

STONE MOUNTAIN SQUARE SHOPPING CENTER

LOCATION

5370 US Hwy 78

Stone Mountain, GA, 30087

SIZE

335,921 sq.ft.

PROPERTY HIGHLIGHTS

- More than 170,000 people within 5 miles
- 51,000 automobile traffic count daily on Stone Mountain Hwy.
- Located next door to Amazon Fulfillment Center and it's approximately 30 miles east of Atlanta in the city of Stone Mountain

NOTABLE TENANTS

Marshalls

bealls | b
OUTLET

five
BELOW

ROSS
DRESS FOR LESS

FITNESS
CONNECTION

RACK ROOM SHOES



D&K
SUIT CITY

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	5,696	44,677	168,971
Proj. Population	5,791	45,145	171,235
2022 Households	2,285	15,637	57,705
Proj. Households	22,316	15,789	58,349
2022 Median HH I Income	\$72,082	\$87,693	\$76,840
Proj. Median HH I Income	\$80,878	\$103,363	\$91,132
2022 Average HH I Income	\$95,143	\$117,000	\$103,674
Proj. Average HH I Income	\$112,825	\$138,157	\$123,623

More Information, call us | 917-288-0049

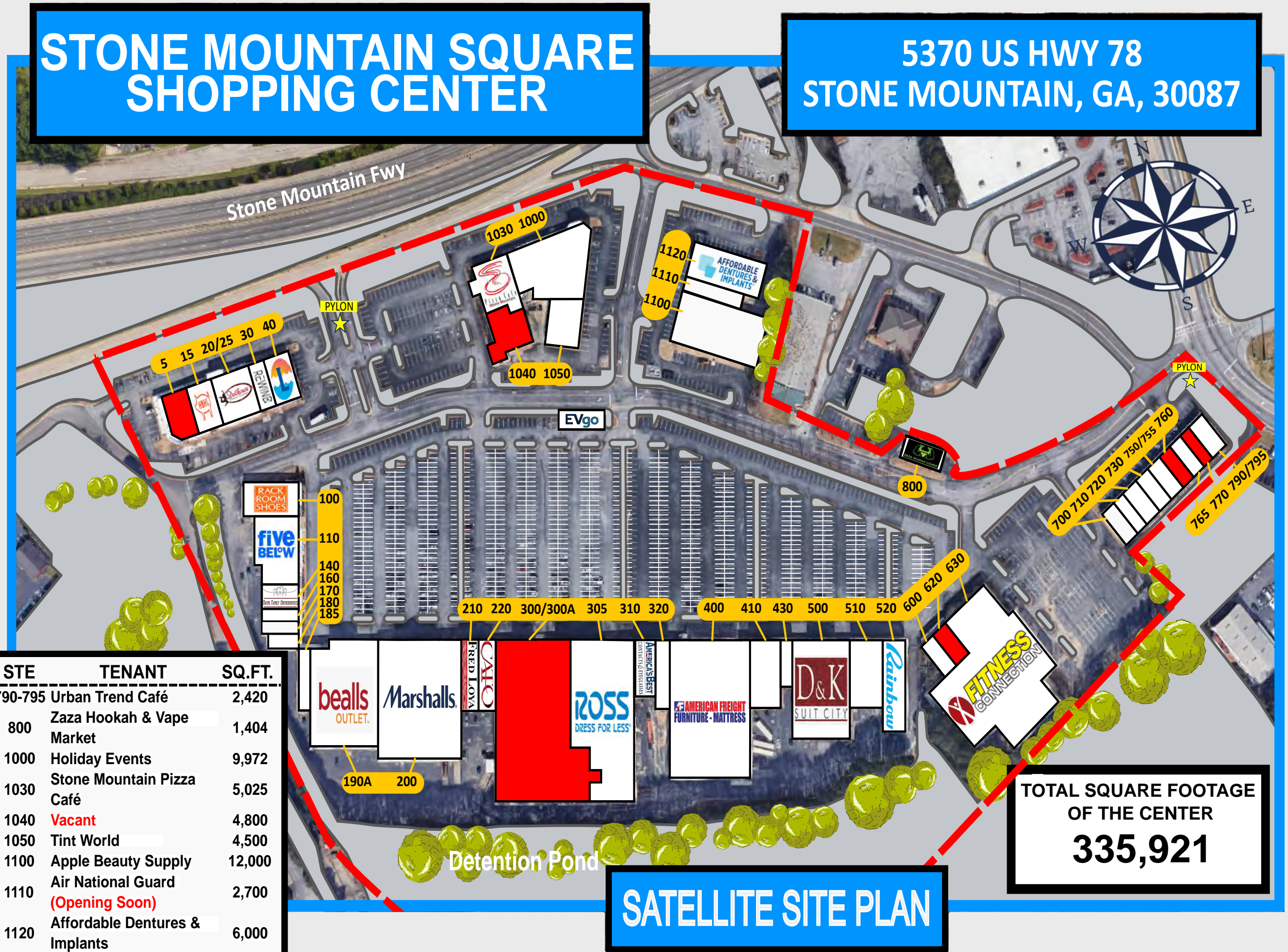
Jacob Sedgh | jsedgh1@hotmail.com

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5370 US HWY 78
STONE MOUNTAIN, GA, 30087

STE	TENANT	SQ.FT.
5	Restaurant - Vacant	2,990
15	Honey Baked Ham Co.	3,060
20-25	Dollhouse Dance Factory	6,580
30	Rewind Bistro & Lounge	2,540
40	Leslie's Pool Mart	4,000
100	Rack Room Shoes	5,000
110	Five Below	8,859
140	Orthodontic Centers	2,600
160	Diamond Nails	1,105
170	Afro Beauty Bar	1,235
180	Priceless Closet Boutique	1,260
185	Hillendell Medical Training	2,501
190A	Bealls Outlet	20,290
200	Marshalls	27,000
210	Fred Loya Insurance	2,500
220	Cato	4,000
300-300A	Vacant	34,751
305	Ross Dress for Less	30,187
310	America's Best Contact	3,200
320	Butts and Ashes	2,500
400	American Freight Furniture	32,000
410	Hibbett Sporting Goods (Opening Soon)	6,000
430	Tamieka Beauty Palace	1,300
500	D&K Suit City	15,930
510	Reveal Salon Suites	6,007
520	Rainbow	5,600
600	Guac Taco Studio	2,400
620	Vacant	1,250
630	Fitness Connection	37,905
700	Smash'd Burger (Opening Soon)	1,920
710	F&N Alterations, LLC	895
720	Royal Me Locs	2,110
730	Boone Clinic Chiropractor	1,500
750-755	So Aesthetic Beauty Bar	2,625
760	Vacant	1,000
765	Foo Hair Salon	1,300
770	Vacant	1,200

STE	TENANT	SQ.FT.
790-795	Urban Trend Café	2,420
800	Zaza Hookah & Vape Market	1,404
1000	Holiday Events	9,972
1030	Stone Mountain Pizza Café	5,025
1040	Vacant	4,800
1050	Tint World	4,500
1100	Apple Beauty Supply	12,000
1110	Air National Guard (Opening Soon)	2,700
1120	Affordable Dentures & Implants	6,000

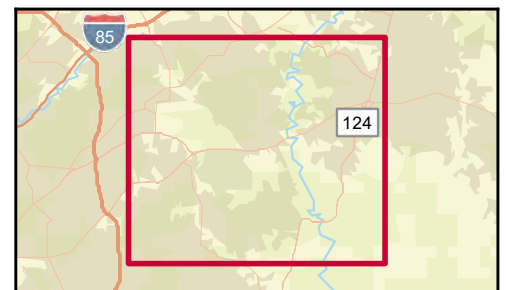
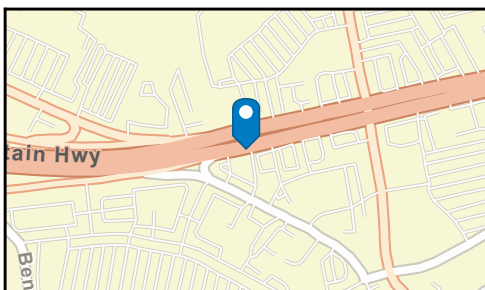
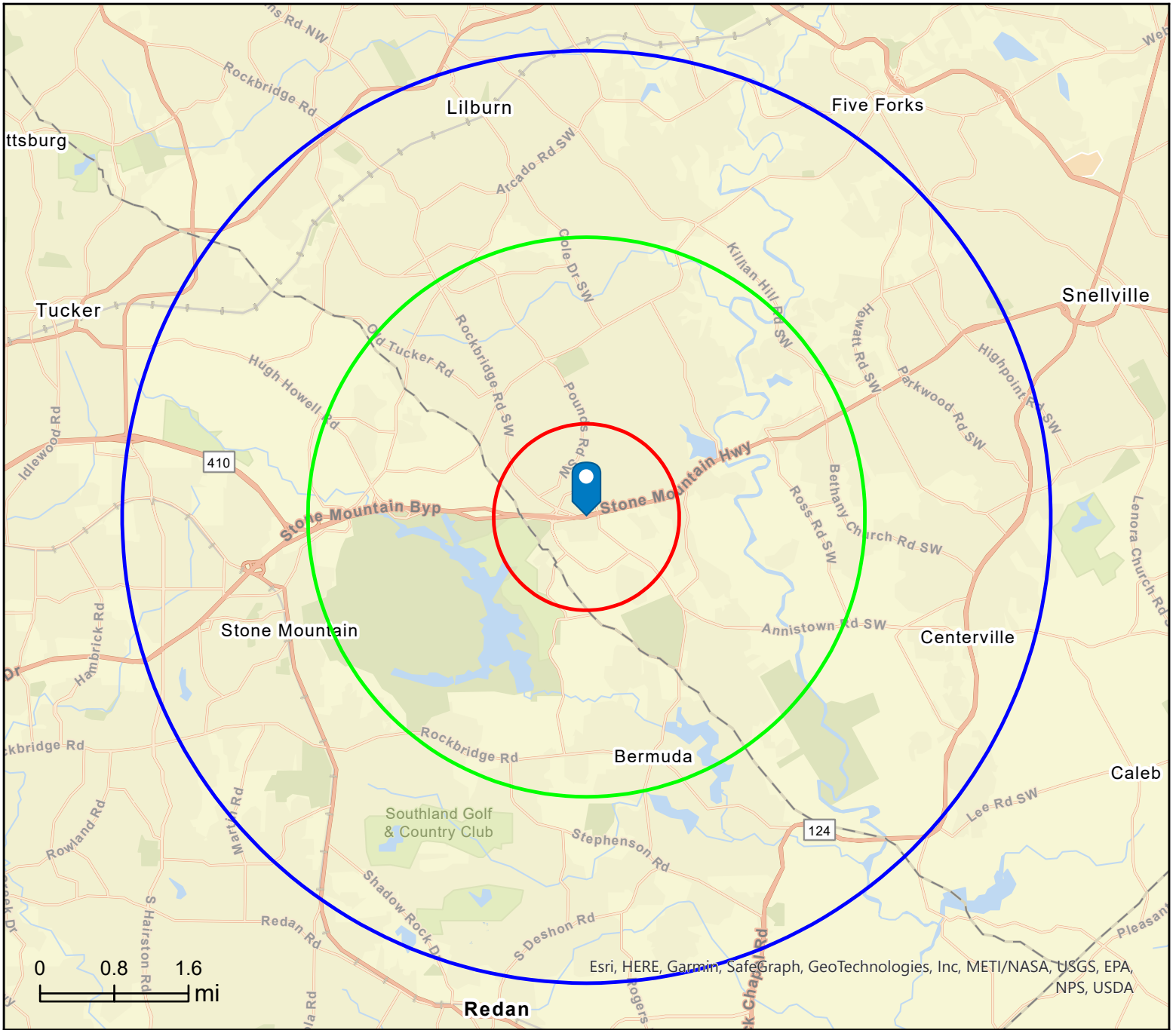


TOTAL SQUARE FOOTAGE
OF THE CENTER
335,921

SATELLITE SITE PLAN

Stone Mountain Square Shopping Center
5370 U.S. Highway 78 Stone Mountain GA 30087
Ring: 1 mile radius

Latitude: 33.8227
Longitude: -84.1145





Executive Summary

Stone Mountain Square Shopping Center
 5370 U.S. Highway 78 Stone Mountain GA 30087
 Rings: 1, 3, 5 mile radii

Latitude: 33.8227
 Longitude: -84.1145

	1 mile	3 mile	5 mile
Population			
2010 Population	4,923	39,774	148,520
2020 Population	5,675	44,588	167,325
2022 Population	5,696	44,677	168,971
2027 Population	5,791	45,145	171,235
2010-2020 Annual Rate	1.43%	1.15%	1.20%
2020-2022 Annual Rate	0.16%	0.09%	0.44%
2022-2027 Annual Rate	0.33%	0.21%	0.27%
2022 Male Population	48.8%	48.4%	47.8%
2022 Female Population	51.2%	51.6%	52.2%
2022 Median Age	44.6	43.3	38.7

In the identified area, the current year population is 168,971. In 2020, the Census count in the area was 167,325. The rate of change since 2020 was 0.44% annually. The five-year projection for the population in the area is 171,235 representing a change of 0.27% annually from 2022 to 2027. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 38.7, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	35.7%	34.2%	24.7%
2022 Black Alone	34.1%	41.9%	52.3%
2022 American Indian/Alaska Native Alone	0.7%	0.6%	0.5%
2022 Asian Alone	14.5%	10.1%	9.6%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	6.1%	5.2%	5.5%
2022 Two or More Races	8.8%	7.9%	7.4%
2022 Hispanic Origin (Any Race)	12.0%	11.1%	10.8%

Persons of Hispanic origin represent 10.8% 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 71.6 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	90	129	104
2010 Households	2,155	14,435	52,391
2020 Households	2,275	15,602	57,153
2022 Households	2,285	15,637	57,705
2027 Households	2,316	15,789	58,349
2010-2020 Annual Rate	0.54%	0.78%	0.87%
2020-2022 Annual Rate	0.20%	0.10%	0.43%
2022-2027 Annual Rate	0.27%	0.19%	0.22%
2022 Average Household Size	2.49	2.85	2.92

The household count in this area has changed from 57,153 in 2020 to 57,705 in the current year, a change of 0.43% annually. The five-year projection of households is 58,349, a change of 0.22% annually from the current year total. Average household size is currently 2.92, compared to 2.92 in the year 2020. The number of families in the current year is 42,071 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.



Executive Summary

Stone Mountain Square Shopping Center
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Latitude: 33.8227
 Longitude: -84.1145

	1 mile	3 mile	5 mile
Mortgage Income			
2022 Percent of Income for Mortgage	19.3%	16.4%	18.1%
Median Household Income			
2022 Median Household Income	\$72,082	\$87,693	\$76,840
2027 Median Household Income	\$80,878	\$103,363	\$91,132
2022-2027 Annual Rate	2.33%	3.34%	3.47%
Average Household Income			
2022 Average Household Income	\$95,143	\$117,000	\$103,674
2027 Average Household Income	\$112,825	\$138,157	\$123,623
2022-2027 Annual Rate	3.47%	3.38%	3.58%
Per Capita Income			
2022 Per Capita Income	\$35,223	\$40,624	\$35,365
2027 Per Capita Income	\$41,459	\$47,926	\$42,070
2022-2027 Annual Rate	3.31%	3.36%	3.53%

Households by Income

Current median household income is \$76,840 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$91,132 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$103,674 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$123,623 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$35,365 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$42,070 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	121	142	128
2010 Total Housing Units	2,375	15,495	57,162
2010 Owner Occupied Housing Units	1,508	11,949	39,249
2010 Renter Occupied Housing Units	647	2,486	13,143
2010 Vacant Housing Units	220	1,060	4,771
2020 Total Housing Units	2,361	16,182	60,166
2020 Vacant Housing Units	86	580	3,013
2022 Total Housing Units	2,364	16,190	60,716
2022 Owner Occupied Housing Units	1,711	12,920	43,094
2022 Renter Occupied Housing Units	573	2,717	14,611
2022 Vacant Housing Units	79	553	3,011
2027 Total Housing Units	2,417	16,528	62,144
2027 Owner Occupied Housing Units	1,756	13,132	44,065
2027 Renter Occupied Housing Units	560	2,657	14,284
2027 Vacant Housing Units	101	739	3,795

Currently, 71.0% of the 60,716 housing units in the area are owner occupied; 24.1%, renter occupied; and 5.0% 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 60,166 housing units in the area and 5.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.41%. Median home value in the area is \$264,337, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.30% annually to \$296,103.

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.