

# 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 positioned to take advantage of the high employee and commuter traffic levels in the area.

## CONTACT

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## RETAILERS INCLUDE



## DEMOGRAPHICS

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

## 3 MILES

108,441  
83,303  
45,587  
135,643  
86,897  
39

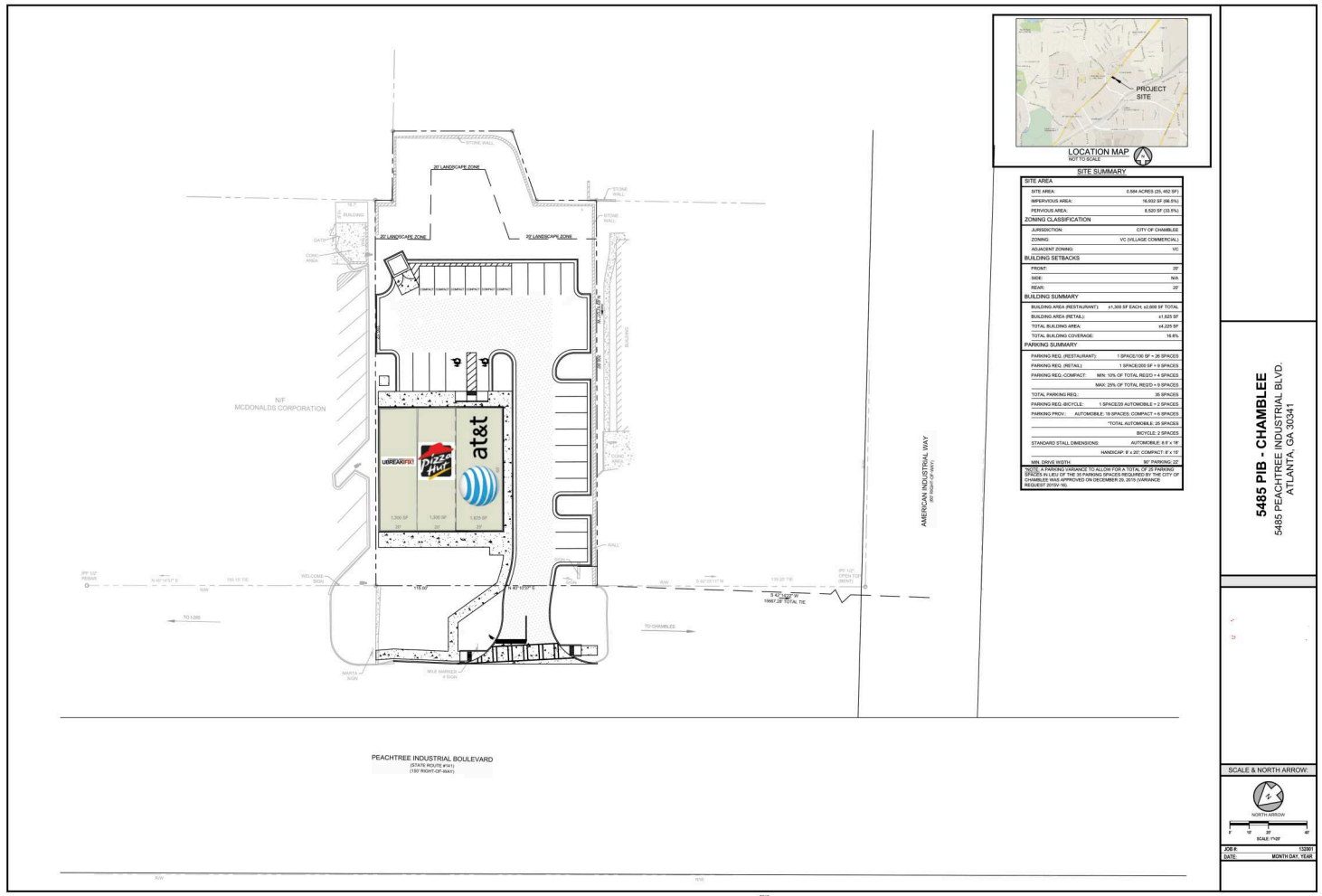
## 5 MILES

310,485  
242,069  
133,458  
145,785  
91,423  
39

## 7 MILES

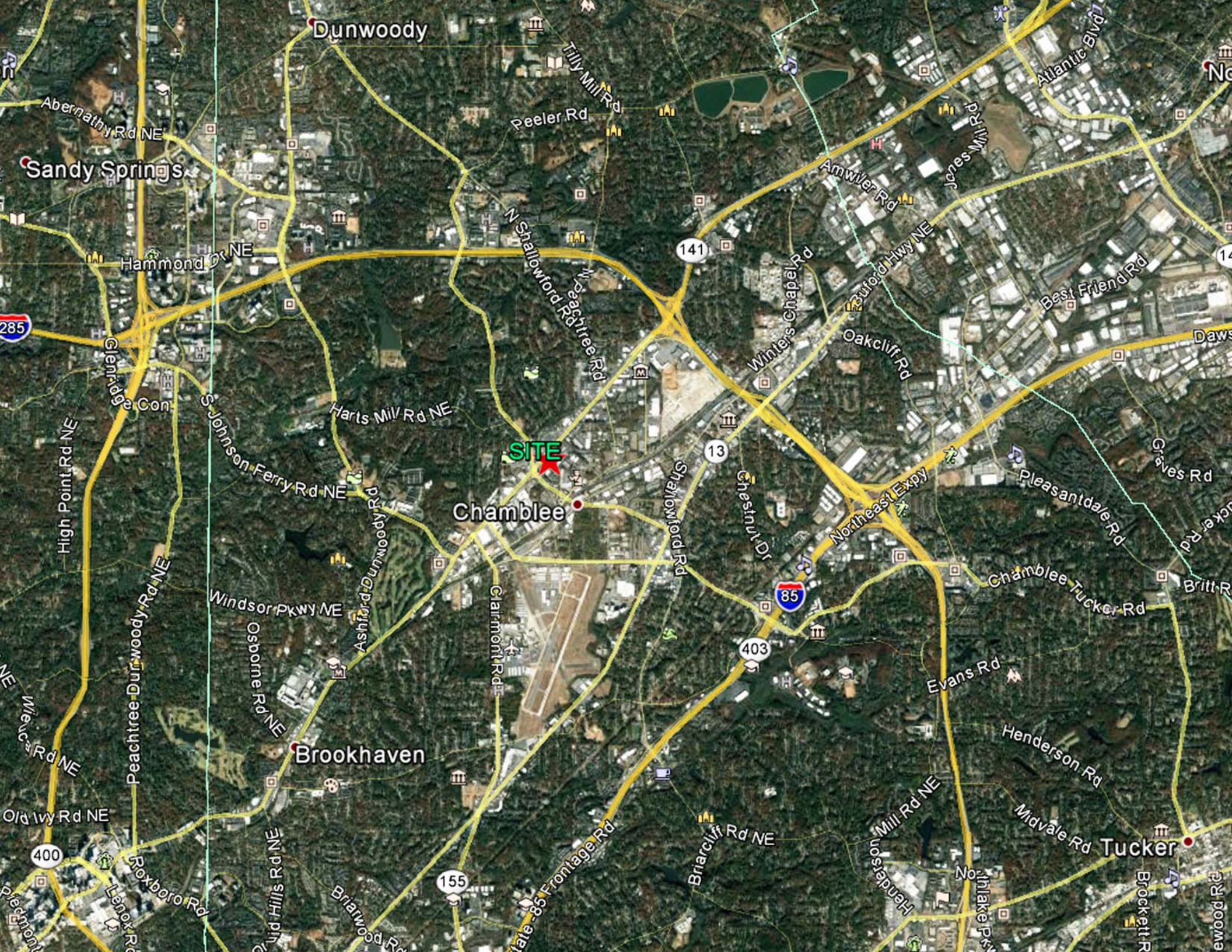
560,918  
423,018  
243,558  
142,269  
89,220  
39

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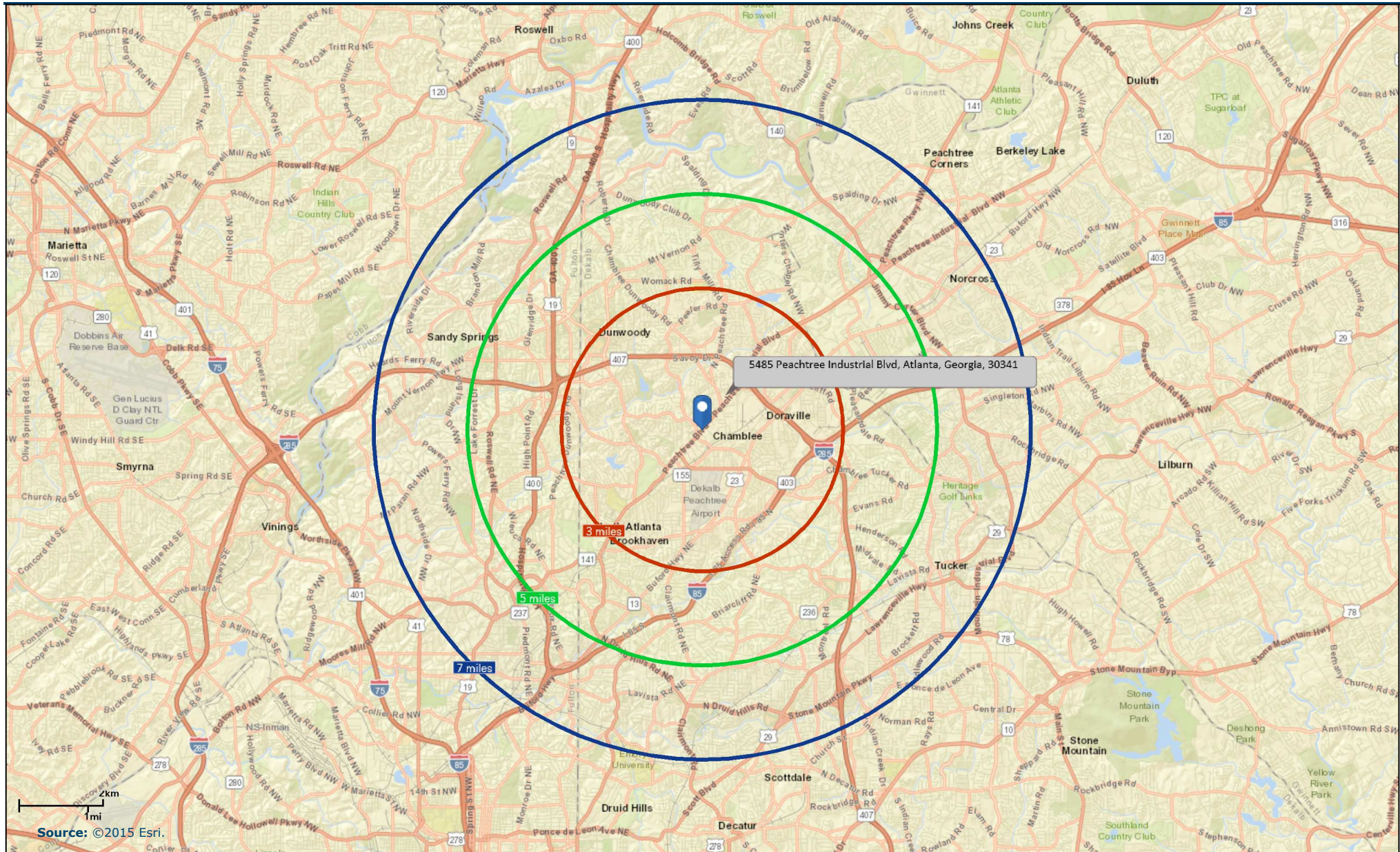


1,625SF













## 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
<b>Population</b>			
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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<b>Median Household Income</b>			
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%
<b>Average Household Income</b>			
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%
<b>Per Capita Income</b>			
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

<b>Housing</b>			
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.

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