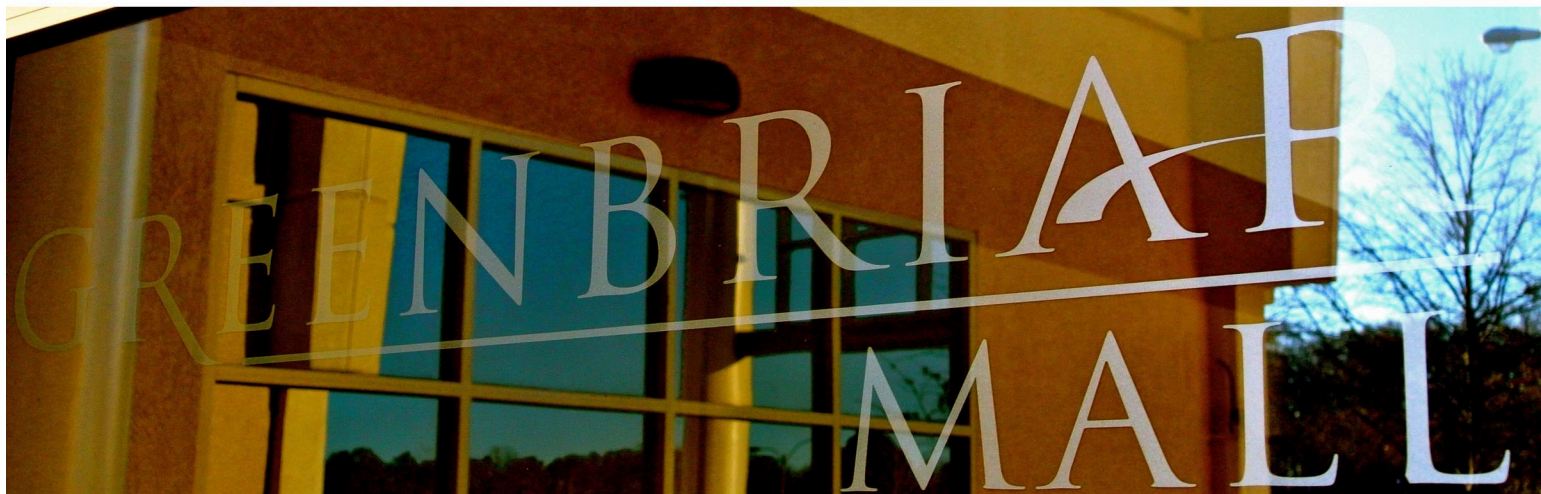


# GREENBRIAR MALL

2841 Greenbriar Pkwy SW, Atlanta, GA 30331  
Fulton County



## HIGHLIGHTS

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

## CONTACT

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Tanner Hendon  
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thendon@hendonproperties.com

[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.
- 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.
- Goodyear Auto Service, Checkers, Popeyes, PNC Bank, AT&T, 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

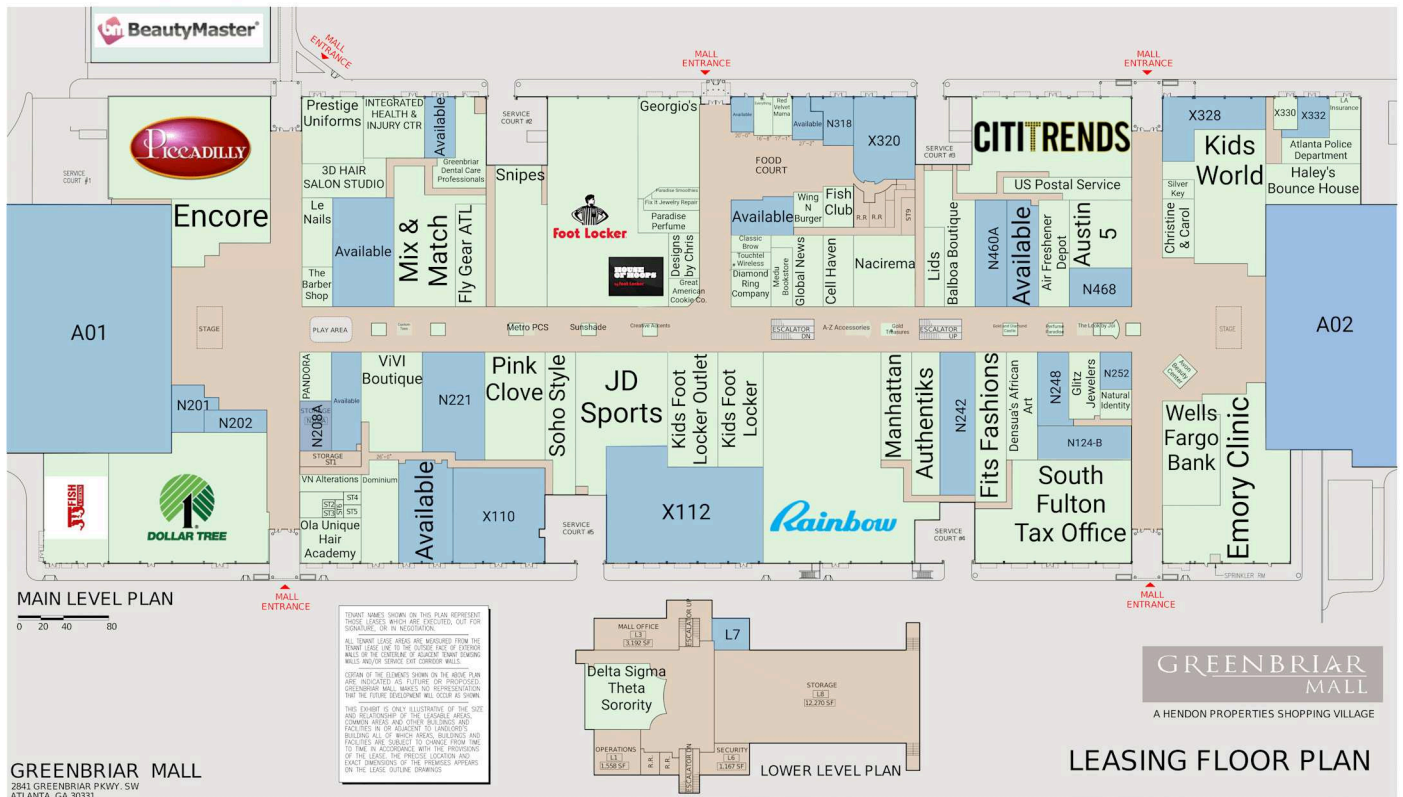
Population	71,683	167,031	307,815
Daytime Population	19,690	66,769	157,067
Households	31,061	70,080	124,160
Average Household Income (\$)	70,498	74,849	71,628
Median Household Income (\$)	47,197	50,176	47,545
Median Age	36	36	36

## RETAILERS INCLUDE



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Fulton County



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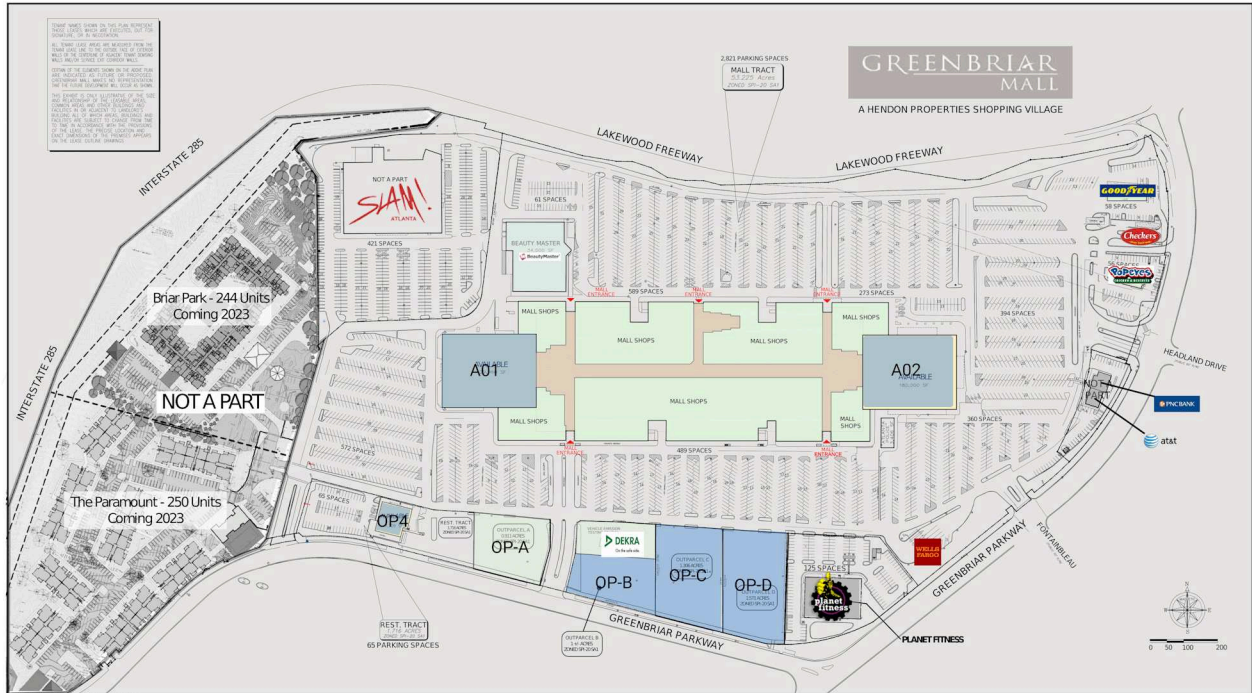
Fulton County



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

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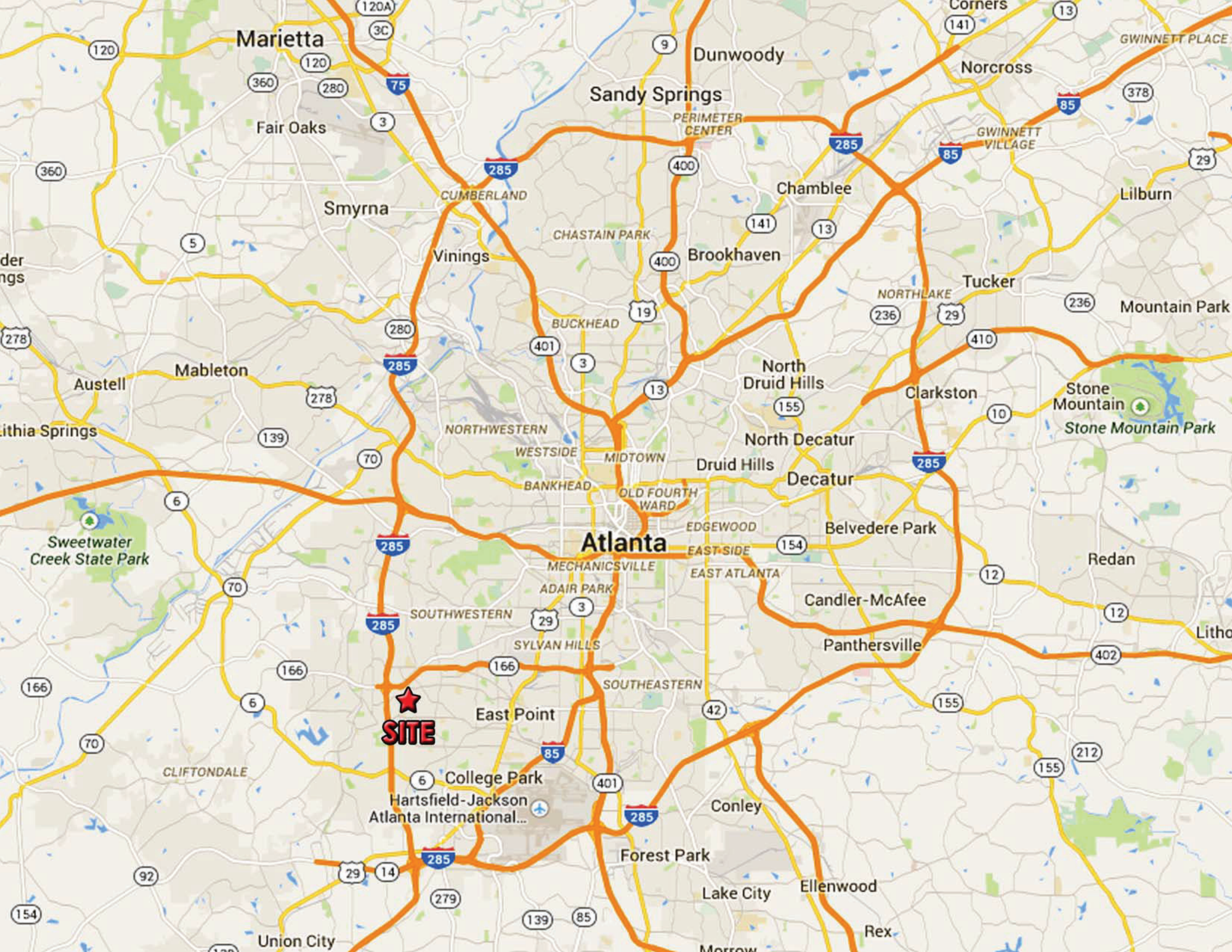


GREENBRIAR MALL  
2841 GREENBRIAR PKWY SW  
ATLANTA, GA 30331

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



154,250  
(AADT)



Langford PKWY (AADT 53,504)

Briar Park  
and  
The Paramount

Available

Beauty  
Master

# Greenbriar Mall

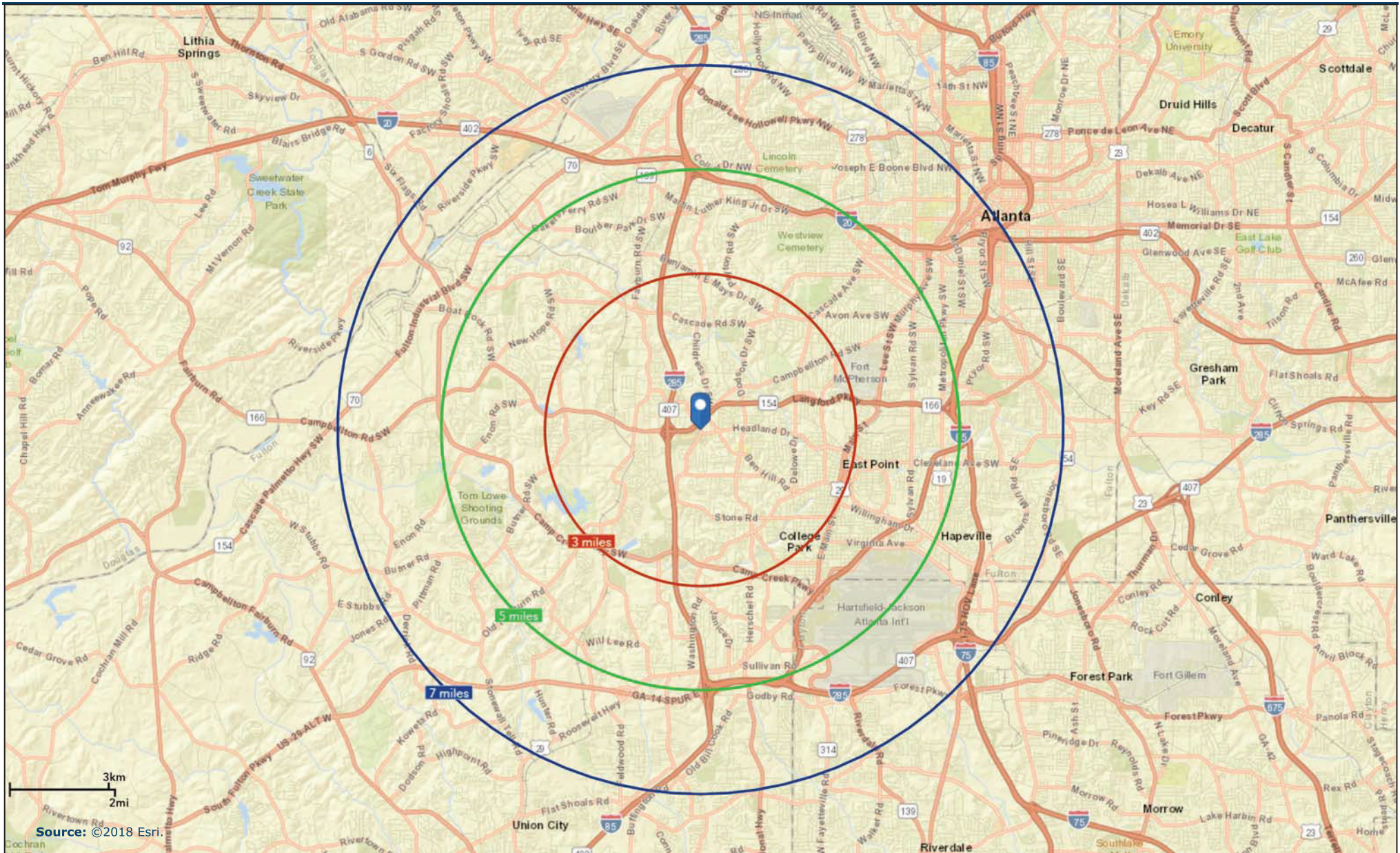
Outparcel  
"A"

Outparcels Available  
("B" - "D")



Greenbriar Pkwy (AADT 20,580)







# 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
<b>Population</b>			
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.



# Executive Summary

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

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	3 miles	5 miles	7 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	20.8%	21.8%	21.7%
<b>Median Household Income</b>			
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%
<b>Average Household Income</b>			
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%
<b>Per Capita Income</b>			
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

<b>Housing</b>			
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.