

# CARROLLTON STATION

## LOCATION

1435 S. Hwy 27,  
Carrollton, GA, 30117

## YEAR BUILT

2020

## SIZE

8,100 sq.ft.

## PROPERTY HIGHLIGHTS

- Over 2,000 businesses within 5-miles, strong daytime population
- 56,271 residents in primary trade area
- Brand new 2020 construction with upgraded brick facade



## NOTABLE TENANTS

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	1,790	24,805	42,163
Proj. Population	1,853	25,279	42,993
2022 Households	693	8,605	15,191
Proj. Households	720	40,055	15,561
2022 Median HH I Income	\$66,950	\$55,755	\$56,506
Proj. Median HH I Income	\$77,590	\$64,062	\$65,219
2022 Average HH I Income	\$85,431	\$77,049	\$77,021
Proj. Average HH I Income	\$99,939	\$89,195	\$89,105

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SMOOTHIE



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# CARROLLTON STATION

STE.	TENANT	SQ. FT
100	Five Guys	2,400
200	Diva Nails	1,600
300	Tropical Smoothie Cafe	1,560
400	<b>Vacant</b>	1,040
500	Pita Mediterranean Street Food	1,500

Total Square Footage of the Center: **8,100**

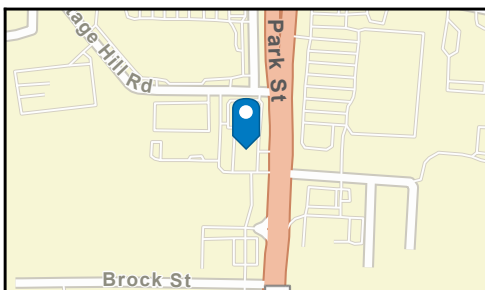
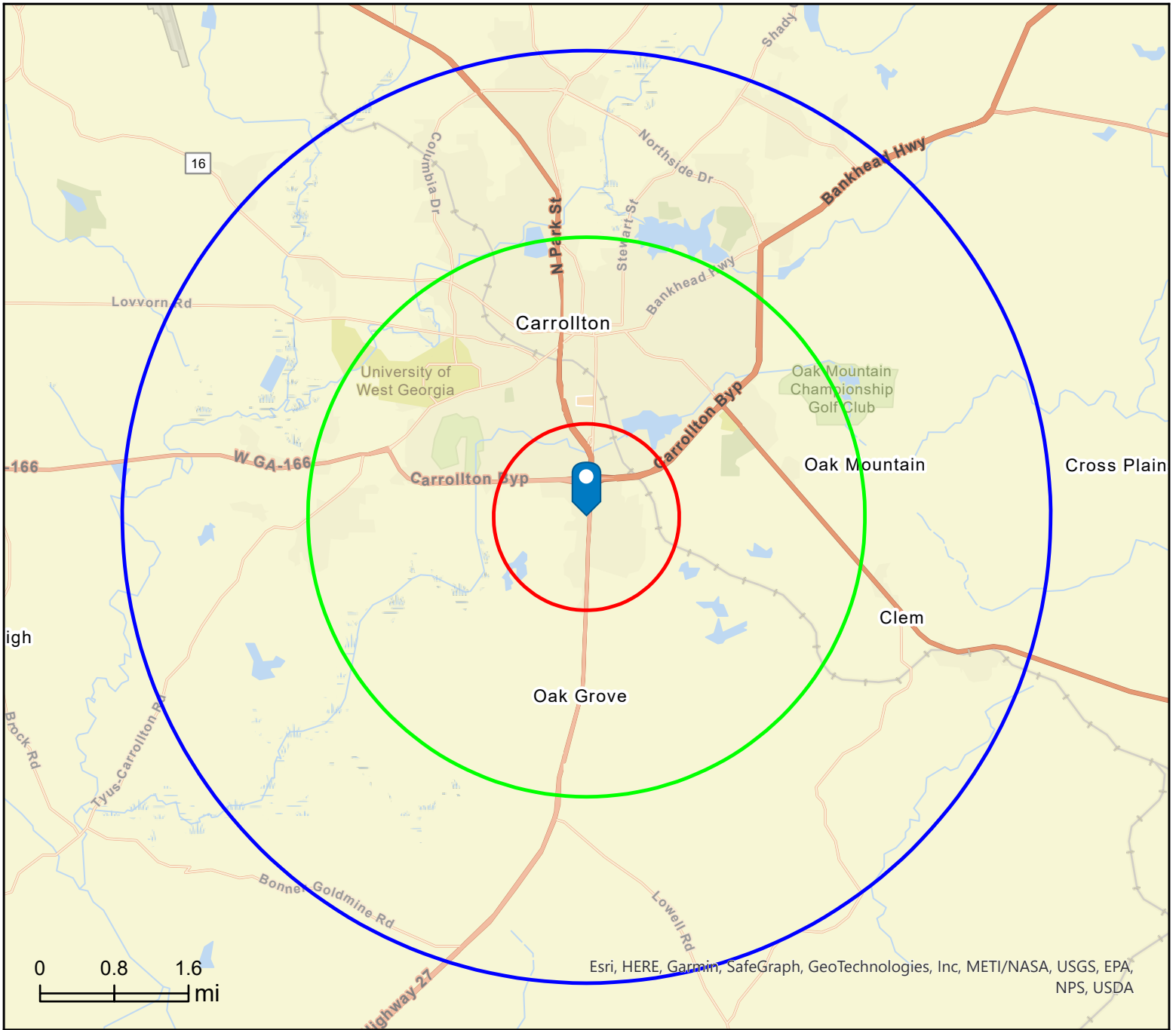


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**SITE PLAN**

Carrollton Station  
1435 South Highway 27 Carrollton GA 30117  
Ring: 1 mile radius

Latitude: 33.5516  
Longitude: -85.0740





# Executive Summary

Carrollton Station  
 1435 South Highway 27 Carrollton GA 30117  
 Rings: 1, 3, 5 mile radii

Latitude: 33.5516  
 Longitude: -85.0740

	1 mile	3 mile	5 mile
<b>Population</b>			
2010 Population	1,563	23,225	39,310
2020 Population	1,775	24,552	41,857
2022 Population	1,790	24,805	42,163
2027 Population	1,853	25,279	42,993
2010-2020 Annual Rate	1.28%	0.56%	0.63%
2020-2022 Annual Rate	0.37%	0.46%	0.32%
2022-2027 Annual Rate	0.69%	0.38%	0.39%
2022 Male Population	46.9%	48.7%	48.8%
2022 Female Population	53.1%	51.3%	51.2%
2022 Median Age	40.9	31.1	31.9

In the identified area, the current year population is 42,163. In 2020, the Census count in the area was 41,857. The rate of change since 2020 was 0.32% annually. The five-year projection for the population in the area is 42,993 representing a change of 0.39% annually from 2022 to 2027. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 31.9, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	65.4%	56.4%	58.7%
2022 Black Alone	21.9%	26.8%	25.3%
2022 American Indian/Alaska Native Alone	0.4%	0.6%	0.5%
2022 Asian Alone	0.9%	1.3%	1.2%
2022 Pacific Islander Alone	0.1%	0.0%	0.0%
2022 Other Race	4.2%	7.8%	7.3%
2022 Two or More Races	7.0%	7.0%	7.0%
2022 Hispanic Origin (Any Race)	8.8%	13.7%	12.8%

Persons of Hispanic origin represent 12.8% of the population in the identified area compared to 19.0% 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 67.5 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	62	57	58
2010 Households	641	7,833	13,671
2020 Households	687	8,521	15,059
2022 Households	693	8,605	15,191
2027 Households	720	8,808	15,561
2010-2020 Annual Rate	0.70%	0.85%	0.97%
2020-2022 Annual Rate	0.39%	0.44%	0.39%
2022-2027 Annual Rate	0.77%	0.47%	0.48%
2022 Average Household Size	2.52	2.56	2.56

The household count in this area has changed from 15,059 in 2020 to 15,191 in the current year, a change of 0.39% annually. The five-year projection of households is 15,561, a change of 0.48% annually from the current year total. Average household size is currently 2.56, compared to 2.57 in the year 2020. The number of families in the current year is 9,206 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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Latitude: 33.5516  
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	1 mile	3 mile	5 mile
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	17.2%	20.7%	19.6%
<b>Median Household Income</b>			
2022 Median Household Income	\$66,950	\$55,755	\$56,506
2027 Median Household Income	\$77,590	\$64,062	\$65,219
2022-2027 Annual Rate	2.99%	2.82%	2.91%
<b>Average Household Income</b>			
2022 Average Household Income	\$85,431	\$77,049	\$77,021
2027 Average Household Income	\$99,939	\$89,195	\$89,105
2022-2027 Annual Rate	3.19%	2.97%	2.96%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$34,010	\$27,557	\$27,880
2027 Per Capita Income	\$39,998	\$31,988	\$32,363
2022-2027 Annual Rate	3.30%	3.03%	3.03%

### Households by Income

Current median household income is \$56,506 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$65,219 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$77,021 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$89,105 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$27,880 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$32,363 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	145	121	128
2010 Total Housing Units	745	9,213	15,745
2010 Owner Occupied Housing Units	362	3,620	7,081
2010 Renter Occupied Housing Units	279	4,213	6,590
2010 Vacant Housing Units	104	1,380	2,074
2020 Total Housing Units	741	9,423	16,383
2020 Vacant Housing Units	54	902	1,324
2022 Total Housing Units	749	9,520	16,546
2022 Owner Occupied Housing Units	379	4,059	8,026
2022 Renter Occupied Housing Units	313	4,546	7,165
2022 Vacant Housing Units	56	915	1,355
2027 Total Housing Units	778	9,719	16,910
2027 Owner Occupied Housing Units	410	4,233	8,386
2027 Renter Occupied Housing Units	310	4,576	7,175
2027 Vacant Housing Units	58	911	1,349

Currently, 48.5% of the 16,546 housing units in the area are owner occupied; 43.3%, renter occupied; and 8.2% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 16,383 housing units in the area and 8.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.44%. Median home value in the area is \$210,129, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 5.06% annually to \$268,991.

**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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.