GREENBRIAR MALL

2841 Greenbriar Pkwy SW, Atlanta, GA 30331
Fulton County



HIGHLIGHTS

For Lease
County: Fulton
Type: Retail
Total SF: 675,059
Parking Spaces: 2,917

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RETAILERS INCLUDE

BeautyMaster, Foot Locker, Dollar Tree, Piccadilly, CITITRENDS

Click here for a video about the property.

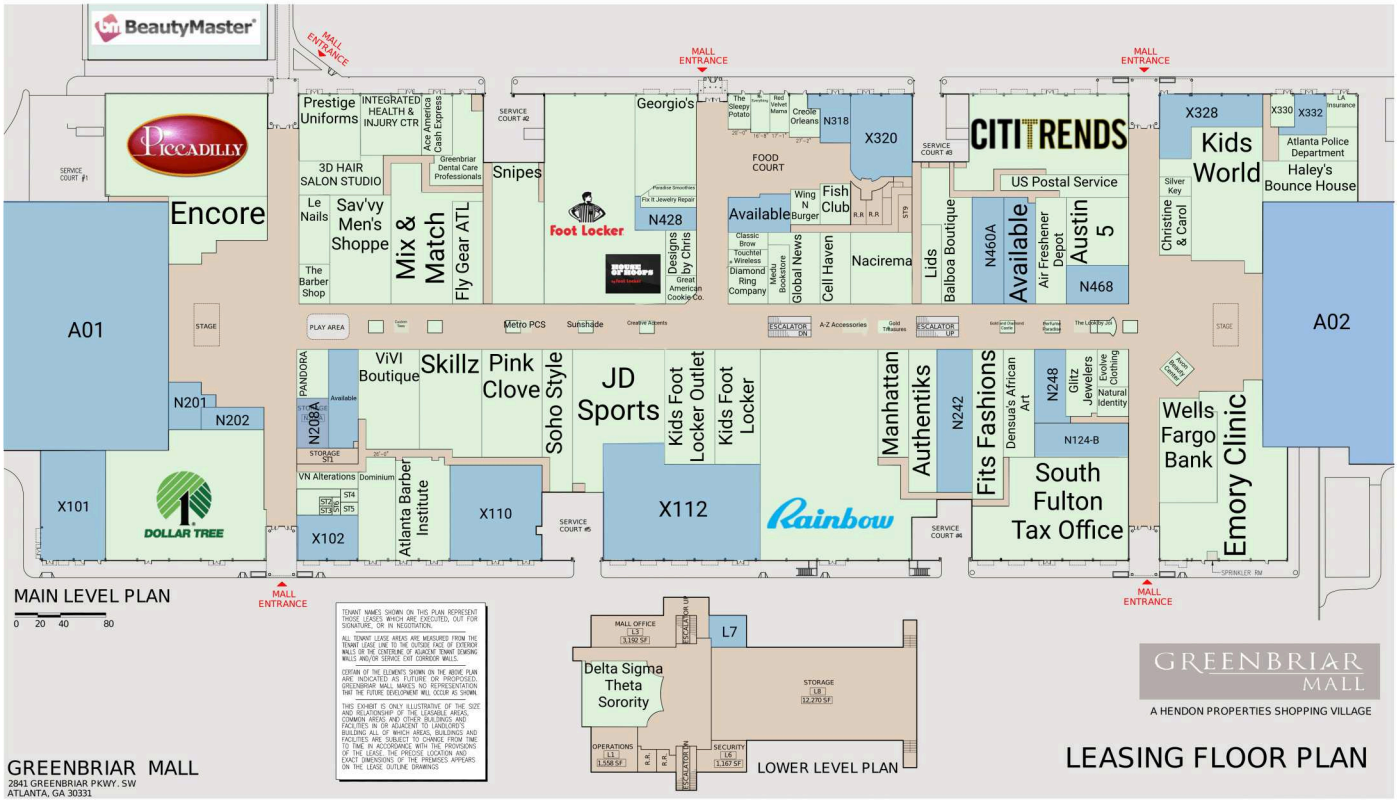
- Located 5 miles away from Hartsfield Jackson Atlanta International Airport, the world's busiest airport.
- Convenient access to Interstate 285 (157,904 VPD) and Langford Parkway (20,201 VPD).
- An Atlanta landmark since 1965 with a unique mix of stores, including the first mall Chick-Fil-A in the country.
- Boasts a top sales volume Footlocker and Piccadilly Cafeteria.
- Convenient services including a Tag Office, U.S. Post Office, several hair & nail salons, multiple banks, a seven-restaurant food court, a dialysis center, a dental office, and many one-of-a-kind clothing stores.
- PNC Bank and Planet Fitness are located on mall outparcel lots.
- Four Outparcels available in +/- 1 to 1.5 acre lots.

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	71,683	167,031	307,815
Daytime Population	19,690	66,769	157,067
Households	31,061	70,080	124,160
Average Household Income ($)	70,498	74,849	71,628
Median Household Income ($)	47,197	50,176	47,545
Median Age	36	36	36

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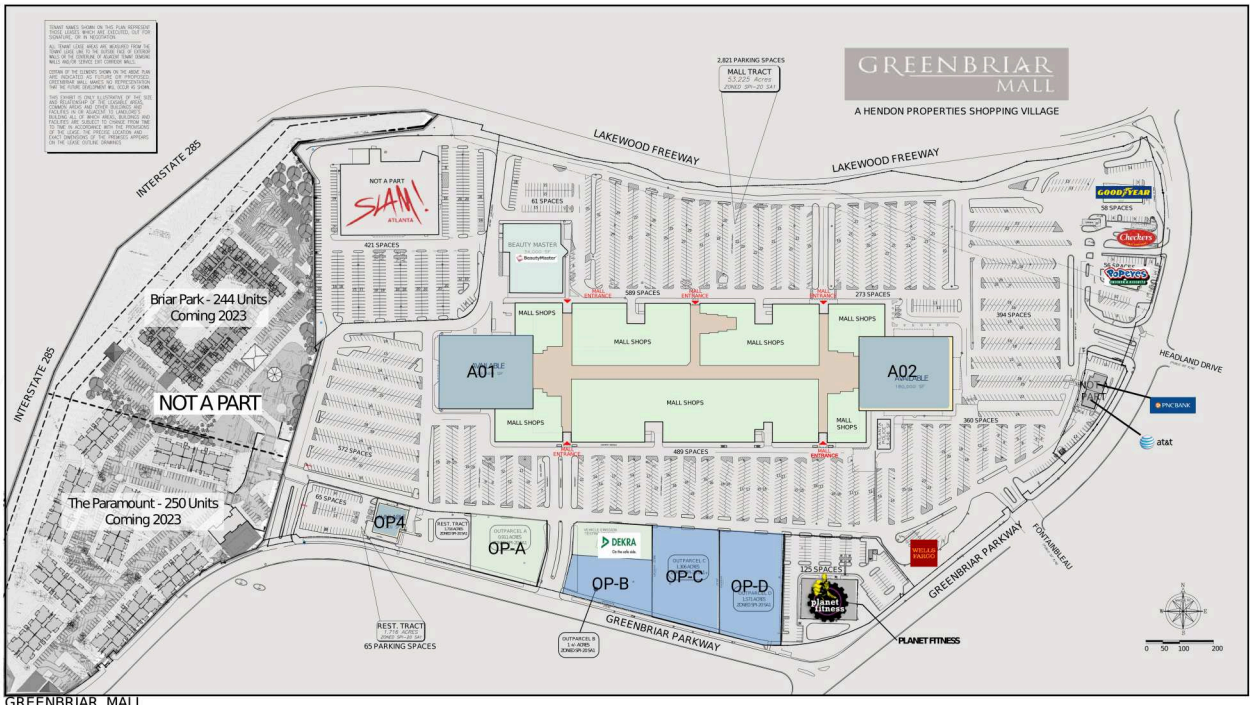
HENDON PROPERTIES

A01	Available	129,960 SF
A02	Available	180,000 SF
A03	Dollar Tree	15,263 SF
A04	Beauty Master	34,000 SF
K07	Gold Treasures	144 SF
N124-B	Available	2,135 SF
N201	Available	1,292 SF
N202	Available	1,027 SF
N206A	VN Alterations	668 SF
N208	PANDORA	1,200 SF
N208A	Available	1,975 SF
N210	Available	2,500 SF
N220	ViVI Boutique	4,786 SF
N221	Skillz	4,994 SF
N224	Pink Clove	5,101 SF
N226	Soho Style	3,197 SF
N228	JD Sports	7,500 SF
N233	Kids Foot Locker Outlet	4,000 SF
N234	Kids Foot Locker	5,000 SF
N238	Manhattan	2,565 SF
N240	Authentiks	2,498 SF
N242	Available	3,296 SF
N243	Fits Fashions	3,390 SF
N246	Densua's African Art	2,538 SF
N248	Available	1,757 SF
N250	Glitz Jewelers	1,602 SF
N252	Evolve Clothing	982 SF
N254	Natural Identity	648 SF
N256	Wells Fargo Bank	4,522 SF
N300	Piccadilly Cafeteria	12,600 SF
N315	Red Velvet Mama	534 SF
N316	The Sleepy Potato	635 SF
N316A	Mr. Everything	580 SF
N317	Creole Orleans	891 SF
N318	Available	1,340 SF
N402	3D HAIR SALON STUDIO	2,414 SF
N404B	Le Nails	691 SF
N405	Encore	4,087 SF
N406	The Barber Shop	933 SF
N410A	Sav'vy Men's Shoppe	5,244 SF
N414/ N416	Mix & Match	6,370 SF
N418	Fly Gear ATL	2,554 SF
N420	Snipes	5,535 SF
N422	Foot Locker	16,643 SF
N422A	House of Hoops by Foot Locker	
N425	Great American Cookie Co.	694 SF
N426	Designs by Chris	1,040 SF
N428	Available	1,108 SF
N430	Fix It Jewelry Repair	517 SF
N432	Paradise Smoothies	371 SF
N434	Fish Club	804 SF
N436	Wing N Burger	1,023 SF
N438	Available	1,699 SF
N440	Classic Brow	553 SF
N442	Touchtel Wireless	548 SF
N446A	Diamond Ring Company	981 SF
N447	Medu Bookstore	954 SF
N448	Global News	1,970 SF
N450	Cell Haven	1,728 SF
N452	Nacirema	3,504 SF
N456	Lids	1,377 SF
N458	Balboa Boutique	3,564 SF
N460A	Available	2,536 SF
N462	Available	2,614 SF
N464	Air Freshener Depot	2,543 SF
N468	Available	1,935 SF
N470	Austin 5	3,305 SF
N472	US Postal Service	1,990 SF
N476	Silver Key	491 SF
N478A	Christine & Carol	1,502 SF
N480	Kids World	7,095 SF
P06	Avon Beauty Center	400 SF
X101	Available	5,483 SF
X102	Available	2,023 SF
X104	Dominium	2,844 SF
X106A	Atlanta Barber Institute	4,315 SF
X110	Available	6,990 SF
X112	Available	13,776 SF
X120	Rainbow	23,378 SF
X124-A	South Fulton Tax Office	9,465 SF
X126	Emory Clinic	10,356 SF
X302	Prestige Uniforms	3,240 SF
X304	INTEGRATED HEALTH & INJURY CTR	2,960 SF
X305	Ace America Cash Express	1,497 SF
X306	Greenbriar Dental Care Professionals	2,295 SF
X310	Georgio's	4,611 SF
X320	Available	4,000 SF
X326A	Citi Trends	10,357 SF
X328	Available	3,125 SF
X330	Hair Junkzeez	660 SF
X332	Available	1,055 SF
X334	LA Insurance	836 SF
X336	Atlanta Police Department	1,927 SF
X338	Haley's Bounce House	3,150 SF

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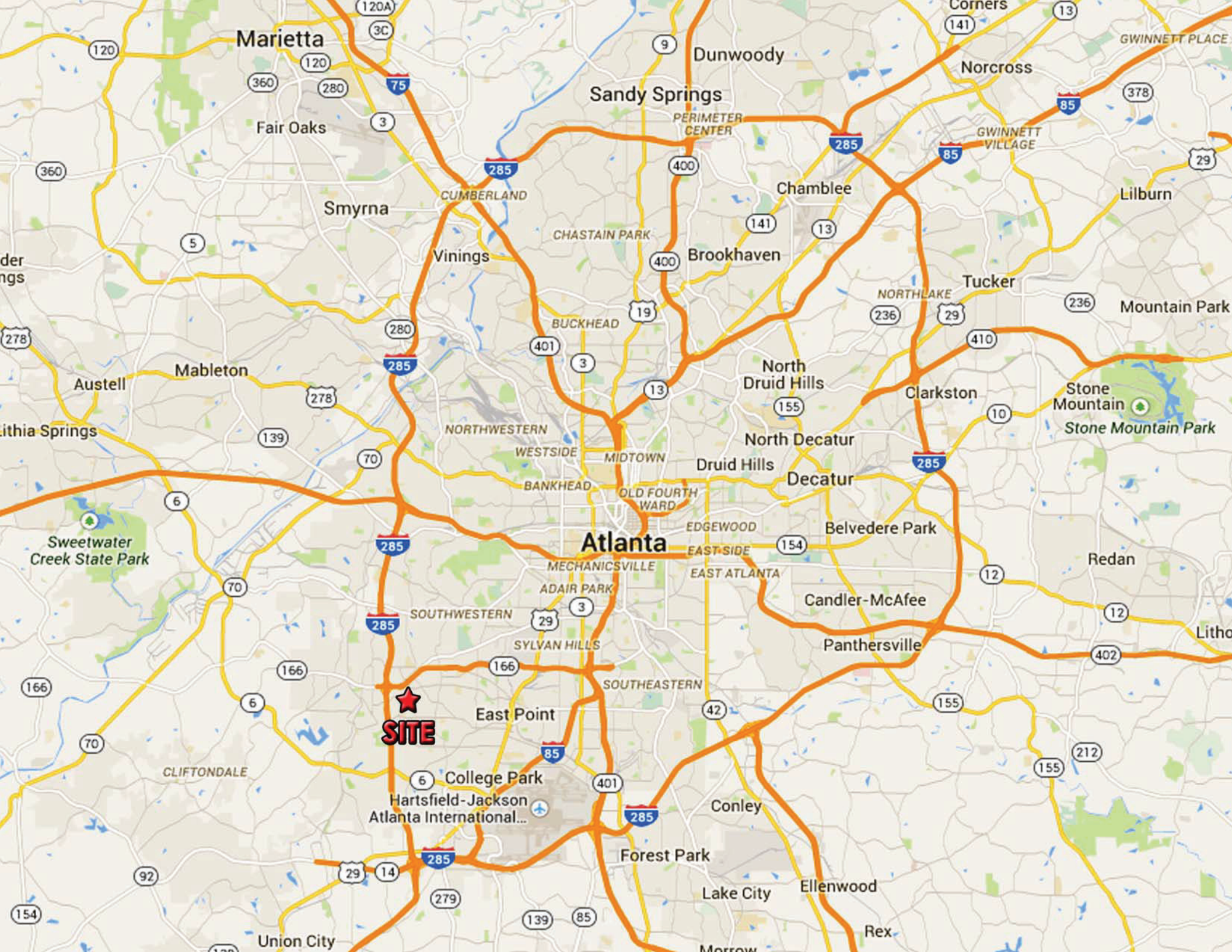


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ATLANTA, GA 30331

LEASING SITE PLAN

EFFECTIVE DATE: MARCH 20, 2023

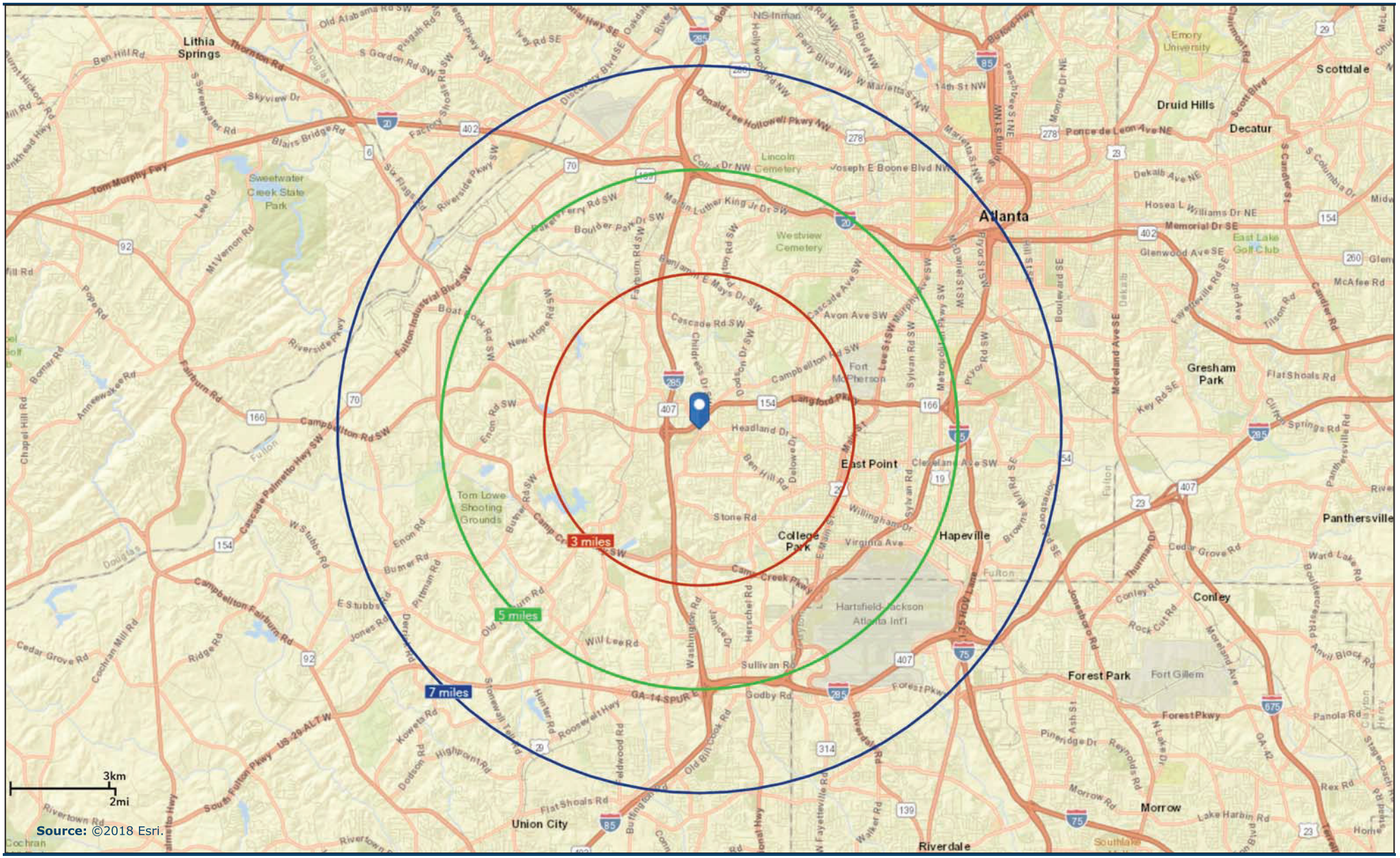
A01	Available	
A02	Available	
A04	Beauty Master	
OP-A	Under Contract	.91ac
OP-B	Available	1.00ac
OP-C	Available	1.31ac
OP-D	Available	1.57ac
OP2	Popeye's	2,400SF
OP3	Checker's	628SF
OP4	Available	7,709SF
OP5	Dekra Automotive North America	1,152SF


Marietta
Dunwoody
Norcross
Sandy Springs
PERIMETER CENTER
GWINNETT VILLAGE
Fair Oaks
Smyrna
CUMBERLAND
Chamblee
Lilburn
CHASTAIN PARK
Vinings
Brookhaven
Tucker
NORTHLAKE
Mountain Park
BUCKHEAD
Austell
Mableton
North Druid Hills
Clarkston
Stone Mountain
Stone Mountain Park
Lithia Springs
NORTHWESTERN
WESTSIDE
MIDTOWN
North Decatur
Druid Hills
Decatur
BANKHEAD
OLD FOURTH WARD
Sweetwater Creek State Park
EDGEWOOD
Belvedere Park
Atlanta
EAST SIDE
MECHANICSVILLE
EAST ATLANTA
Redan
ADAIR PARK
Candler-McAfee
SOUTHWESTERN
SYLVAN HILLS
Panthersville
SITE
East Point
SOUTHEASTERN
CLIFTONDALE
College Park
Hartsfield-Jackson Atlanta International...
Conley
Forest Park
Lake City
Ellenwood
Union City
Rex


154,250
(AADT)
285
Langford Pkwy (AADT 53,504)
Briar Park
and
The Paramount
Available
Beauty
Master
Outparcel
"A"
Greenbriar Mall
Outparcels Available
("B" - "D")
planet fitness
WELLS FARGO
GOODYEAR
Checkers
Captain D's
PNC
Greenbriar
Pkwy
(AADT 20,580)
KFC
BURGER KING
TitleMax
Chevron
Kroger

Greenbriar Mall - Atlanta, GA

3 5 7 Mile Radius



December 19, 2018

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Executive Summary

Greenbriar Mall
2841 Greenbriar Pkwy SW, Atlanta, Georgia, 30331
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 33.69037
Longitude: -84.48909

	3 miles	5 miles	7 miles
Population			
2000 Population	66,036	160,398	295,572
2010 Population	65,014	152,708	278,221
2019 Population	70,228	163,725	300,206
2024 Population	73,286	170,904	313,667
2000-2010 Annual Rate	-0.16%	-0.49%	-0.60%
2010-2019 Annual Rate	0.84%	0.76%	0.83%
2019-2024 Annual Rate	0.86%	0.86%	0.88%
2019 Male Population	45.7%	45.9%	46.5%
2019 Female Population	54.3%	54.1%	53.5%
2019 Median Age	36.7	37.0	35.0

In the identified area, the current year population is 300,206. In 2010, the Census count in the area was 278,221. The rate of change since 2010 was 0.83% annually. The five-year projection for the population in the area is 313,667 representing a change of 0.88% annually from 2019 to 2024. Currently, the population is 46.5% male and 53.5% female.

Median Age

The median age in this area is 36.7, compared to U.S. median age of 38.5.

Race and Ethnicity			
2019 White Alone	6.9%	6.5%	6.0%
2019 Black Alone	87.9%	88.6%	88.7%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2019 Asian Alone	0.8%	0.7%	1.0%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	2.4%	2.2%	2.2%
2019 Two or More Races	1.8%	1.8%	1.9%
2019 Hispanic Origin (Any Race)	4.7%	4.4%	4.5%

Persons of Hispanic origin represent 4.5% 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 27.8 in the identified area, compared to 64.8 for the U.S. as a whole.

Households			
2019 Wealth Index	48	54	49
2000 Households	25,647	60,349	106,690
2010 Households	26,937	61,368	107,367
2019 Total Households	29,149	65,888	115,909
2024 Total Households	30,364	68,668	121,065
2000-2010 Annual Rate	0.49%	0.17%	0.06%
2010-2019 Annual Rate	0.86%	0.77%	0.83%
2019-2024 Annual Rate	0.82%	0.83%	0.87%
2019 Average Household Size	2.39	2.46	2.51

The household count in this area has changed from 107,367 in 2010 to 115,909 in the current year, a change of 0.83% annually. The five-year projection of households is 121,065, a change of 0.87% annually from the current year total. Average household size is currently 2.51, compared to 2.51 in the year 2010. The number of families in the current year is 67,955 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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Greenbriar Mall
2841 Greenbriar Pkwy SW, Atlanta, Georgia, 30331
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 33.69037
Longitude: -84.48909

	3 miles	5 miles	7 miles
Mortgage Income			
2019 Percent of Income for Mortgage	20.8%	21.8%	21.7%
Median Household Income			
2019 Median Household Income	$39,737	$39,437	$37,562
2024 Median Household Income	$47,273	$47,023	$44,701
2019-2024 Annual Rate	3.53%	3.58%	3.54%
Average Household Income			
2019 Average Household Income	$56,329	$57,706	$55,702
2024 Average Household Income	$66,940	$69,252	$66,983
2019-2024 Annual Rate	3.51%	3.72%	3.76%
Per Capita Income			
2019 Per Capita Income	$23,431	$23,265	$21,632
2024 Per Capita Income	$27,790	$27,871	$25,987
2019-2024 Annual Rate	3.47%	3.68%	3.74%
Households by Income			

Current median household income is $37,562 in the area, compared to $60,548 for all U.S. households. Median household income is projected to be $44,701 in five years, compared to $69,180 for all U.S. households

Current average household income is $55,702 in this area, compared to $87,398 for all U.S. households. Average household income is projected to be $66,983 in five years, compared to $99,638 for all U.S. households

Current per capita income is $21,632 in the area, compared to the U.S. per capita income of $33,028. The per capita income is projected to be $25,987 in five years, compared to $36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	117	111	112
2000 Total Housing Units	27,625	64,945	116,830
2000 Owner Occupied Housing Units	11,842	28,180	46,510
2000 Renter Occupied Housing Units	13,805	32,169	60,180
2000 Vacant Housing Units	1,978	4,596	10,140
2010 Total Housing Units	32,802	75,204	134,817
2010 Owner Occupied Housing Units	11,797	28,334	48,169
2010 Renter Occupied Housing Units	15,140	33,034	59,198
2010 Vacant Housing Units	5,865	13,836	27,450
2019 Total Housing Units	34,510	79,198	142,664
2019 Owner Occupied Housing Units	11,849	28,727	49,762
2019 Renter Occupied Housing Units	17,300	37,161	66,147
2019 Vacant Housing Units	5,361	13,310	26,755
2024 Total Housing Units	35,856	82,309	148,516
2024 Owner Occupied Housing Units	12,802	31,085	53,977
2024 Renter Occupied Housing Units	17,562	37,583	67,088
2024 Vacant Housing Units	5,492	13,641	27,451

Currently, 34.9% of the 142,664 housing units in the area are owner occupied; 46.4%, renter occupied; and 18.8% 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 134,817 housing units in the area - 35.7% owner occupied, 43.9% renter occupied, and 20.4% vacant. The annual rate of change in housing units since 2010 is 2.55%. Median home value in the area is $166,958, compared to a median home value of $234,154 for the U.S. In five years, median value is projected to change by 2.64% annually to $190,170.

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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