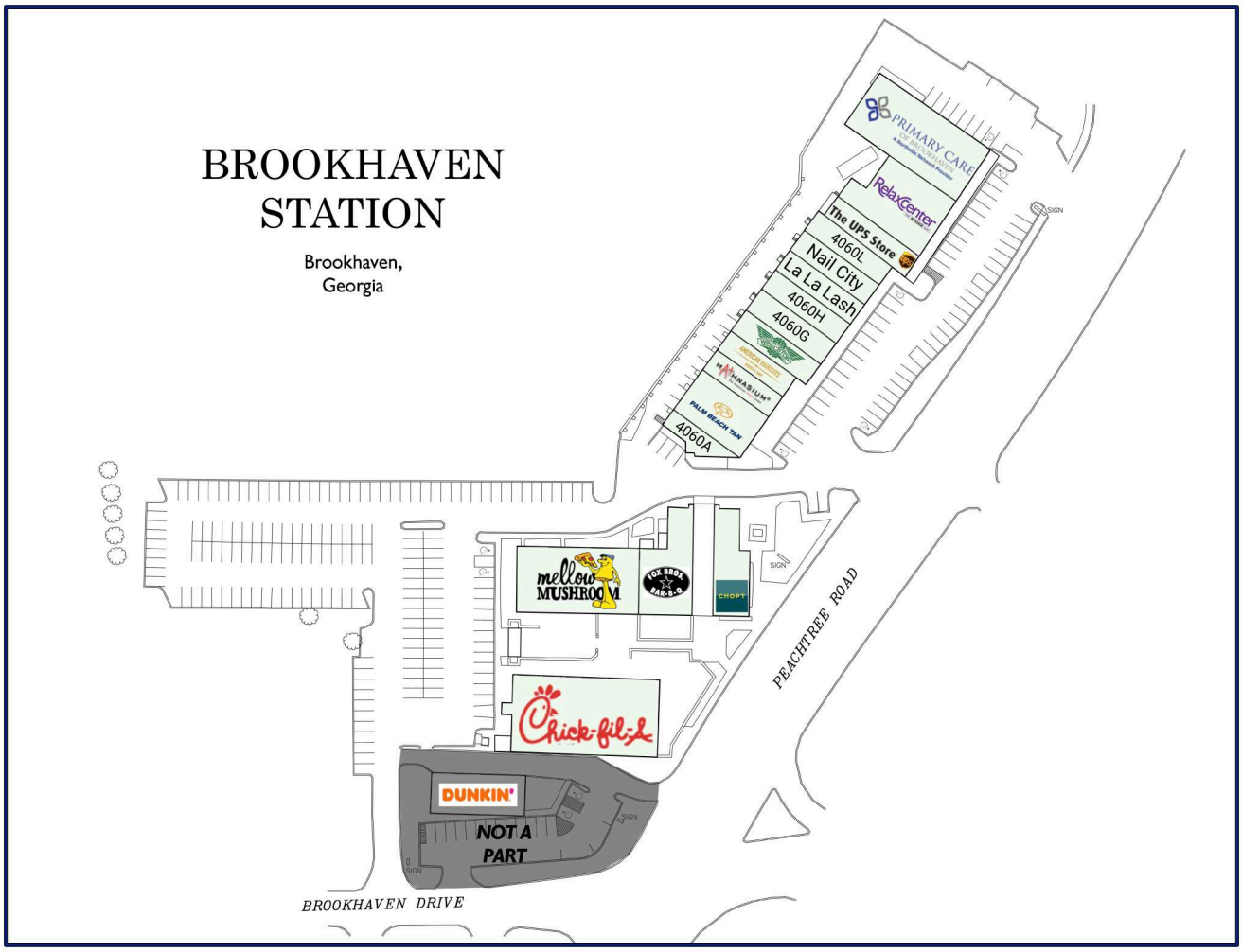
DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	17,873	142,130	322,410
Daytime Population	6,115	110,141	403,503
Households	9,041	69,435	150,664
Average Household Income ($)	177,591	163,853	162,792
Median Household Income ($)	124,036	106,429	104,313
Median Age	39	39	39

BROOKHAVEN STATION

4046-4066 Peachtree Rd NE, Brookhaven, GA 30319

DeKalb County



4040	Dunkin Donuts	
4046	Chick-Fil-A	8,125SF
4058B	Mellow Mushroom	5,530SF
4058C-D	Fox Brothers BBQ	3,260SF
4058E	Chop't	2,627SF
4060A	George's Cleaners	1,125SF
4060B	Palm Beach Tan	2,400SF
4060D	Mathnasium	1,200SF
4060E	American Haircuts	1,200SF
4060F	Wingstop	1,350SF
4060G	Brookhaven Home	1,400SF
4060H	Brookhaven Dental Group	1,400SF
4060J	La La Lash	1,400SF
4060K	Nail City	1,400SF
4060L	Dragon Express	1,400SF
4062A	The UPS Store	2,281SF
4062B	Relax Center Massage	3,103SF
4062C	Northside Urgent Care	5,765SF

Executive Summary

Brookhaven Station
4060 Peachtree Rd NE, Atlanta, Georgia, 30319
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.86212
Longitude: -84.33923

	1 mile	3 miles	5 miles
Population			
2000 Population	13,236	103,166	242,239
2010 Population	13,751	114,330	269,346
2020 Population	18,166	141,037	315,465
2025 Population	19,633	153,396	338,419
2000-2010 Annual Rate	0.38%	1.03%	1.07%
2010-2020 Annual Rate	2.75%	2.07%	1.55%
2020-2025 Annual Rate	1.57%	1.69%	1.41%
2020 Male Population	48.1%	50.7%	50.3%
2020 Female Population	51.9%	49.3%	49.7%
2020 Median Age	36.5	35.1	35.7

In the identified area, the current year population is 315,465. In 2010, the Census count in the area was 269,346. The rate of change since 2010 was 1.55% annually. The five-year projection for the population in the area is 338,419 representing a change of 1.41% annually from 2020 to 2025. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 36.5, compared to U.S. median age of 38.5.

Race and Ethnicity			
2020 White Alone	73.5%	62.1%	63.8%
2020 Black Alone	10.5%	13.7%	13.8%
2020 American Indian/Alaska Native Alone	0.2%	0.5%	0.4%
2020 Asian Alone	9.7%	9.4%	10.3%
2020 Pacific Islander Alone	0.0%	0.1%	0.0%
2020 Other Race	3.3%	10.7%	8.3%
2020 Two or More Races	2.8%	3.5%	3.2%
2020 Hispanic Origin (Any Race)	7.9%	20.9%	17.0%

Persons of Hispanic origin represent 17.0% of the population in the identified area compared to 18.8% 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 68.6 in the identified area, compared to 65.1 for the U.S. as a whole.

Households			
2020 Wealth Index	152	136	149
2000 Households	6,473	46,321	107,900
2010 Households	7,119	52,885	123,068
2020 Total Households	9,253	65,983	146,088
2025 Total Households	9,931	71,985	157,196
2000-2010 Annual Rate	0.96%	1.33%	1.32%
2010-2020 Annual Rate	2.59%	2.18%	1.69%
2020-2025 Annual Rate	1.42%	1.76%	1.48%
2020 Average Household Size	1.93	2.12	2.12

The household count in this area has changed from 123,068 in 2010 to 146,088 in the current year, a change of 1.69% annually. The five-year projection of households is 157,196, a change of 1.48% annually from the current year total. Average household size is currently 2.12, compared to 2.14 in the year 2010. The number of families in the current year is 63,894 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

February 04, 2021

©2021 Esri

Executive Summary

Brookhaven Station
4060 Peachtree Rd NE, Atlanta, Georgia, 30319
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.86212
Longitude: -84.33923

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	20.3%	22.3%	21.7%
Median Household Income			
2020 Median Household Income	$109,126	$90,315	$89,933
2025 Median Household Income	$123,116	$101,832	$101,280
2020-2025 Annual Rate	2.44%	2.43%	2.40%
Average Household Income			
2020 Average Household Income	$154,172	$137,867	$138,228
2025 Average Household Income	$175,933	$155,851	$155,558
2020-2025 Annual Rate	2.68%	2.48%	2.39%
Per Capita Income			
2020 Per Capita Income	$78,683	$64,240	$64,070
2025 Per Capita Income	$89,242	$72,836	$72,311
2020-2025 Annual Rate	2.55%	2.54%	2.45%
Households by Income			

Current median household income is $89,933 in the area, compared to $62,203 for all U.S. households. Median household income is projected to be $101,280 in five years, compared to $67,325 for all U.S. households

Current average household income is $138,228 in this area, compared to $90,054 for all U.S. households. Average household income is projected to be $155,558 in five years, compared to $99,510 for all U.S. households

Current per capita income is $64,070 in the area, compared to the U.S. per capita income of $34,136. The per capita income is projected to be $72,311 in five years, compared to $37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	108	99	102
2000 Total Housing Units	6,940	50,172	116,530
2000 Owner Occupied Housing Units	2,949	19,472	51,915
2000 Renter Occupied Housing Units	3,524	26,849	55,985
2000 Vacant Housing Units	467	3,851	8,630
2010 Total Housing Units	7,913	59,353	137,943
2010 Owner Occupied Housing Units	3,537	23,246	57,509
2010 Renter Occupied Housing Units	3,582	29,639	65,559
2010 Vacant Housing Units	794	6,468	14,875
2020 Total Housing Units	9,974	72,014	160,710
2020 Owner Occupied Housing Units	3,753	25,691	62,056
2020 Renter Occupied Housing Units	5,499	40,292	84,032
2020 Vacant Housing Units	721	6,031	14,622
2025 Total Housing Units	10,636	77,922	172,045
2025 Owner Occupied Housing Units	3,971	26,613	64,361
2025 Renter Occupied Housing Units	5,960	45,372	92,834
2025 Vacant Housing Units	705	5,937	14,849

Currently, 38.6% of the 160,710 housing units in the area are owner occupied; 52.3%, renter occupied; and 9.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 137,943 housing units in the area - 41.7% owner occupied, 47.5% renter occupied, and 10.8% vacant. The annual rate of change in housing units since 2010 is 7.03%. Median home value in the area is $467,605, compared to a median home value of $235,127 for the U.S. In five years, median value is projected to change by 1.23% annually to $497,080.

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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

February 04, 2021

©2021 Esri

Business Summary

Brookhaven Station
4060 Peachtree Rd NE, Atlanta, Georgia, 30319
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.86212
Longitude: -84.33923

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	476	8,208	19,307
Total Employees:	5,009	109,225	317,333
Total Residential Population:	18,166	141,037	315,465
Employee/Residential Population Ratio (per 100 Residents)	28	77	101

	Businesses		Employees		Businesses		Employees		Businesses		Employees	
by SIC Codes	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Agriculture & Mining	10	2.1%	48	1.0%	81	1.0%	645	0.6%	208	1.1%	1,786	0.6%
Construction	26	5.5%	116	2.3%	267	3.3%	3,844	3.5%	643	3.3%	7,236	2.3%
Manufacturing	6	1.3%	98	2.0%	143	1.7%	4,339	4.0%	370	1.9%	7,577	2.4%
Transportation	12	2.5%	64	1.3%	164	2.0%	1,555	1.4%	380	2.0%	5,152	1.6%
Communication	5	1.1%	63	1.3%	92	1.1%	2,351	2.2%	205	1.1%	5,887	1.9%
Utility	1	0.2%	7	0.1%	13	0.2%	151	0.1%	25	0.1%	247	0.1%
Wholesale Trade	3	0.6%	14	0.3%	154	1.9%	1,409	1.3%	368	1.9%	3,845	1.2%
Retail Trade Summary	97	20.4%	1,740	34.7%	1,668	20.3%	25,779	23.6%	3,683	19.1%	55,025	17.3%
Home Improvement	2	0.4%	9	0.2%	41	0.5%	511	0.5%	112	0.6%	1,547	0.5%
General Merchandise Stores	4	0.8%	345	6.9%	56	0.7%	3,361	3.1%	114	0.6%	6,322	2.0%
Food Stores	10	2.1%	442	8.8%	115	1.4%	2,495	2.3%	304	1.6%	6,869	2.2%
Auto Dealers, Gas Stations, Auto Aftermarket	5	1.1%	37	0.7%	95	1.2%	1,176	1.1%	228	1.2%	3,295	1.0%
Apparel & Accessory Stores	4	0.8%	34	0.7%	271	3.3%	3,759	3.4%	452	2.3%	5,150	1.6%
Furniture & Home Furnishings	9	1.9%	35	0.7%	140	1.7%	1,421	1.3%	303	1.6%	2,834	0.9%
Eating & Drinking Places	41	8.6%	699	14.0%	555	6.8%	10,154	9.3%	1,273	6.6%	22,813	7.2%
Miscellaneous Retail	22	4.6%	139	2.8%	395	4.8%	2,900	2.7%	898	4.7%	6,197	2.0%
Finance, Insurance, Real Estate Summary	77	16.2%	998	19.9%	1,377	16.8%	21,114	19.3%	2,917	15.1%	40,883	12.9%
Banks, Savings & Lending Institutions	4	0.8%	46	0.9%	161	2.0%	1,866	1.7%	372	1.9%	5,478	1.7%
Securities Brokers	6	1.3%	32	0.6%	296	3.6%	5,622	5.1%	534	2.8%	7,761	2.4%
Insurance Carriers & Agents	12	2.5%	283	5.6%	192	2.3%	6,645	6.1%	462	2.4%	11,945	3.8%
Real Estate, Holding, Other Investment Offices	54	11.3%	637	12.7%	727	8.9%	6,982	6.4%	1,550	8.0%	15,698	4.9%
Services Summary	202	42.4%	1,825	36.4%	3,438	41.9%	45,334	41.5%	8,581	44.4%	181,628	57.2%
Hotels & Lodging	2	0.4%	36	0.7%	56	0.7%	3,177	2.9%	123	0.6%	8,518	2.7%
Automotive Services	8	1.7%	35	0.7%	130	1.6%	929	0.9%	320	1.7%	2,451	0.8%
Motion Pictures & Amusements	19	4.0%	221	4.4%	202	2.5%	1,921	1.8%	457	2.4%	4,096	1.3%
Health Services	33	6.9%	358	7.1%	467	5.7%	4,746	4.3%	1,588	8.2%	43,495	13.7%
Legal Services	14	2.9%	60	1.2%	384	4.7%	4,247	3.9%	765	4.0%	7,305	2.3%
Education Institutions & Libraries	6	1.3%	94	1.9%	94	1.1%	2,733	2.5%	329	1.7%	53,189	16.8%
Other Services	120	25.2%	1,021	20.4%	2,107	25.7%	27,581	25.3%	4,998	25.9%	62,574	19.7%
Government	2	0.4%	17	0.3%	49	0.6%	2,380	2.2%	105	0.5%	7,046	2.2%
Unclassified Establishments	35	7.4%	18	0.4%	761	9.3%	324	0.3%	1,822	9.4%	1,020	0.3%
Totals	476	100.0%	5,009	100.0%	8,208	100.0%	109,225	100.0%	19,307	100.0%	317,333	100.0%

Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.
Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

February 04, 2021

©2021 Esri

Business Summary

Brookhaven Station
4060 Peachtree Rd NE, Atlanta, Georgia, 30319
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.86212
Longitude: -84.33923

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	6	0.1%	31	0.0%	15	0.1%	164	0.1%
Mining	0	0.0%	0	0.0%	5	0.1%	44	0.0%	11	0.1%	119	0.0%
Utilities	0	0.0%	0	0.0%	5	0.1%	69	0.1%	7	0.0%	102	0.0%
Construction	29	6.1%	129	2.6%	309	3.8%	4,061	3.7%	745	3.9%	7,907	2.5%
Manufacturing	6	1.3%	96	1.9%	140	1.7%	3,755	3.4%	380	2.0%	7,111	2.2%
Wholesale Trade	3	0.6%	14	0.3%	146	1.8%	1,377	1.3%	345	1.8%	3,695	1.2%
Retail Trade	55	11.6%	1,014	20.2%	1,075	13.1%	15,386	14.1%	2,321	12.0%	31,640	10.0%
Motor Vehicle & Parts Dealers	5	1.1%	31	0.6%	71	0.9%	1,063	1.0%	165	0.9%	3,009	0.9%
Furniture & Home Furnishings Stores	4	0.8%	15	0.3%	86	1.0%	922	0.8%	173	0.9%	1,707	0.5%
Electronics & Appliance Stores	4	0.8%	18	0.4%	48	0.6%	376	0.3%	116	0.6%	923	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	2	0.4%	9	0.2%	40	0.5%	506	0.5%	112	0.6%	1,551	0.5%
Food & Beverage Stores	10	2.1%	430	8.6%	90	1.1%	2,345	2.1%	233	1.2%	6,442	2.0%
Health & Personal Care Stores	10	2.1%	82	1.6%	103	1.3%	951	0.9%	240	1.2%	2,009	0.6%
Gasoline Stations	1	0.2%	5	0.1%	24	0.3%	113	0.1%	63	0.3%	286	0.1%
Clothing & Clothing Accessories Stores	9	1.9%	46	0.9%	331	4.0%	4,059	3.7%	573	3.0%	5,713	1.8%
Sport Goods, Hobby, Book, & Music Stores	2	0.4%	18	0.4%	50	0.6%	697	0.6%	123	0.6%	1,327	0.4%
General Merchandise Stores	4	0.8%	345	6.9%	56	0.7%	3,361	3.1%	114	0.6%	6,322	2.0%
Miscellaneous Store Retailers	3	0.6%	12	0.2%	142	1.7%	882	0.8%	330	1.7%	1,958	0.6%
Nonstore Retailers	2	0.4%	2	0.0%	35	0.4%	109	0.1%	79	0.4%	394	0.1%
Transportation & Warehousing	5	1.1%	48	1.0%	98	1.2%	1,160	1.1%	233	1.2%	4,341	1.4%
Information	13	2.7%	110	2.2%	262	3.2%	5,481	5.0%	597	3.1%	12,081	3.8%
Finance & Insurance	22	4.6%	364	7.3%	670	8.2%	14,524	13.3%	1,415	7.3%	25,780	8.1%
Central Bank/Credit Intermediation & Related Activities	4	0.8%	46	0.9%	162	2.0%	1,829	1.7%	375	1.9%	5,447	1.7%
Securities, Commodity Contracts & Other Financial	6	1.3%	33	0.7%	310	3.8%	5,778	5.3%	564	2.9%	7,986	2.5%
Insurance Carriers & Related Activities; Funds, Trusts &	12	2.5%	285	5.7%	199	2.4%	6,917	6.3%	476	2.5%	12,347	3.9%
Real Estate, Rental & Leasing	62	13.0%	658	13.1%	728	8.9%	6,601	6.0%	1,541	8.0%	15,003	4.7%
Professional, Scientific & Tech Services	58	12.2%	249	5.0%	1,306	15.9%	15,426	14.1%	2,909	15.1%	32,046	10.1%
Legal Services	14	2.9%	60	1.2%	392	4.8%	4,515	4.1%	798	4.1%	7,777	2.5%
Management of Companies & Enterprises	0	0.0%	1	0.0%	35	0.4%	205	0.2%	68	0.4%	390	0.1%
Administrative & Support & Waste Management & Remediation	28	5.9%	153	3.1%	367	4.5%	5,996	5.5%	872	4.5%	12,280	3.9%
Educational Services	8	1.7%	113	2.3%	138	1.7%	3,298	3.0%	429	2.2%	53,971	17.0%
Health Care & Social Assistance	37	7.8%	758	15.1%	590	7.2%	7,571	6.9%	1,893	9.8%	51,888	16.4%
Arts, Entertainment & Recreation	15	3.2%	189	3.8%	148	1.8%	1,371	1.3%	334	1.7%	3,142	1.0%
Accommodation & Food Services	42	8.8%	750	15.0%	617	7.5%	13,399	12.3%	1,413	7.3%	31,515	9.9%
Accommodation	2	0.4%	36	0.7%	56	0.7%	3,177	2.9%	123	0.6%	8,518	2.7%
Food Services & Drinking Places	40	8.4%	714	14.3%	560	6.8%	10,223	9.4%	1,290	6.7%	22,997	7.2%
Other Services (except Public Administration)	55	11.6%	330	6.6%	753	9.2%	6,773	6.2%	1,854	9.6%	16,114	5.1%
Automotive Repair & Maintenance	4	0.8%	11	0.2%	83	1.0%	672	0.6%	219	1.1%	1,746	0.6%
Public Administration	2	0.4%	17	0.3%	48	0.6%	2,372	2.2%	104	0.5%	7,038	2.2%
Unclassified Establishments	35	7.4%	18	0.4%	761	9.3%	324	0.3%	1,820	9.4%	1,009	0.3%
Total	476	100.0%	5,009	100.0%	8,208	100.0%	109,225	100.0%	19,307	100.0%	317,333	100.0%

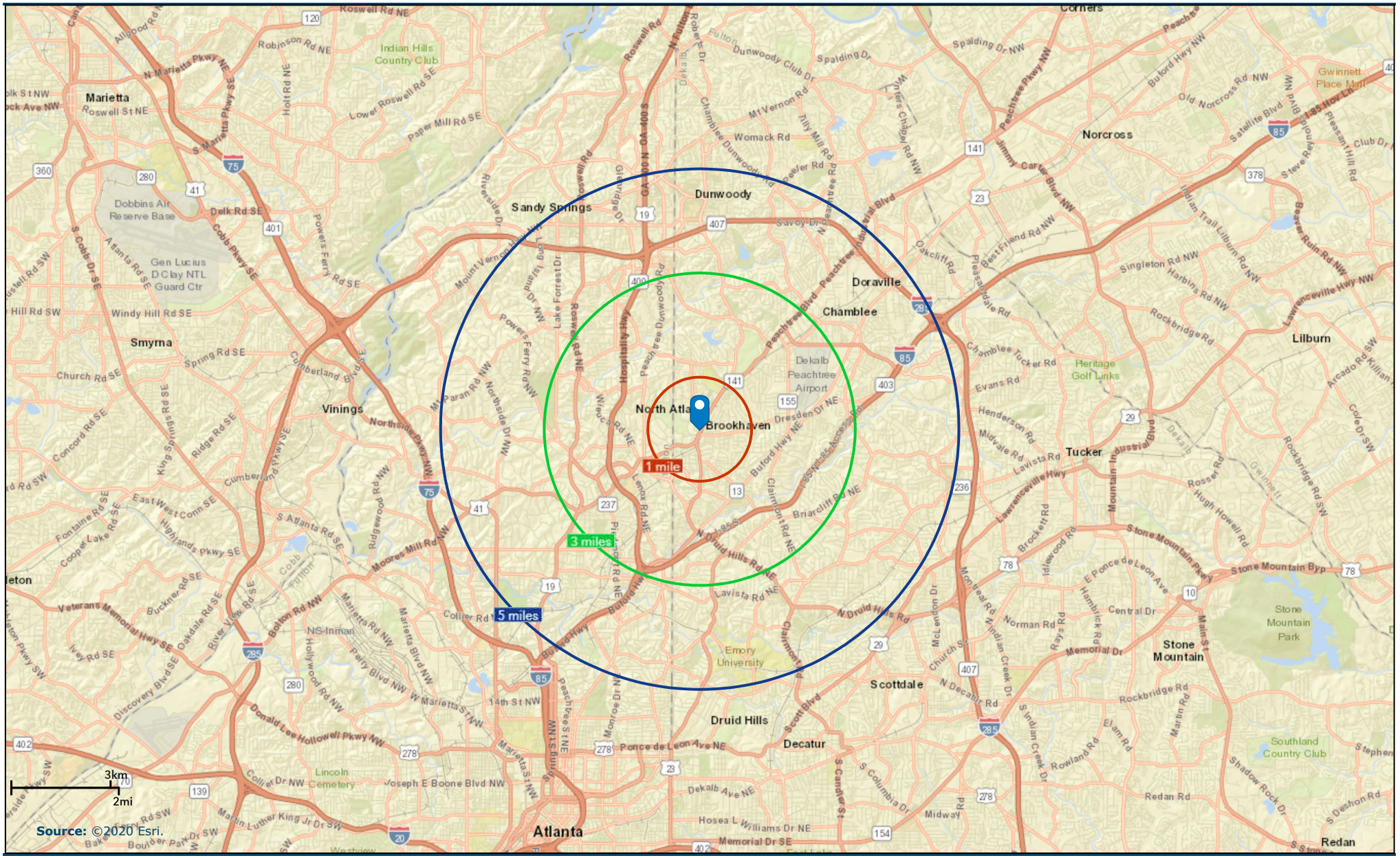
Source: Copyright 2020 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.
Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

February 04, 2021

©2021 Esri

Brookhaven Station - 4060 Peachtree Rd NE, Atlanta, GA 30319

1 3 5 Mile Radius



February 04, 2021

©2021 Esri