

Cascade Citi Center

590 Cascade Ave SW, Atlanta, GA 30310



LOCATION

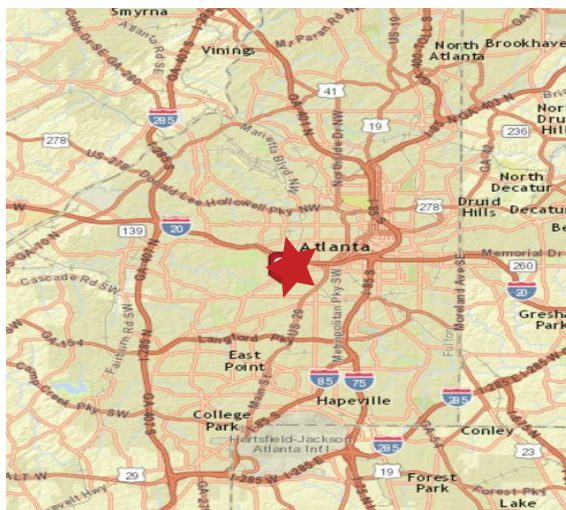
590 Cascade Ave SW | Atlanta, GA 30310

SIZE

110,005 Square Feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	15,993	123,956	323,839
Households	6,507	47,732	133,568
Median HH Income (\$)	34,814	35,729	54,131



PROPERTY HIGHLIGHTS

- Kroger and dd's (Ross Dress for Less) anchor this neighborhood shopping center.
- More than 100,000 people within 3 miles.
- Easy access to MARTA (Metropolitan Atlanta Rapid Transit Authority) and major interstates in the major retail project servicing the market.
- 14,900 automobile traffic count daily on Cascade Ave.

MAJOR TENANTS

Kroger
dd's DISCOUNTS (ROSS)

LEASING CONTACT

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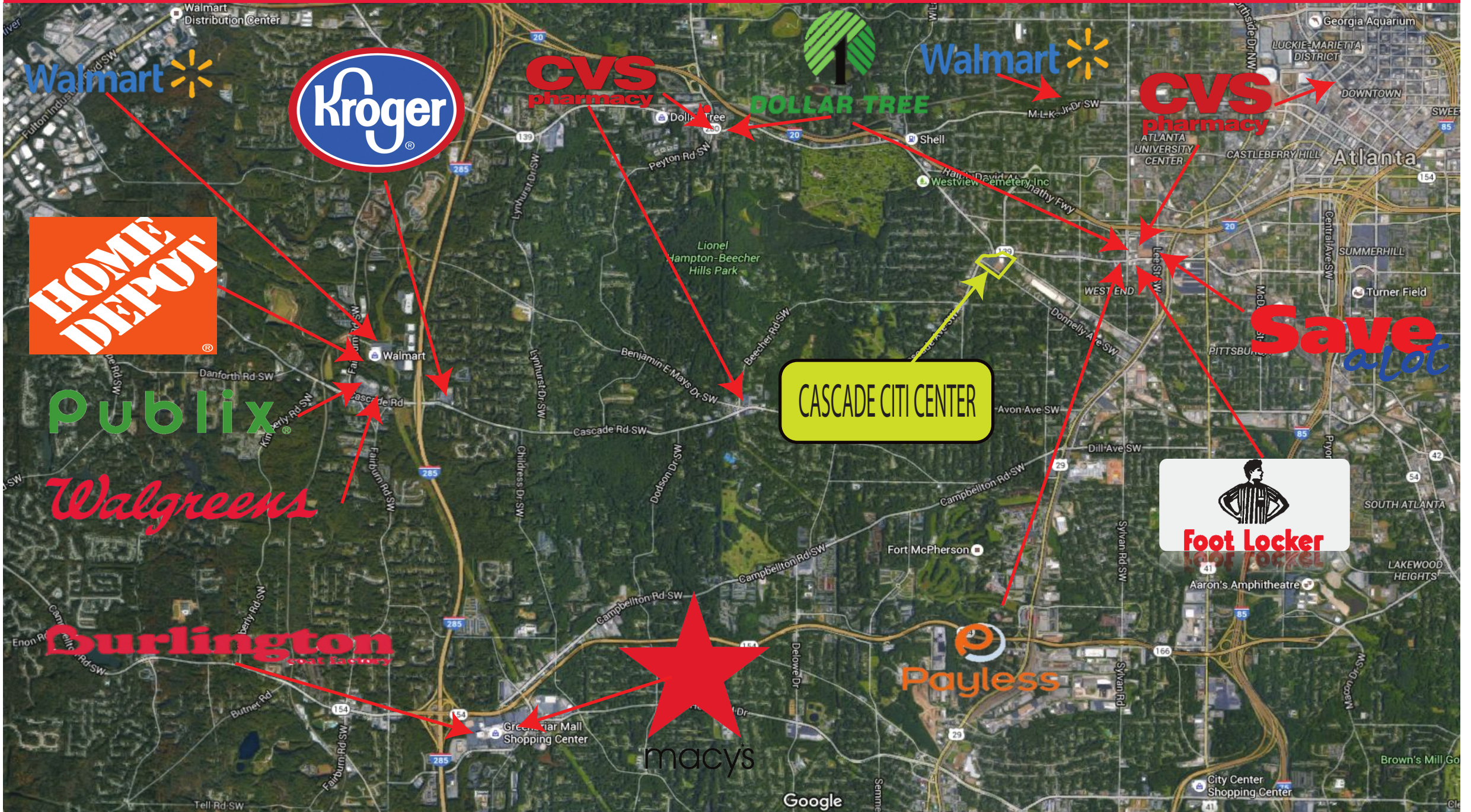
MORE INFO

<http://www.sedghgroup.com/properties/cascade-citi-center/>



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Walmart



CVS pharmacy

DOLLAR TREE

Walmart

CVS pharmacy



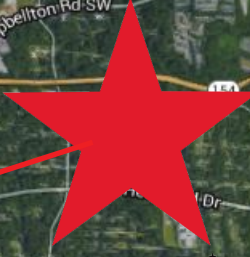
Publix

Walgreens

Burlington

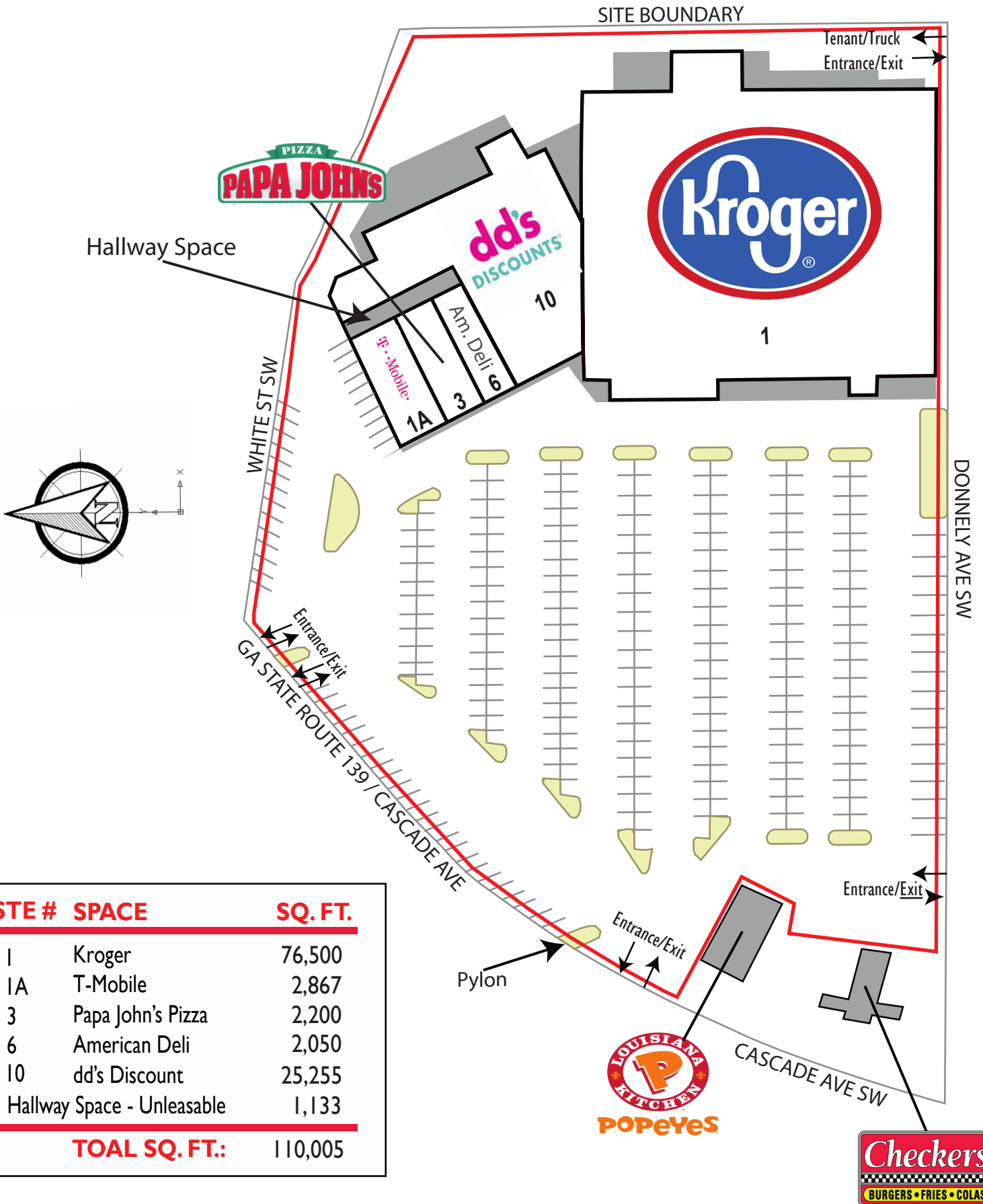
CASCADE CITI CENTER

Save a lot



macys

Payless



STE #	SPACE	SQ. FT.
1	Kroger	76,500
1A	T-Mobile	2,867
3	Papa John's Pizza	2,200
6	American Deli	2,050
10	dd's Discount	25,255
	Hallway Space - Unleasable	1,133
TOAL SQ. FT.:		110,005



Executive Summary

Cascade Citi Center
 590 Cascade Ave SW Atlanta GA 30310
 Rings: 1, 3, 5 mile radii

Latitude: 33.73865
 Longitude: -84.43388

	1 mile	3 mile	5 mile
Population			
2000 Population	16,509	115,959	287,483
2010 Population	12,588	98,278	271,906
2015 Population	12,777	100,459	282,952
2020 Population	13,298	103,859	296,214
2000-2010 Annual Rate	-2.68%	-1.64%	-0.56%
2010-2015 Annual Rate	0.28%	0.42%	0.76%
2015-2020 Annual Rate	0.80%	0.67%	0.92%
2015 Male Population	47.6%	49.1%	50.7%
2015 Female Population	52.4%	50.9%	49.3%
2015 Median Age	38.9	33.4	32.4

In the identified area, the current year population is 282,952. In 2010, the Census count in the area was 271,906. The rate of change since 2010 was 0.76% annually. The five-year projection for the population in the area is 296,214 representing a change of 0.92% annually from 2015 to 2020. Currently, the population is 50.7% male and 49.3% female.

Median Age

The median age in this area is 38.9, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	2.7%	5.5%	24.0%
2015 Black Alone	94.5%	90.8%	67.7%
2015 American Indian/Alaska Native Alone	0.4%	0.2%	0.3%
2015 Asian Alone	0.4%	0.7%	3.7%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	0.4%	0.8%	2.0%
2015 Two or More Races	1.6%	1.9%	2.3%
2015 Hispanic Origin (Any Race)	1.5%	2.3%	4.8%

Persons of Hispanic origin represent 4.8% of the population in the identified area compared to 17.6% 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 53.0 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	6,153	40,900	107,610
2010 Households	5,167	37,451	112,800
2015 Total Households	5,324	38,430	118,715
2020 Total Households	5,597	40,244	126,428
2000-2010 Annual Rate	-1.73%	-0.88%	0.47%
2010-2015 Annual Rate	0.57%	0.49%	0.98%
2015-2020 Annual Rate	1.01%	0.93%	1.27%
2015 Average Household Size	2.39	2.32	2.11

The household count in this area has changed from 112,800 in 2010 to 118,715 in the current year, a change of 0.98% annually. The five-year projection of households is 126,428, a change of 1.27% annually from the current year total. Average household size is currently 2.11, compared to 2.15 in the year 2010. The number of families in the current year is 49,900 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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2015 Median Household Income	\$21,438	\$21,853	\$32,249
2020 Median Household Income	\$23,730	\$24,444	\$37,644
2015-2020 Annual Rate	2.05%	2.27%	3.14%
Average Household Income			
2015 Average Household Income	\$31,710	\$34,015	\$52,949
2020 Average Household Income	\$35,747	\$38,215	\$61,444
2015-2020 Annual Rate	2.43%	2.36%	3.02%
Per Capita Income			
2015 Per Capita Income	\$13,205	\$14,655	\$23,705
2020 Per Capita Income	\$15,026	\$16,421	\$27,662
2015-2020 Annual Rate	2.62%	2.30%	3.14%

Current median household income is \$32,249 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$37,644 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$52,949 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$61,444 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$23,705 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$27,662 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	6,897	46,497	120,510
2000 Owner Occupied Housing Units	2,900	15,520	42,445
2000 Renter Occupied Housing Units	3,252	25,380	65,165
2000 Vacant Housing Units	745	5,597	12,900
2010 Total Housing Units	6,850	50,884	142,658
2010 Owner Occupied Housing Units	2,167	13,312	45,207
2010 Renter Occupied Housing Units	3,000	24,139	67,593
2010 Vacant Housing Units	1,683	13,433	29,858
2015 Total Housing Units	7,110	52,728	150,720
2015 Owner Occupied Housing Units	1,968	11,914	42,199
2015 Renter Occupied Housing Units	3,355	26,516	76,516
2015 Vacant Housing Units	1,786	14,298	32,005
2020 Total Housing Units	7,492	55,305	159,872
2020 Owner Occupied Housing Units	2,044	12,292	44,395
2020 Renter Occupied Housing Units	3,553	27,952	82,033
2020 Vacant Housing Units	1,895	15,061	33,444

Currently, 28.0% of the 150,720 housing units in the area are owner occupied; 50.8%, renter occupied; and 21.2% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 142,658 housing units in the area - 31.7% owner occupied, 47.4% renter occupied, and 20.9% vacant. The annual rate of change in housing units since 2010 is 2.47%. Median home value in the area is \$177,622, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 5.08% annually to \$227,566.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.