



# 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

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

## **REDAN ROAD just off S. Hairston Road**

**Stone Mountain, Dekalb County, Georgia**

Unique last chance opportunity to enter this heavily developed retail market. Road frontage and visibility. Corner lot. Join Kroger, Walgreen's, McDonald's, Wendy's and more.

0.9 Acre  
Zoned: C-1  
Taxes: \$4,666.20

Price: \$150,000

**2010 GEORGIA DOT TRAFFIC COUNTS:**

*West of site on Redan Road: 15,720*

*East of site on Redan Road: 18,040*

*North of site on S. Hairston Road: 21,910*

*South of site on S. Hairston Road: 25,320*

**5 MILE DEMOGRAPHICS:**

**2011 Estimates:**

Population: 260,912

Households: 89,294

**(2016 Projections)**

Population: 273,513

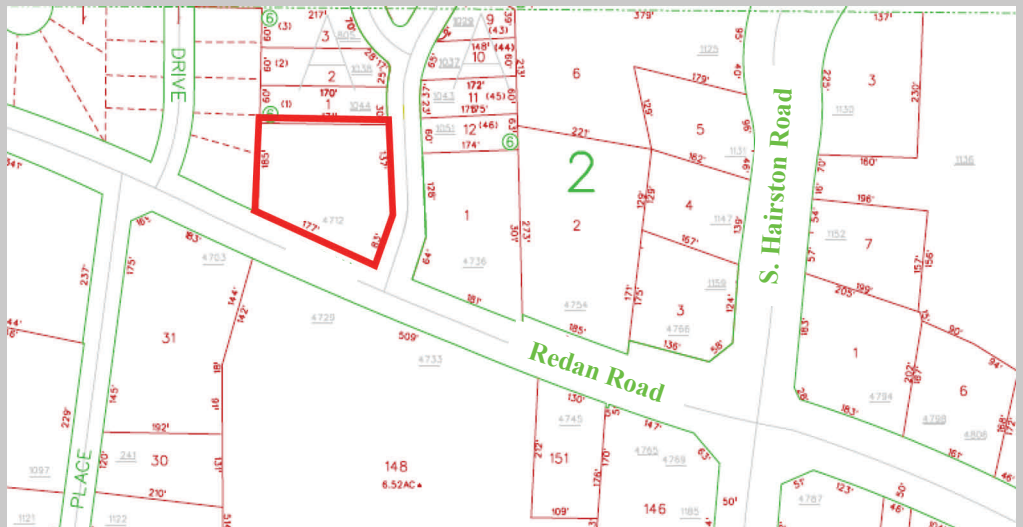
Households: 92,443

**Avg. HH Income (2011 Est.):**

1 Mile: \$56,253

3 Mile: \$56,786

5 Mile: \$56,223

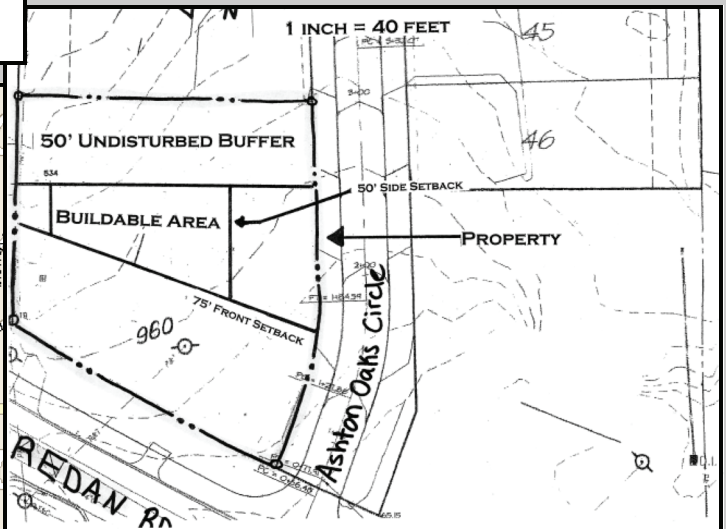
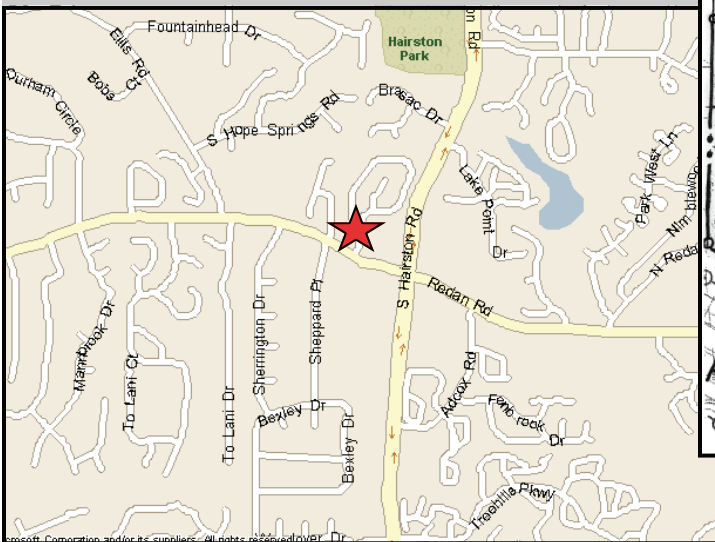


**For additional information, contact: JERRY PRESCOTT  
770-395-9111 (office) or 770-595-9289 (cell)**



**SAMPLING OF BUSINESSES IN THE IMMEDIATE AREA:**

Kroger, Walgreens, Goodyear, Wells Fargo  
 Family Dollar, McDonald's, Boston Market, Wendy's  
 BP Oil, Chevron, Dollar General Jiffy Lube



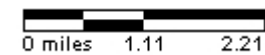
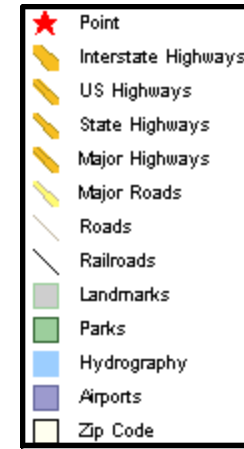
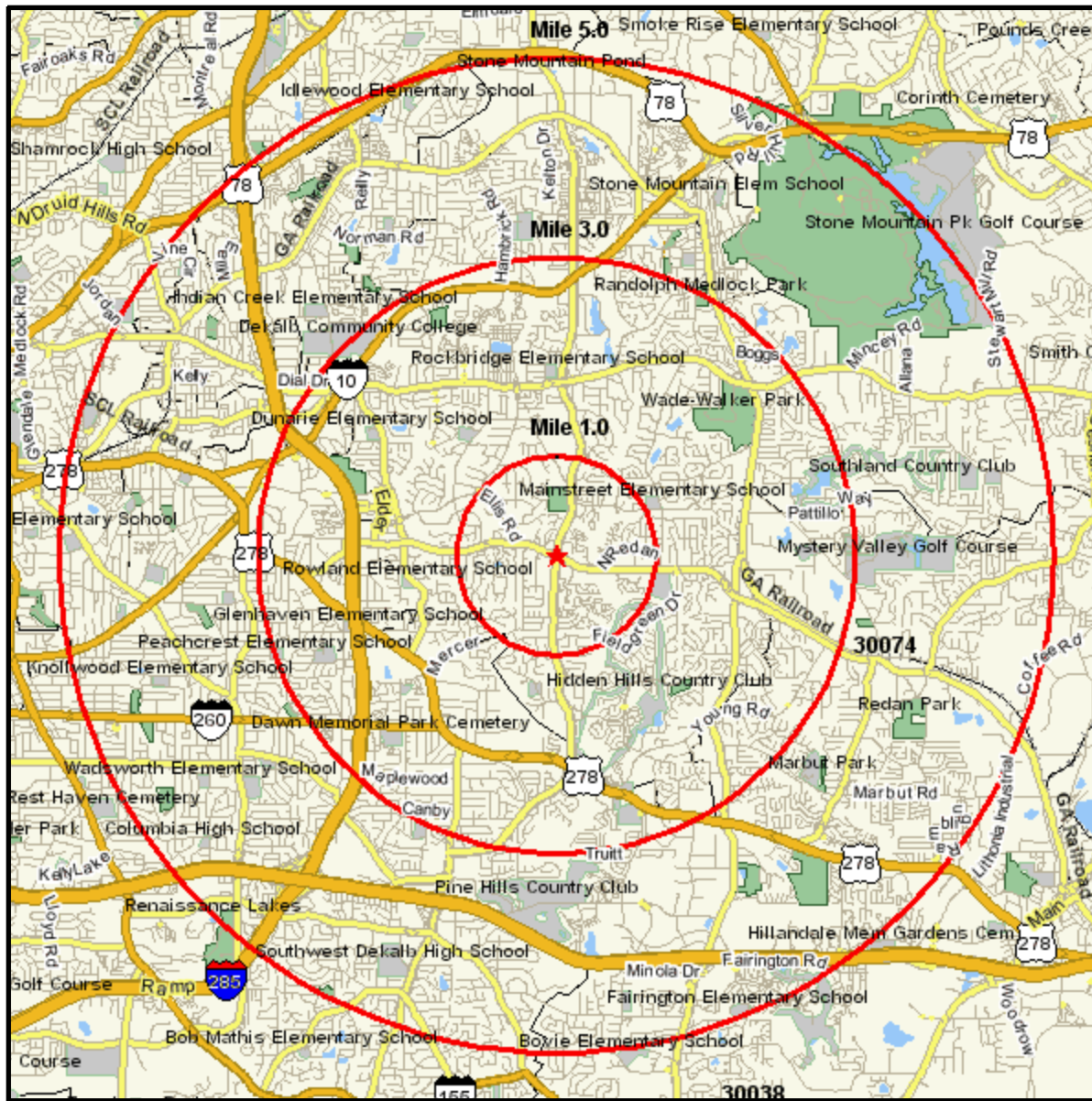
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# Area Map

REDAN RD AT S HAIRSTON RD  
 STONE MOUNTAIN,GA 30083  
 Coord: 33.761813, -84.196582  
 Radius - See Appendix for Details



## Pop-Facts: Demographic Quick Facts 2011 Report

**Radius 1: REDAN RD AT S HAIRSTON RD, STONE MOUNTAIN, GA 30083, aggregate**

**Radius 2: REDAN RD AT S HAIRSTON RD, STONE MOUNTAIN, GA 30083, aggregate**

**Radius 3: REDAN RD AT S HAIRSTON RD, STONE MOUNTAIN, GA 30083, aggregate**

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Population</b>						
2016 Projection	12,938		100,025		273,513	
2011 Estimate	12,580		96,869		260,912	
2000 Census	12,435		94,454		243,275	
1990 Census	10,854		77,956		192,600	
Growth 1990 - 2000	14.57%		21.16%		26.31%	
<b>Households</b>						
2016 Projection	4,564		32,472		92,443	
2011 Estimate	4,478		31,887		89,294	
2000 Census	4,477		31,784		84,736	
1990 Census	3,842		27,444		70,554	
Growth 1990 - 2000	16.53%		15.81%		20.10%	
<b>2011 Est. Population by Single Classification Race</b>						
	12,580		96,869		260,912	
White Alone	1,443	11.47	11,877	12.26	37,699	14.45
Black or African American Alone	10,369	82.42	78,286	80.82	199,468	76.45
American Indian and Alaska Native Alone	62	0.49	256	0.26	700	0.27
Asian Alone	210	1.67	2,025	2.09	8,099	3.10
Native Hawaiian and Other Pacific Islander Alone	1	0.01	42	0.04	214	0.08
Some Other Race Alone	173	1.38	1,993	2.06	5,819	2.23
Two or More Races	322	2.56	2,389	2.47	8,913	3.42
<b>2011 Est. Population Hispanic or Latino</b>						
	12,580		96,869		260,912	
Hispanic or Latino	418	3.32	4,106	4.24	12,607	4.83
Not Hispanic or Latino	12,162	96.68	92,763	95.76	248,305	95.17
<b>2011 Tenure of Occupied Housing Units</b>						
	4,478		31,887		89,294	
Owner Occupied	2,781	62.10	21,237	66.60	53,485	59.90
Renter Occupied	1,697	37.90	10,650	33.40	35,809	40.10
<b>2011 Average Household Size</b>						
	2.80		2.94		2.87	

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>2011 Est. Households by Household Income</b>	4,478		31,887		89,294	
Income Less than \$15,000	325	7.26	2,542	7.97	8,672	9.71
Income \$15,000 - \$24,999	407	9.09	3,237	10.15	9,374	10.50
Income \$25,000 - \$34,999	727	16.23	4,562	14.31	12,088	13.54
Income \$35,000 - \$49,999	923	20.61	6,530	20.48	17,969	20.12
Income \$50,000 - \$74,999	1,205	26.91	7,868	24.67	20,987	23.50
Income \$75,000 - \$99,999	426	9.51	3,747	11.75	10,699	11.98
Income \$100,000 - \$124,999	237	5.29	1,665	5.22	4,864	5.45
Income \$125,000 - \$149,999	122	2.72	867	2.72	2,242	2.51
Income \$150,000 - \$199,999	71	1.59	609	1.91	1,480	1.66
Income \$200,000 - \$499,999	34	0.76	248	0.78	855	0.96
Income \$500,000 and over	2	0.04	12	0.04	64	0.07
<b>2011 Est. Average Household Income</b>	\$56,253		\$56,786		\$56,223	
<b>2011 Est. Median Household Income</b>	\$47,692		\$47,869		\$47,115	
<b>2011 Est. Per Capita Income</b>	\$20,191		\$19,195		\$19,517	
<b>2011 Median HH Inc by Single Race Class or Ethn</b>						
White Alone	51,629		46,602		48,250	
Black or African American Alone	47,475		48,444		47,469	
American Indian and Alaska Native Alone	57,517		58,881		47,243	
Asian Alone	50,293		46,146		43,997	
Native Hawaiian and Other Pacific Islander Alone	112,500		51,015		45,835	
Some Other Race Alone	40,535		43,169		38,948	
Two or More Races	32,278		38,677		39,052	
Hispanic or Latino	49,074		51,685		42,847	
Not Hispanic or Latino	47,654		47,770		47,246	