



STONE MOUNTAIN SQUARE SHOPPING CENTER



LOCATION

5370 US Hwy 78
Stone Mountain, GA, 30087

SIZE

336,121 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
five BELOW
ROSS DRESS FOR LESS
FITNESS CONNECTION
bealls OUTLET
CATO
RACK ROOM SHOES
D&K SUIT CITY

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	4,906	44,915	166,843
2030 Proj. Population	5,133	44,915	166,733
2025 Households	2,034	15,742	57,233
2030 Proj. Households	2,132	15,661	57,340
2025 Median HH Income	$84,669	$103,104	$86,029
Proj. Median HH Income	$96,422	$115,840	$100,088
2025 Average HH Income	$109,270	$124,074	$108,487
Proj. Average HH Income	$121,052	$137,242	$120,980

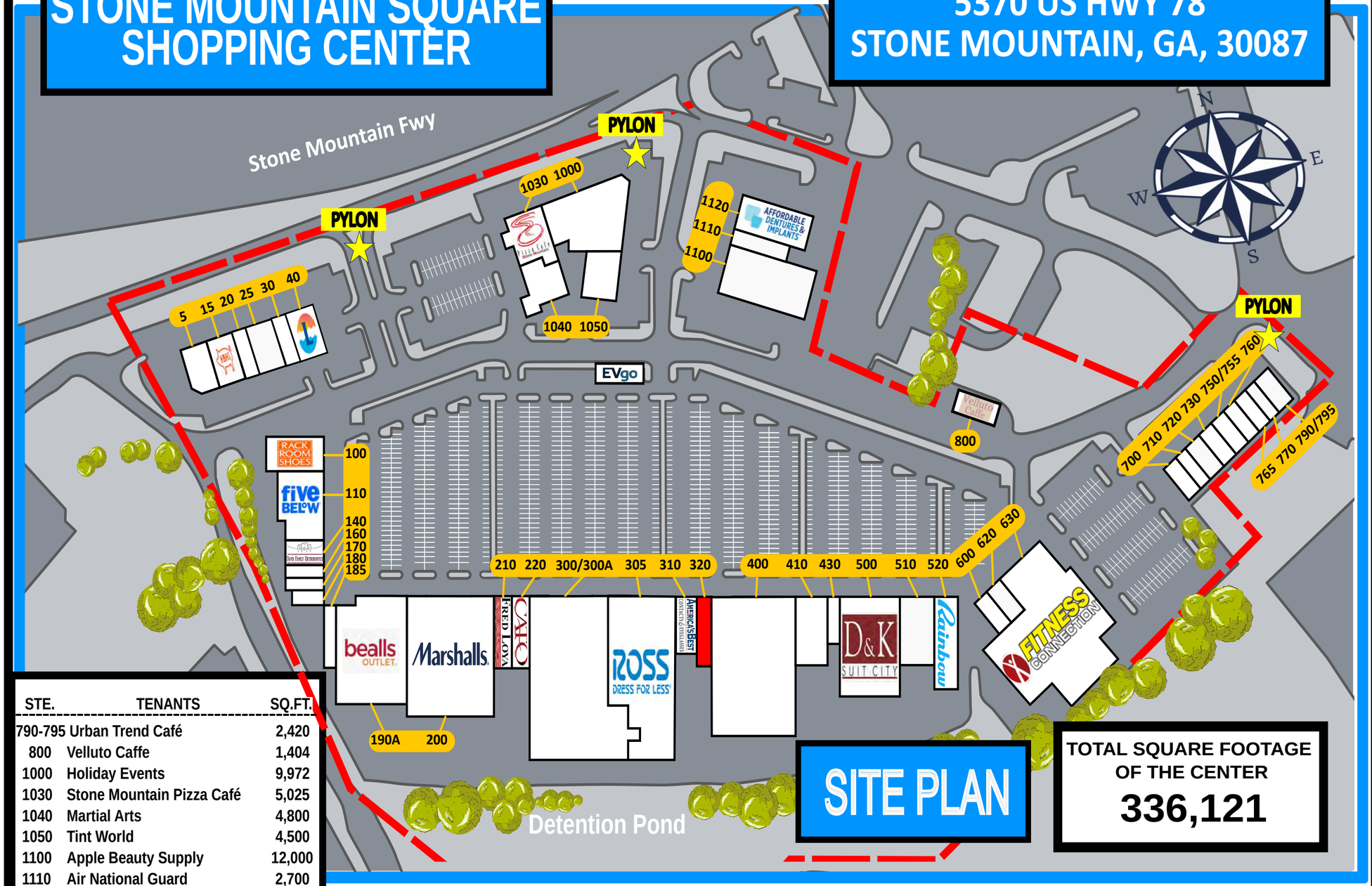
More Information, call us | 917-288-0049
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STE	TENANTS	SQ.FT.
5	Hot Pot & BBQ Brothers (Opening Soon)	2,990
15	Honey Baked Ham Co.	3,060
20	Oil & Zooties Inc	1,260
25	Sugar Polish Nail Bar (Opening Soon)	5,320
30	The Stone Fox Restaurant (Opening Soon)	2,540
40	Leslie's Pool Mart	4,000
100	Rack Room Shoes	5,000
110	Five Below	8,859
140	Orthodontics Centers	2,600
160	Diamond Nails	1,105
170	American Title Loans	1,235
180	Buy Elegance (Opening Soon)	1,260
185	Zoya Hookah & Cafe (Opening Soon)	2,501
190A	Beall's Outlet	20,290
200	Marshalls	27,000
210	Fred Loya Insurance	2,500
220	Cato	4,000
300/300A	Negotiating LOI	34,751
305	Ross Dress for Less	30,187
310	America's Best Contact	3,200
320	VACANT	2,500
400	Negotiating LOI	32,200
410	Hibbett Sporting Goods	6,000
430	Magical Waxing	1,300
500	D&K Suit City	15,930
510	Reveal Salon Suites	6,007
520	Rainbow	5,600
600	El Metate Cantina Mexicana (Opening Soon)	2,400
620	Kutz by Kaine	1,250
630	Fitness Connection	37,905
700	Pho Bros Vietnamese & Thai	1,920
710	Stars Tobacco	895
720	Healing Arts (Opening Soon)	2,110
730	Boone Clinic Chiropractor	1,500
750-755	So Aesthetic Beauty Bar	2,625
760	All State Insurance	1,000
765	Foo Hair Salon	1,300
770	Nail Brothers	1,200

STE.	TENANTS	SQ.FT.
790-795	Urban Trend Café	2,420
800	Velluto Caffe	1,404
1000	Holiday Events	9,972
1030	Stone Mountain Pizza Café	5,025
1040	Martial Arts	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

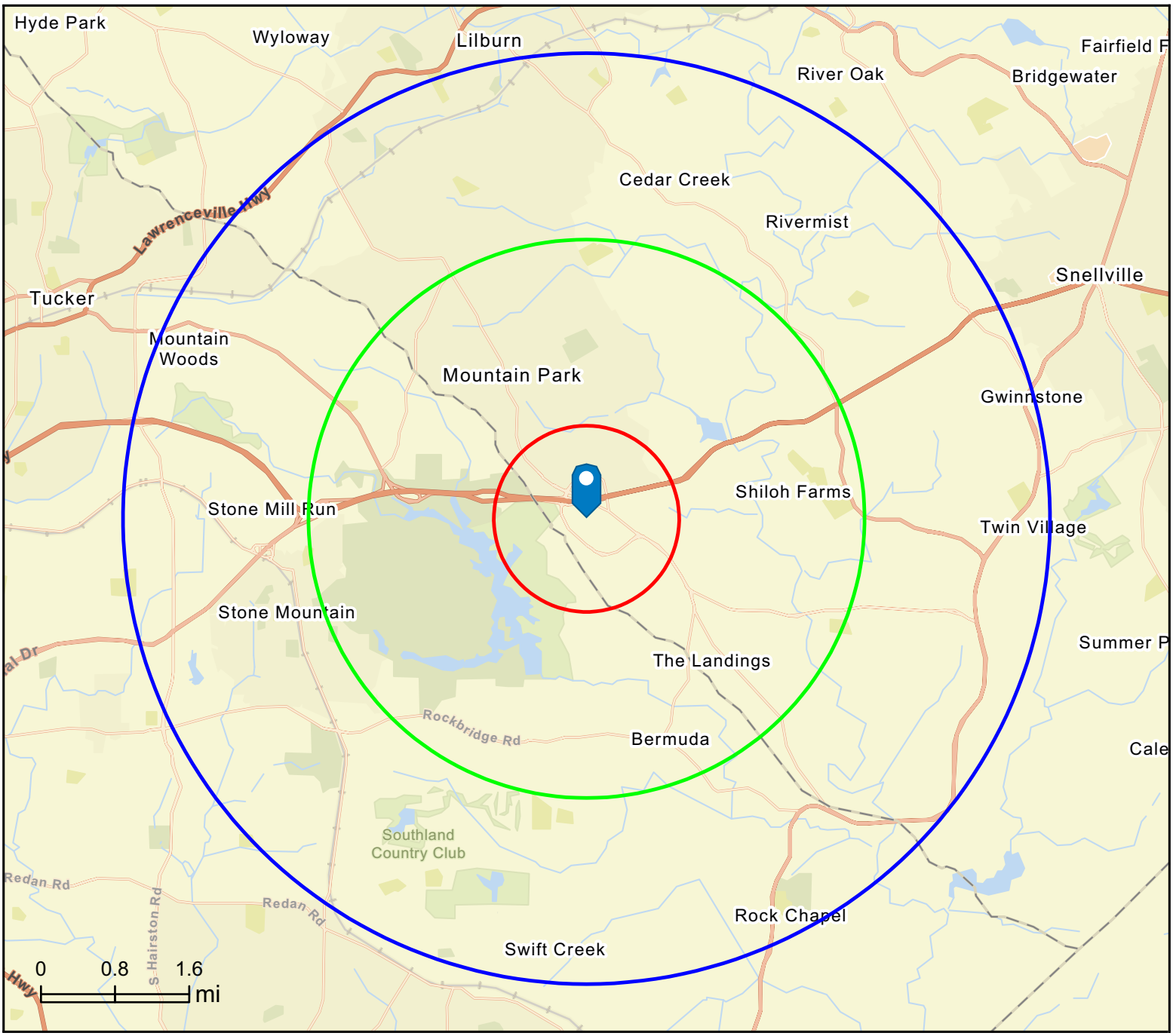
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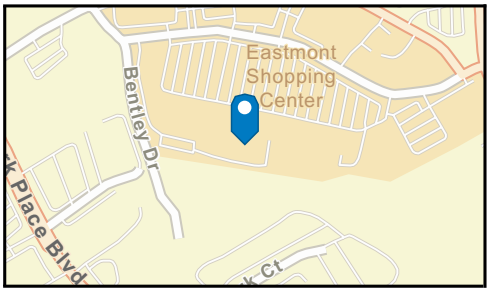

Walmart
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
NCG CINEMA
DOLLAR TREE
planet fitness
Superstore
K&G FASHION SUPERSTORE
Lowe's Home Improvement
Walmart Supercenter
Harbor Freight
NCG Cinema - Stone Mountain
Dollar Tree
Planet Fitness
5370 US-78
LA Fitness
LA FITNESS
Advance Auto Parts
STONE MOUNTAIN SQUARE
5370 US Hwy 78
Stone Mountain, GA 30087
LOWE'S
ADVANCE AUTO PARTS
Fitness Connection
FITNESS CONNECTION
COSTCO WHOLESALE
ROSS DRESS FOR LESS
Chick-fil-A
five BELOW
RACK ROOM SHOES
Marshalls
WHATABURGER
Soundscapes School of Music - Stone Mountain
Amazon prime for Gwinnett Fulfillment center
amazonfulfillment

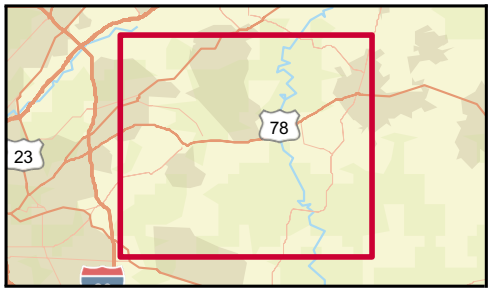
Site Map

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

Latitude: 33.8198
Longitude: -84.1162







September 27, 2025

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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
Population			
2010 Population	4,035	40,689	147,745
2020 Population	4,599	45,237	166,011
2025 Population	4,906	44,915	166,843
2030 Population	5,133	44,473	166,733
2010-2020 Annual Rate	1.32%	1.07%	1.17%
2020-2025 Annual Rate	1.24%	-0.14%	0.10%
2025-2030 Annual Rate	0.91%	-0.20%	-0.01%
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
2025 Male Population	47.2%	48.1%	48.0%
2025 Female Population	52.8%	51.9%	52.0%
2025 Median Age	41.6	41.6	38.9

In the identified area, the current year population is 166,843. In 2020, the Census count in the area was 166,011. The rate of change since 2020 was 0.10% annually. The five-year projection for the population in the area is 166,733 representing a change of -0.01% annually from 2025 to 2030. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 38.9, compared to U.S. median age of 39.6.

Race and Ethnicity			
2025 White Alone	30.2%	29.7%	22.0%
2025 Black Alone	38.5%	45.9%	54.4%
2025 American Indian/Alaska Native Alone	0.7%	0.6%	0.5%
2025 Asian Alone	16.3%	10.5%	10.1%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	5.8%	5.5%	5.6%
2025 Two or More Races	8.4%	7.9%	7.4%
2025 Hispanic Origin (Any Race)	11.4%	11.4%	10.9%

Persons of Hispanic origin represent 10.9% of the population in the identified area compared to 19.7% 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 70.8 in the identified area, compared to 72.7 for the U.S. as a whole.

Households			
2025 Wealth Index	96	119	95
2010 Households	1,806	14,692	52,150
2020 Households	1,898	15,762	56,717
2025 Households	2,034	15,742	57,233
2030 Households	2,132	15,661	57,340
2010-2020 Annual Rate	0.50%	0.71%	0.84%
2020-2025 Annual Rate	1.33%	-0.02%	0.17%
2025-2030 Annual Rate	0.95%	-0.10%	0.04%
2025 Average Household Size	2.41	2.85	2.91

The household count in this area has changed from 56,717 in 2020 to 57,233 in the current year, a change of 0.17% annually. The five-year projection of households is 57,340, a change of 0.04% 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 41,559 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 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Rings: 1, 3, 5 mile radii

Latitude: 33.8198
Longitude: -84.1162

	1 mile	3 mile	5 mile
Mortgage Income			
2025 Percent of Income for Mortgage	29.5%	23.9%	26.9%
Median Household Income			
2025 Median Household Income	$84,669	$103,104	$86,029
2030 Median Household Income	$96,422	$115,840	$100,088
2025-2030 Annual Rate	2.63%	2.36%	3.07%
Average Household Income			
2025 Average Household Income	$109,270	$124,074	$108,487
2030 Average Household Income	$121,052	$137,242	$120,980
2025-2030 Annual Rate	2.07%	2.04%	2.20%
Per Capita Income			
2025 Per Capita Income	$41,543	$43,160	$37,235
2030 Per Capita Income	$46,404	$47,957	$41,624
2025-2030 Annual Rate	2.24%	2.13%	2.25%
GINI Index			
2025 Gini Index	40.1	38.7	41.9
Households by Income			

Current median household income is $86,029 in the area, compared to $81,624 for all U.S. households. Median household income is projected to be $100,088 in five years, compared to $92,476 all U.S. households.

Current average household income is $108,487 in this area, compared to $116,179 for all U.S. households. Average household income is projected to be $120,980 in five years, compared to $128,612 for all U.S. households.

Current per capita income is $37,235 in the area, compared to the U.S. per capita income of $45,360. The per capita income is projected to be $41,624 in five years, compared to $50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	77	95	84
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
2025 Total Housing Units	2,193	16,351	60,105
2025 Owner Occupied Housing Units	1,339	12,833	41,811
2025 Renter Occupied Housing Units	695	2,909	15,422
2025 Vacant Housing Units	159	609	2,872
2030 Total Housing Units	2,282	16,493	60,947
2030 Owner Occupied Housing Units	1,368	12,901	42,741
2030 Renter Occupied Housing Units	764	2,760	14,600
2030 Vacant Housing Units	150	832	3,607
Socioeconomic Status Index			
2025 Socioeconomic Status Index	48.7	52.8	48.7

Currently, 69.6% of the 60,105 housing units in the area are owner occupied; 25.7%, renter occupied; and 4.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% 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 0.11%. Median home value in the area is $370,092, compared to a median home value of $370,578 for the U.S. In five years, median value is projected to change by 2.58% annually to $420,433.

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.
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