

# 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

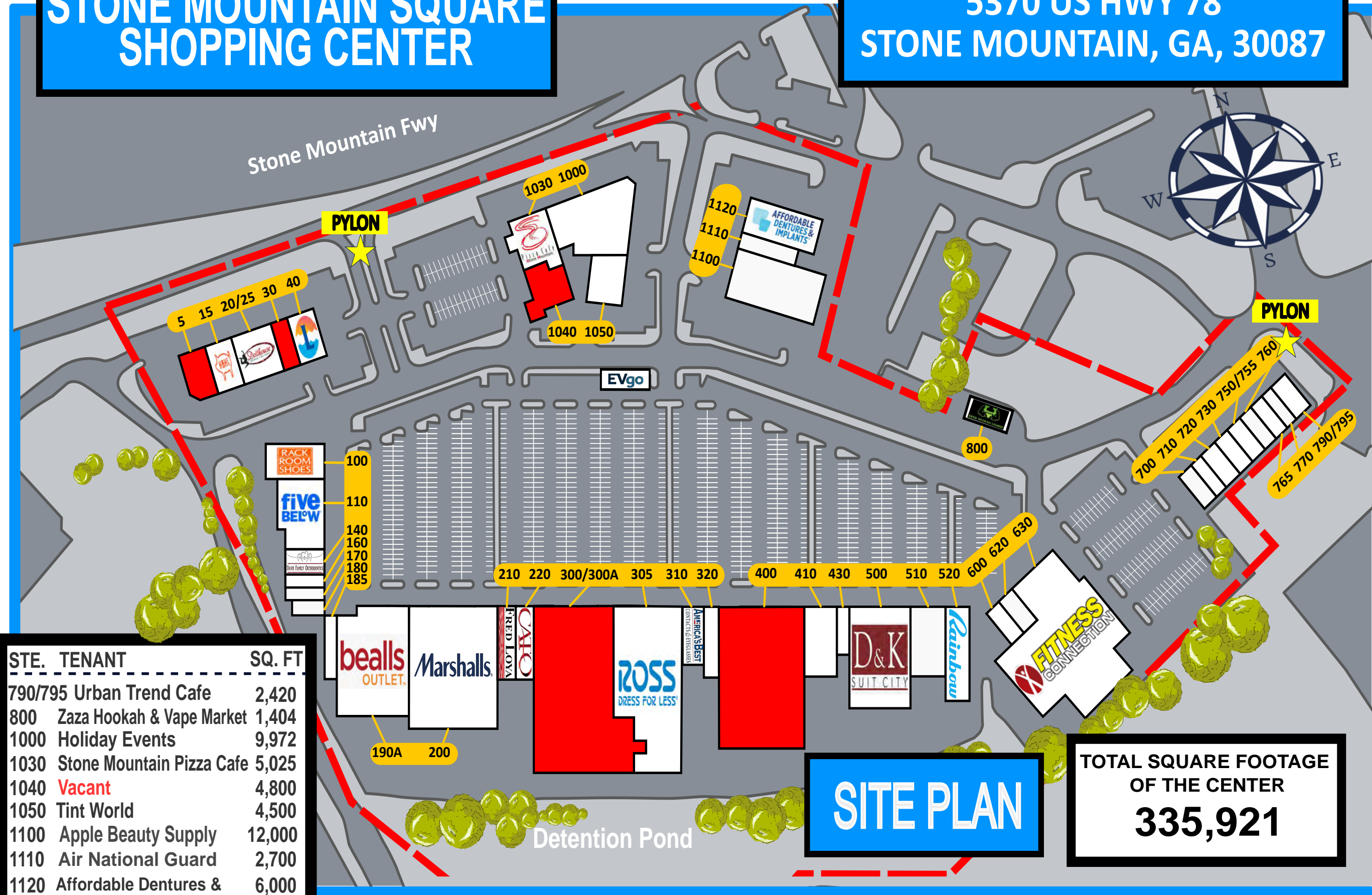
Jacob Sedgh | jsedgh1@hotmail.com

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5370 US HWY 78  
STONE MOUNTAIN, GA, 30087

STE.	TENANT	SQ. FT
5	Vacant - Restaurant	2,990
15	Honey Baked Ham Co.	3,060
20/25	Dollhouse Dance Factory	6,580
30	Vacant - Restaurant	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	Beall's 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 (Available Soon)	32,000
410	Hibbett Sporting Goods	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	Kutz by Kaine (Opening Soon)	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	Charmed, LLC	1,000
765	Foo Hair Salon	1,300
770	Brothers Nail Salon (Opening Soon)	1,200

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



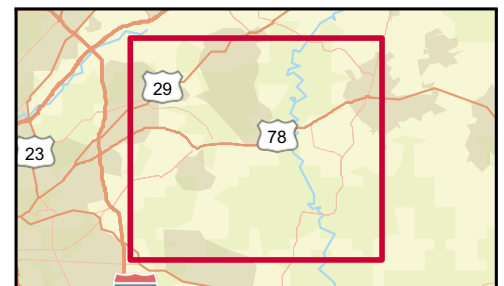
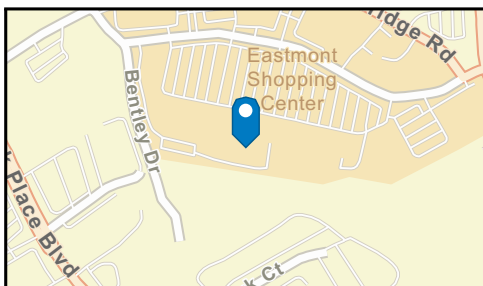
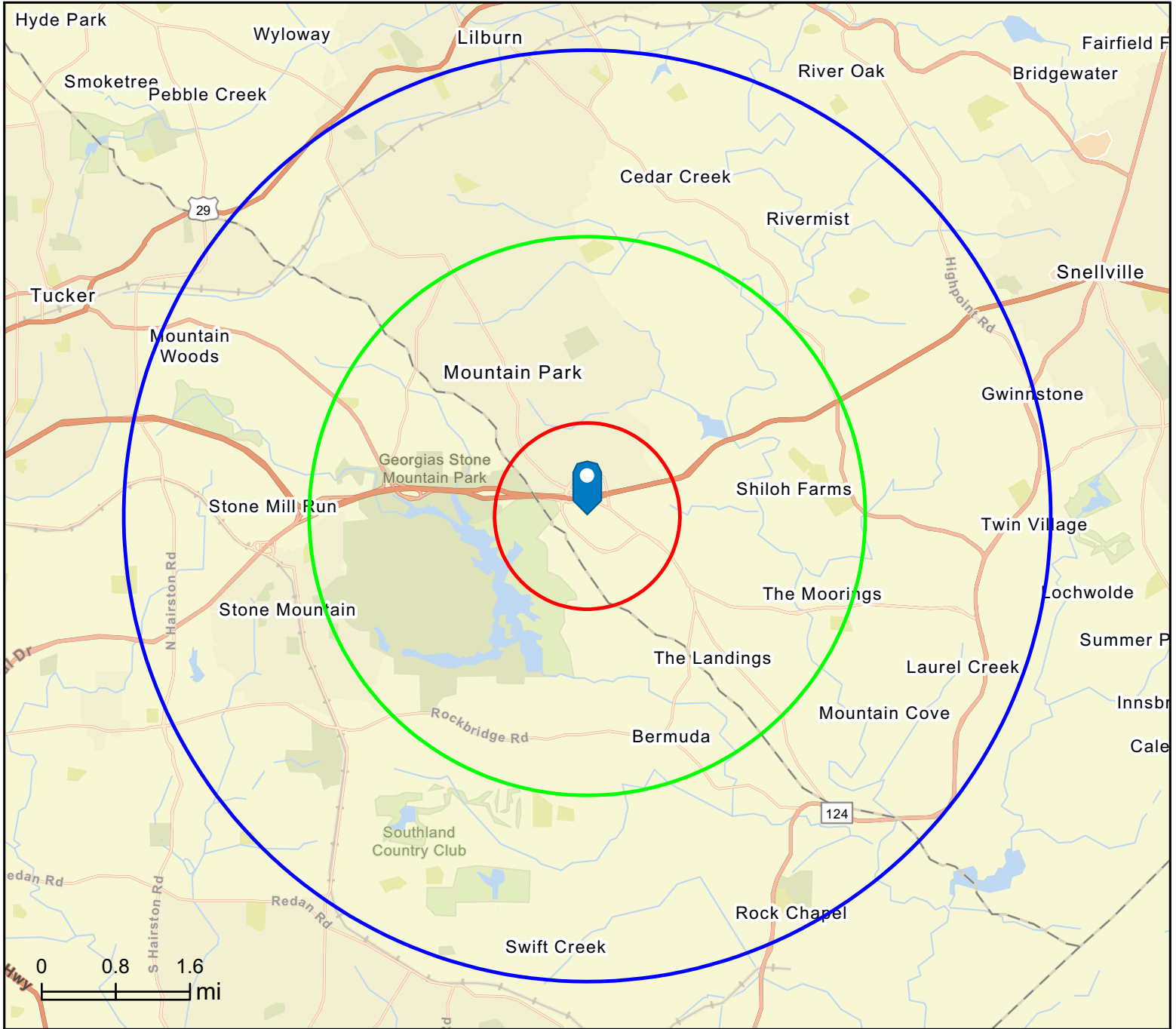
## SITE PLAN

TOTAL SQUARE FOOTAGE  
OF THE CENTER  
**335,921**

# Site Map

Stone Mountain Square Shopping Center, GA, USA  
Ring: 1 mile radius

Latitude: 33.8198  
Longitude: -84.1162



# Executive Summary

Stone Mountain Square Shopping Center, GA, USA  
Rings: 1, 3, 5 mile radii

Latitude: 33.8198  
Longitude: -84.1162

	1 mile	3 mile	5 mile
<b>Population</b>			
2010 Population	4,035	40,689	147,745
2020 Population	4,599	45,237	166,011
2024 Population	4,539	44,652	166,756
2029 Population	5,127	44,901	167,352
2010-2020 Annual Rate	1.32%	1.07%	1.17%
2020-2024 Annual Rate	-0.31%	-0.31%	0.11%
2024-2029 Annual Rate	2.47%	0.11%	0.07%
2020 Male Population	46.5%	47.6%	47.3%
2020 Female Population	53.5%	52.4%	52.7%
2020 Median Age	41.7	41.2	38.2
2024 Male Population	46.9%	48.3%	48.1%
2024 Female Population	53.1%	51.7%	51.9%
2024 Median Age	42.1	41.4	38.8

In the identified area, the current year population is 166,756. In 2020, the Census count in the area was 166,011. The rate of change since 2020 was 0.11% annually. The five-year projection for the population in the area is 167,352 representing a change of 0.07% annually from 2024 to 2029. Currently, the population is 48.1% male and 51.9% female.

### Median Age

The median age in this area is 38.8, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	31.3%	30.4%	22.5%
2024 Black Alone	38.0%	45.7%	54.1%
2024 American Indian/Alaska Native Alone	0.7%	0.6%	0.5%
2024 Asian Alone	15.6%	10.1%	9.9%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	5.9%	5.5%	5.6%
2024 Two or More Races	8.4%	7.8%	7.3%
2024 Hispanic Origin (Any Race)	11.6%	11.5%	11.1%

Persons of Hispanic origin represent 11.1% of the population in the identified area compared to 19.6% 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 71.0 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	115	125	101
2010 Households	1,806	14,692	52,150
2020 Households	1,898	15,762	56,717
2024 Households	1,888	15,614	57,116
2029 Households	2,140	15,864	57,749
2010-2020 Annual Rate	0.50%	0.71%	0.84%
2020-2024 Annual Rate	-0.12%	-0.22%	0.17%
2024-2029 Annual Rate	2.54%	0.32%	0.22%
2024 Average Household Size	2.40	2.86	2.91

The household count in this area has changed from 56,717 in 2020 to 57,116 in the current year, a change of 0.17% annually. The five-year projection of households is 57,749, a change of 0.22% annually from the current year total. Average household size is currently 2.91, compared to 2.92 in the year 2020. The number of families in the current year is 41,694 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

# Executive Summary

Stone Mountain Square Shopping Center, GA, USA  
Rings: 1, 3, 5 mile radii

Latitude: 33.8198  
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	1 mile	3 mile	5 mile
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	30.2%	23.6%	26.7%
<b>Median Household Income</b>			
2024 Median Household Income	\$80,055	\$101,409	\$84,197
2029 Median Household Income	\$95,361	\$115,385	\$101,974
2024-2029 Annual Rate	3.56%	2.62%	3.91%
<b>Average Household Income</b>			
2024 Average Household Income	\$113,885	\$126,072	\$110,549
2029 Average Household Income	\$132,850	\$146,657	\$130,349
2024-2029 Annual Rate	3.13%	3.07%	3.35%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$43,067	\$43,725	\$37,919
2029 Per Capita Income	\$50,931	\$51,378	\$45,033
2024-2029 Annual Rate	3.41%	3.28%	3.50%
<b>GINI Index</b>			
2024 Gini Index	37.3	34.2	37.8

### Households by Income

Current median household income is \$84,197 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$101,974 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$110,549 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$130,349 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$37,919 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$45,033 in five years, compared to \$51,203 for all U.S. households.

### Housing

2024 Housing Affordability Index	80	103	91
2010 Total Housing Units	2,001	15,812	56,962
2010 Owner Occupied Housing Units	1,257	12,390	39,020
2010 Renter Occupied Housing Units	549	2,302	13,130
2010 Vacant Housing Units	195	1,120	4,812
2020 Total Housing Units	1,969	16,377	59,764
2020 Owner Occupied Housing Units	1,295	12,622	40,051
2020 Renter Occupied Housing Units	603	3,140	16,666
2020 Vacant Housing Units	95	630	2,974
2024 Total Housing Units	1,949	16,114	59,899
2024 Owner Occupied Housing Units	1,355	12,868	41,835
2024 Renter Occupied Housing Units	533	2,746	15,281
2024 Vacant Housing Units	61	500	2,783
2029 Total Housing Units	2,204	16,486	60,974
2029 Owner Occupied Housing Units	1,399	13,115	43,177
2029 Renter Occupied Housing Units	741	2,749	14,572
2029 Vacant Housing Units	64	622	3,225

### Socioeconomic Status Index

2024 Socioeconomic Status Index	51.6	54.0	50.1
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Currently, 69.8% of the 59,899 housing units in the area are owner occupied; 25.5% renter occupied; and 4.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 59,764 housing units in the area and 5.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.05%. Median home value in the area is \$359,211, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.24% annually to \$401,263.

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