



Heritage Commercial Realty, Inc.

Serving your commercial real estate needs since 1984.

Suite 225, 5579-B Chamblee Dunwoody Road, Atlanta, Georgia 30338

Phone: 770-395-9111 Fax: 770-394-0867 Email: hcrinc@comcast.net

This tract of land is located in the same trade area as the Kroger-anchored center at Covington Hwy. and Dekalb Medical Parkway.

The site is ideal for another grocer, drug store, auto repair, bank, restaurant, office, medical facilities, specialty retail, dollar stores, et al.

Priced at \$150,000 per acre
May be subdivided.

2010 GEORGIA DOT TRAFFIC COUNTS:

Covington Hwy. (west of site): 32,340

Covington Hwy. (east of site): 18,960

Wellborn Road (north of site): 10,780



AVAILABLE — SALE , GROUND LEASE or BUILD-TO-SUIT

COVINGTON HWY. & WELLBORN ROAD

Lithonia, Dekalb County, Georgia

Zoned

C-1;

RES Commercial Dev. Dist.;

R100

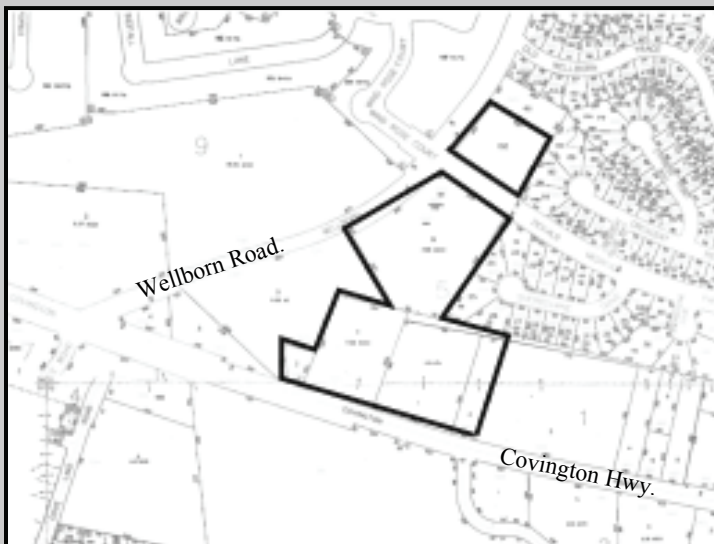
Property Taxes

Contiguous Parcel:

\$14,817.81

Separate corner Parcel:

\$200.86



Demographics

5 MILE DEMOGRAPHICS:

2011 Estimates:

Population: 176,667

Households: 58,692

(2016 Projections)

Population: 190,898

Households: 62,633

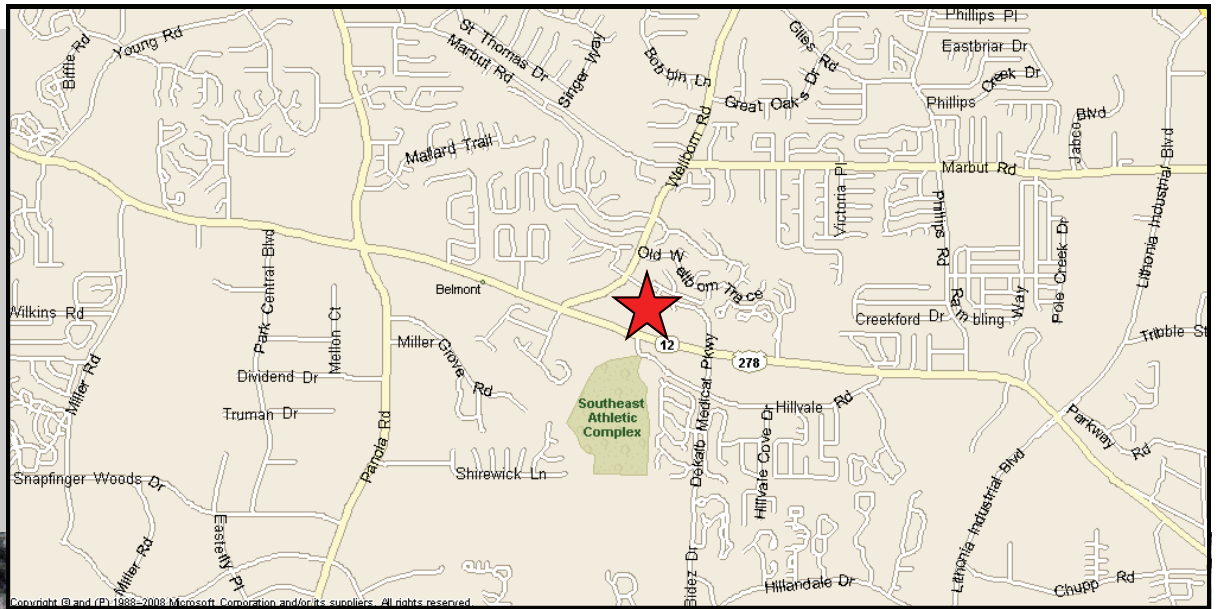
Avg. HH Income (2011 Est.):

1 Mile: \$53,983

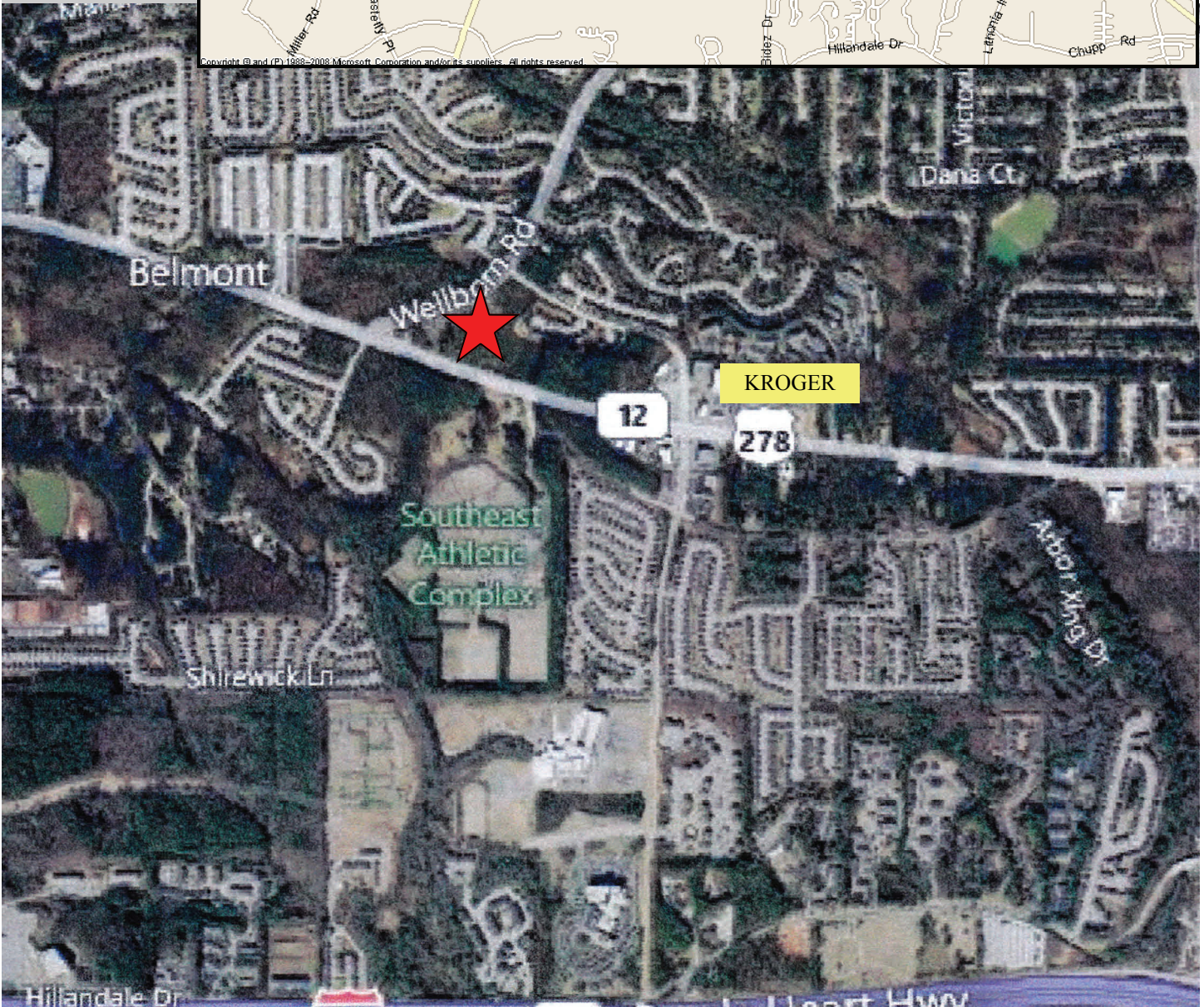
3 Mile: \$58,028

5 Mile: \$62,422

**For additional information, contact: JERRY PRESCOTT
770-395-9111 (office) or 770-595-9289 (cell)**



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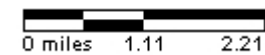
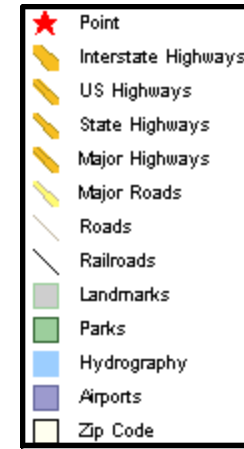
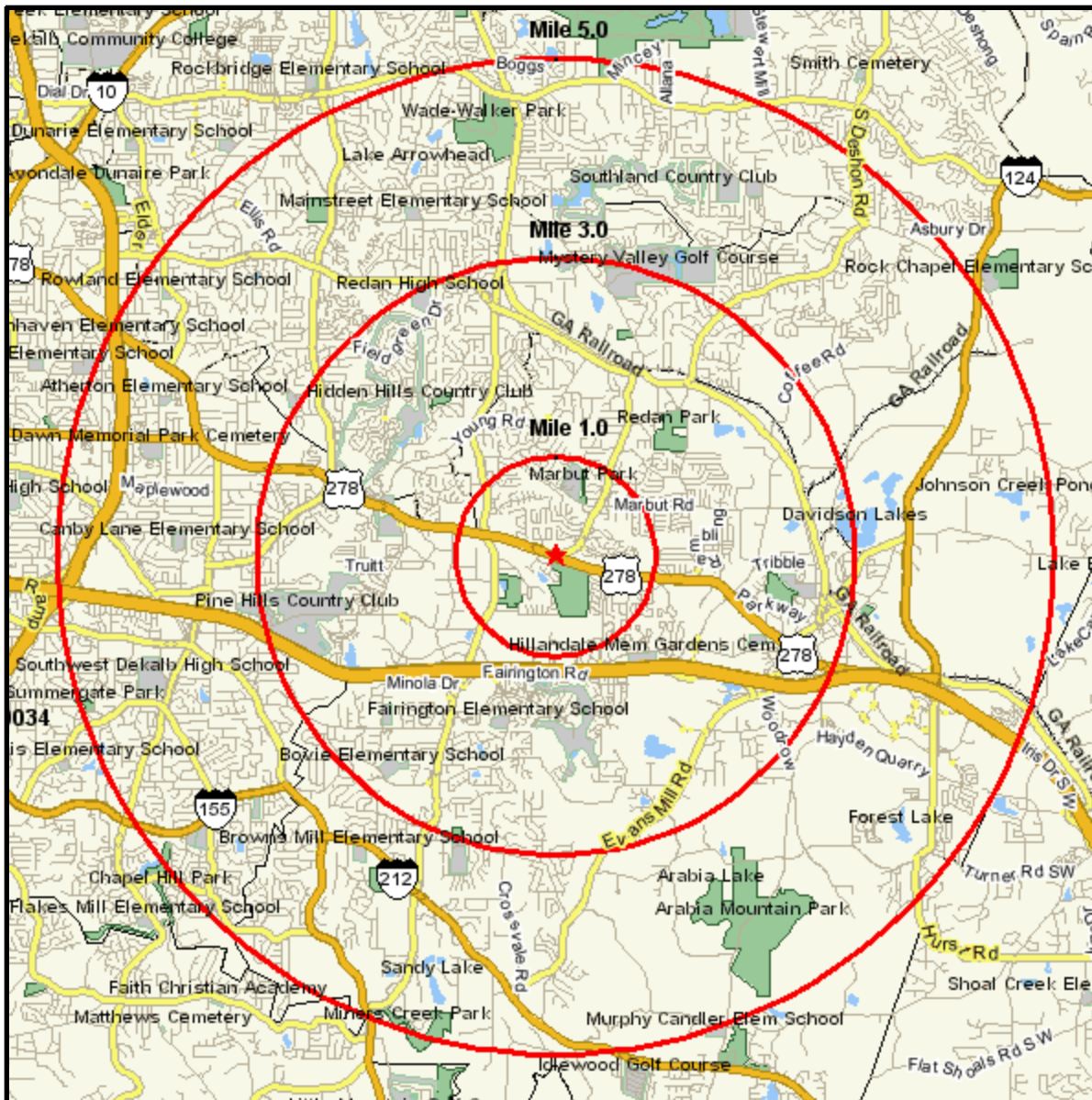
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Area Map

COVINGTON HWY AT WELLBORN RD
 LITHONIA, GA 30058
 Coord: 33.719770, -84.154827
 Radius - See Appendix for Details



Pop-Facts: Demographic Quick Facts 2011 Report

Radius 1: COVINGTON HWY AT WELLBORN RD, LITHONIA, GA 30058, aggregate

Radius 2: COVINGTON HWY AT WELLBORN RD, LITHONIA, GA 30058, aggregate

Radius 3: COVINGTON HWY AT WELLBORN RD, LITHONIA, GA 30058, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2016 Projection	12,701		90,056		190,898	
2011 Estimate	11,401		82,242		176,667	
2000 Census	8,543		65,472		145,199	
1990 Census	4,628		43,175		104,776	
Growth 1990 - 2000	84.59%		51.64%		38.58%	
Households						
2016 Projection	4,403		30,150		62,633	
2011 Estimate	4,007		27,937		58,692	
2000 Census	3,058		22,629		48,876	
1990 Census	1,670		15,819		36,226	
Growth 1990 - 2000	83.11%		43.05%		34.92%	
2011 Est. Population by Single Classification Race						
	11,401		82,242		176,667	
White Alone	356	3.12	5,953	7.24	16,813	9.52
Black or African American Alone	10,721	94.04	73,418	89.27	152,649	86.40
American Indian and Alaska Native Alone	32	0.28	176	0.21	460	0.26
Asian Alone	26	0.23	380	0.46	1,210	0.68
Native Hawaiian and Other Pacific Islander Alone	3	0.03	36	0.04	72	0.04
Some Other Race Alone	70	0.61	857	1.04	1,978	1.12
Two or More Races	193	1.69	1,423	1.73	3,484	1.97
2011 Est. Population Hispanic or Latino						
	11,401		82,242		176,667	
Hispanic or Latino	201	1.76	2,407	2.93	5,104	2.89
Not Hispanic or Latino	11,201	98.25	79,836	97.07	171,563	97.11
2011 Tenure of Occupied Housing Units						
	4,007		27,937		58,692	
Owner Occupied	2,932	73.17	18,874	67.56	44,403	75.65
Renter Occupied	1,075	26.83	9,063	32.44	14,289	24.35
2011 Average Household Size						
	2.84		2.93		3.00	

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Radius 3: COVINGTON HWY AT WELLBORN RD, LITHONIA, GA 30058, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2011 Est. Households by Household Income	4,007		27,937		58,692	
Income Less than \$15,000	226	5.64	2,202	7.88	4,271	7.28
Income \$15,000 - \$24,999	337	8.41	2,543	9.10	4,801	8.18
Income \$25,000 - \$34,999	571	14.25	3,479	12.45	6,782	11.56
Income \$35,000 - \$49,999	983	24.53	6,068	21.72	11,390	19.41
Income \$50,000 - \$74,999	1,117	27.88	7,087	25.37	15,172	25.85
Income \$75,000 - \$99,999	530	13.23	3,714	13.29	8,571	14.60
Income \$100,000 - \$124,999	152	3.79	1,439	5.15	3,923	6.68
Income \$125,000 - \$149,999	54	1.35	713	2.55	1,841	3.14
Income \$150,000 - \$199,999	22	0.55	394	1.41	1,157	1.97
Income \$200,000 - \$499,999	16	0.40	263	0.94	700	1.19
Income \$500,000 and over	0	0.00	36	0.13	84	0.14
2011 Est. Average Household Income	\$53,983		\$58,028		\$62,422	
2011 Est. Median Household Income	\$48,268		\$49,201		\$53,464	
2011 Est. Per Capita Income	\$19,118		\$19,849		\$20,857	
2011 Median HH Inc by Single Race Class or Ethn						
White Alone	43,748		43,021		45,530	
Black or African American Alone	48,867		50,053		55,157	
American Indian and Alaska Native Alone	45,994		52,273		54,008	
Asian Alone	56,366		38,986		54,414	
Native Hawaiian and Other Pacific Islander Alone	50,000		45,864		46,660	
Some Other Race Alone	33,746		33,152		37,837	
Two or More Races	28,985		35,621		41,153	
Hispanic or Latino	37,636		39,490		45,618	
Not Hispanic or Latino	48,536		49,389		53,648	