



3.51 Acres Commercial Land
E Ponce De Leon Ave/Mountain Industrial Blvd
Stone Mountain, GA 30083

Stone Mountain Industrial Blvd

E Ponce De Leon Ave

Presented By:

The Jordan Company

Rob Jordan

4200 Northside Parkway, Bldg 3, Suite A

Atlanta, Georgia 30327

(404) 237 – 2900 Ext. 102

rjordan@rjordancompany.com



Jordan Company
Investment & Commercial Real Estate



Location: The subject property is located on the signalized, northwest corner of the E Ponce De Leon Ave and Stone Mountain Industrial Blvd intersection in Dekalb County. Located +/- .6 miles south of Stone Mountain Hwy and +/- 3.25 miles east of the I-285.

Within a three mile radius there is a population of 72,947 with a median household income of \$40,236.

Utilities: All available

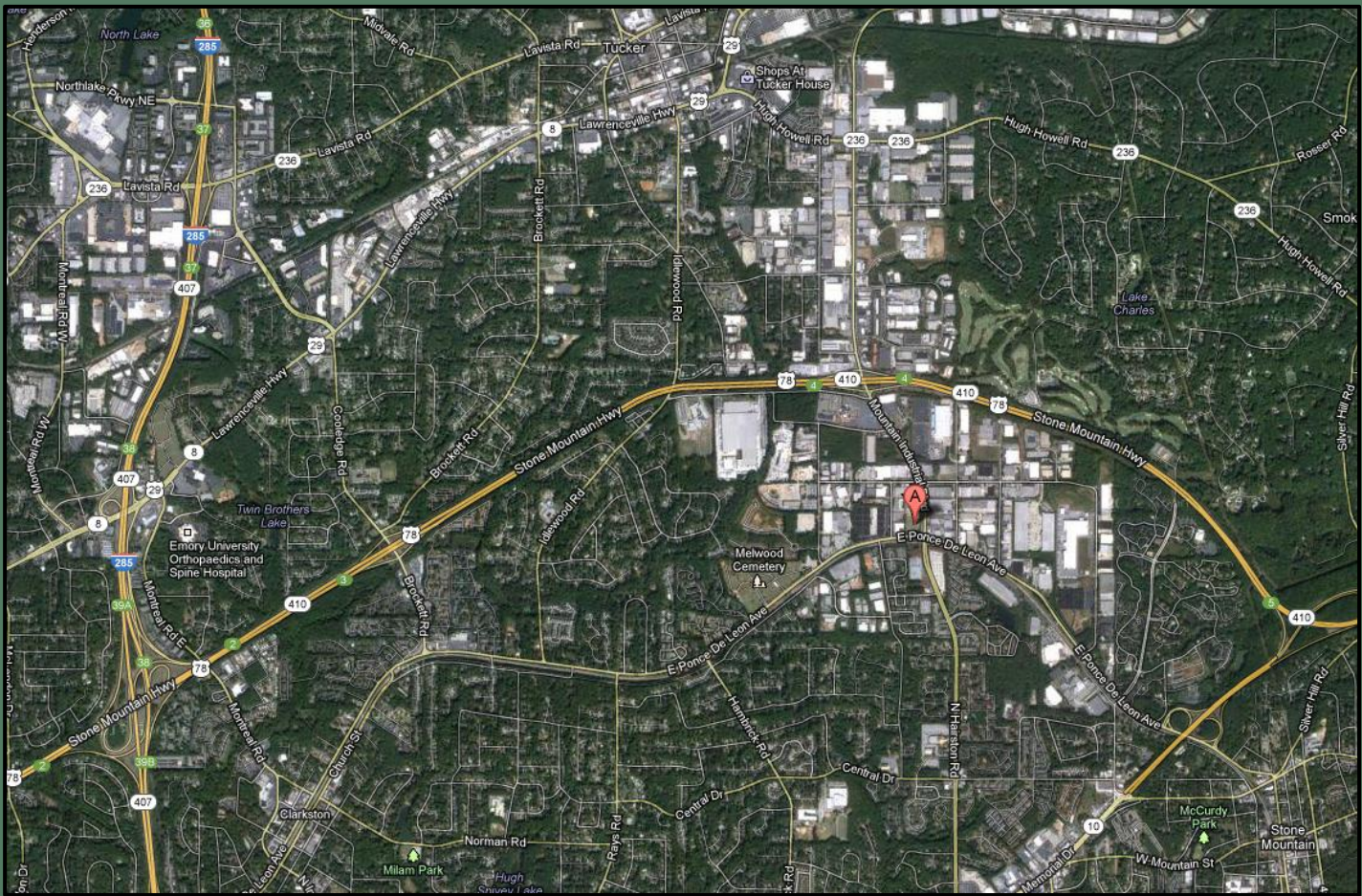
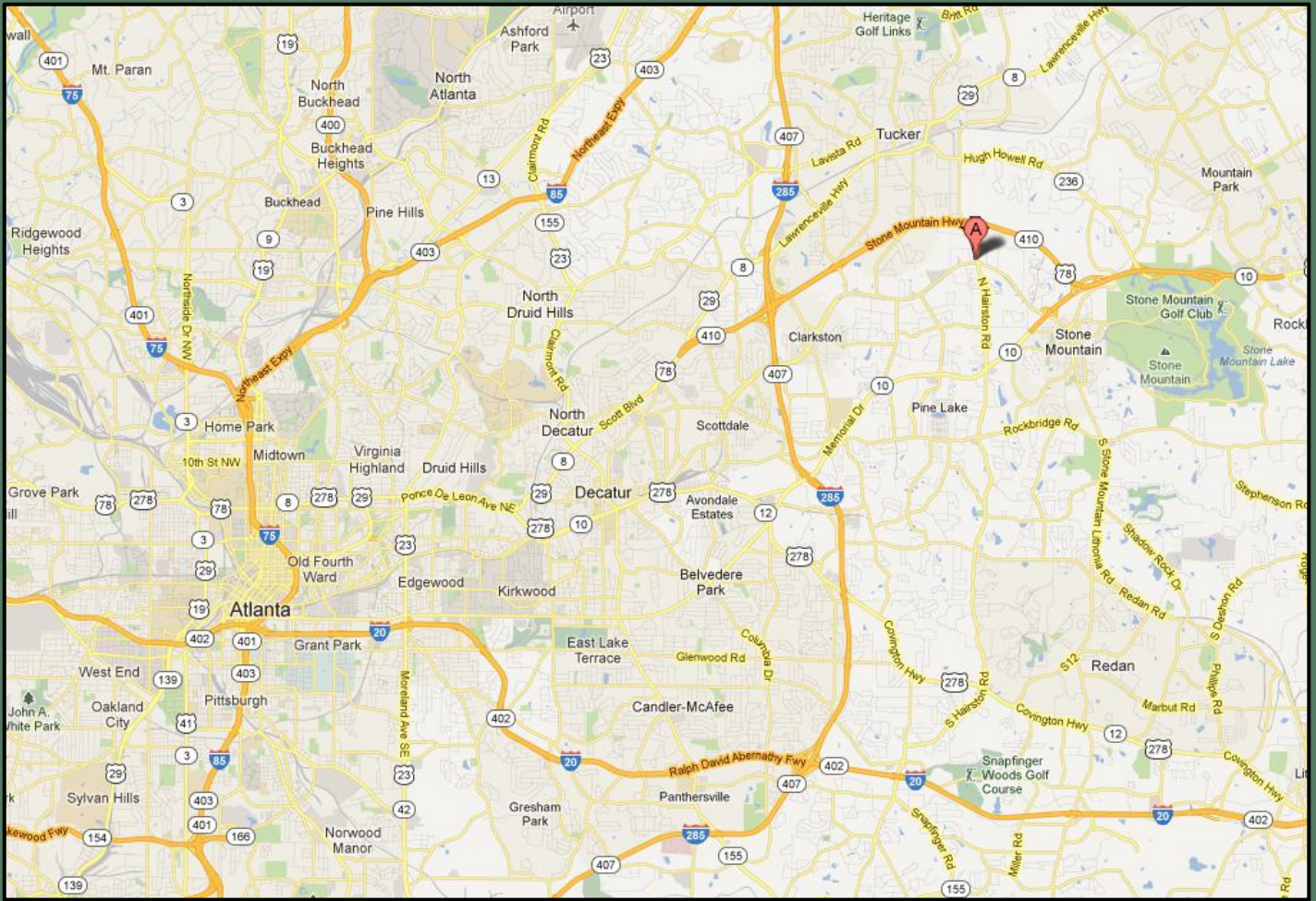
Acreage: +/- 3.51

Traffic Counts +/- 22,770 vehicles per day on Stone Mountain Industrial Blvd
+/- 11,820 vehicles per day on E Ponce De Leon Ave

Frontage: +/- 370 feet on E Ponce De Leon Avenue
+/- 400 feet on Stone Mountain Industrial Boulevard

Zoning: C-1- general commercial

Price: \$1,528,956 (\$435,600/acre)



The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.

Demographics

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	4,233	34,819	102,997
2011 Female Population	4,742	38,128	105,871
% 2011 Male Population	47.16%	47.73%	49.31%
% 2011 Female Population	52.84%	52.27%	50.69%
2011 Total Adult Population	6,576	51,008	149,680
2011 Total Daytime Population	9,647	69,741	189,847
2011 Total Daytime Work Population	5,093	33,223	87,833
2011 Median Age Total Population	28	29	31
2011 Median Age Adult Population	35	39	41
2011 Age 0-5	958	8,222	21,535
2011 Age 6-13	988	9,292	25,261
2011 Age 14-17	454	4,425	12,393
2011 Age 18-20	354	3,034	8,925
2011 Age 21-24	839	4,761	13,006
2011 Age 25-29	1,119	6,441	16,497
2011 Age 30-34	889	5,645	15,193
2011 Age 35-39	747	5,589	15,854
2011 Age 40-44	628	5,030	15,562
2011 Age 45-49	525	4,658	14,800
2011 Age 50-54	419	4,173	12,929
2011 Age 55-59	354	3,481	10,712
2011 Age 60-64	224	2,803	8,680
2011 Age 65-69	177	1,894	6,162
2011 Age 70-74	101	1,309	4,302
2011 Age 75-79	85	981	3,220
2011 Age 80-84	49	630	2,118
2011 Age 85+	66	579	1,720
% 2011 Age 0-5	10.67%	11.27%	10.31%
% 2011 Age 6-13	11.01%	12.74%	12.09%
% 2011 Age 14-17	5.06%	6.07%	5.93%
% 2011 Age 18-20	3.94%	4.16%	4.27%
% 2011 Age 21-24	9.35%	6.53%	6.23%
% 2011 Age 25-29	12.47%	8.83%	7.90%
% 2011 Age 30-34	9.90%	7.74%	7.27%
% 2011 Age 35-39	8.32%	7.66%	7.59%
% 2011 Age 40-44	7.00%	6.90%	7.45%
% 2011 Age 45-49	5.85%	6.39%	7.09%
% 2011 Age 50-54	4.67%	5.72%	6.19%
% 2011 Age 55-59	3.94%	4.77%	5.13%
% 2011 Age 60-64	2.50%	3.84%	4.16%
% 2011 Age 65-69	1.97%	2.60%	2.95%

The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.

% 2011 Age 70-74	1.13%	1.79%	2.06%
% 2011 Age 75-79	0.95%	1.34%	1.54%
% 2011 Age 80-84	0.55%	0.86%	1.01%
% 2011 Age 85+	0.74%	0.79%	0.82%
2011 White Population	1,100	19,296	72,037
2011 Black Population	6,833	43,443	99,722
2011 Asian/Hawaiian/Pacific Islander	377	5,518	18,918
2011 American Indian/Alaska Native	15	225	847
2011 Other Population (Incl 2+ Races)	650	4,466	17,344
2011 Hispanic Population	683	5,191	25,230
2011 Non-Hispanic Population	8,293	67,757	183,638
% 2011 White Population	12.26%	26.45%	34.49%
% 2011 Black Population	76.13%	59.55%	47.74%
% 2011 Asian/Hawaiian/Pacific Islander	4.20%	7.56%	9.06%
% 2011 American Indian/Alaska Native	0.17%	0.31%	0.41%
% 2011 Other Population (Incl 2+ Races)	7.24%	6.12%	8.30%
% 2011 Hispanic Population	7.61%	7.12%	12.08%
% 2011 Non-Hispanic Population	92.39%	92.88%	87.92%
2000 Non-Hispanic White	1,358	23,166	78,554
2000 Non-Hispanic Black	6,790	42,580	96,163
2000 Non-Hispanic Amer Indian/Alaska Native	15	166	500
2000 Non-Hispanic Asian	434	4,309	14,642
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	5	157
2000 Non-Hispanic Some Other Race	37	292	662
2000 Non-Hispanic Two or More Races	206	1,838	5,573
% 2000 Non-Hispanic White	15.36%	32.02%	40.03%
% 2000 Non-Hispanic Black	76.81%	58.85%	49.00%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.17%	0.23%	0.25%
% 2000 Non-Hispanic Asian	4.91%	5.96%	7.46%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.01%	0.08%
% 2000 Non-Hispanic Some Other Race	0.42%	0.40%	0.34%
% 2000 Non-Hispanic Two or More Races	2.33%	2.54%	2.84%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	8,976	72,948	208,868
2011 Total Households	3,824	28,287	76,905
Population Change 1990-2011	1,021	6,587	30,244
Household Change 1990-2011	163	1,867	7,967
% Population Change 1990-2011	12.83%	9.93%	16.93%
% Household Change 1990-2011	4.45%	7.07%	11.56%
Population Change 2000-2011	-760	-4,091	-1,706
Household Change 2000-2011	-178	-434	112
% Population Change 2000-2011	-7.81%	-5.31%	-0.81%

The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.

% Households Change 2000-2011	-4.45%	-1.51%	0.15%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	4,238	30,118	79,842
2000 Occupied Housing Units	4,015	28,716	76,653
2000 Owner Occupied Housing Units	1,238	14,420	45,584
2000 Renter Occupied Housing Units	2,778	14,296	31,069
2000 Vacant Housing Units	223	1,403	3,189
% 2000 Occupied Housing Units	94.74%	95.34%	96.01%
% 2000 Owner Occupied Housing Units	29.21%	47.88%	57.09%
% 2000 Renter Occupied Housing Units	65.53%	47.47%	38.91%
% 2000 Vacant Housing Units	5.26%	4.66%	3.99%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$39,569	\$40,236	\$49,360
2011 Per Capita Income	\$23,391	\$24,540	\$26,743
2011 Average Household Income	\$54,905	\$63,285	\$72,631
2011 Household Income < \$10,000	277	2,417	5,373
2011 Household Income \$10,000-\$14,999	149	1,168	3,294
2011 Household Income \$15,000-\$19,999	130	1,866	4,161
2011 Household Income \$20,000-\$24,999	406	2,078	4,624
2011 Household Income \$25,000-\$29,999	315	2,110	4,741
2011 Household Income \$30,000-\$34,999	328	2,294	5,154
2011 Household Income \$35,000-\$39,999	337	2,129	4,536
2011 Household Income \$40,000-\$44,999	316	1,710	3,866
2011 Household Income \$45,000-\$49,999	224	1,260	3,099
2011 Household Income \$50,000-\$59,999	325	2,366	6,197
2011 Household Income \$60,000-\$74,999	366	2,888	8,106
2011 Household Income \$75,000-\$99,999	268	1,904	8,699
2011 Household Income \$100,000-\$124,999	101	1,101	4,985
2011 Household Income \$125,000-\$149,999	110	1,155	3,755
2011 Household Income \$150,000-\$199,999	143	1,091	3,706
2011 Household Income \$200,000-\$249,999	13	370	1,238
2011 Household Income \$250,000-\$499,999	18	358	1,272
2011 Household Income \$500,000+	n/a	21	98
2011 Household Income \$200,000+	30	749	2,608
% 2011 Household Income < \$10,000	7.24%	8.54%	6.99%
% 2011 Household Income \$10,000-\$14,999	3.89%	4.13%	4.28%
% 2011 Household Income \$15,000-\$19,999	3.40%	6.60%	5.41%
% 2011 Household Income \$20,000-\$24,999	10.61%	7.35%	6.01%
% 2011 Household Income \$25,000-\$29,999	8.23%	7.46%	6.16%
% 2011 Household Income \$30,000-\$34,999	8.57%	8.11%	6.70%
% 2011 Household Income \$35,000-\$39,999	8.81%	7.53%	5.90%
% 2011 Household Income \$40,000-\$44,999	8.26%	6.05%	5.03%
% 2011 Household Income \$45,000-\$49,999	5.85%	4.45%	4.03%
% 2011 Household Income \$50,000-\$59,999	8.49%	8.36%	8.06%

The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.

% 2011 Household Income \$60,000-\$74,999	9.57%	10.21%	10.54%
% 2011 Household Income \$75,000-\$99,999	7.00%	6.73%	11.31%
% 2011 Household Income \$100,000-\$124,999	2.64%	3.89%	6.48%
% 2011 Household Income \$125,000-\$149,999	2.88%	4.08%	4.88%
% 2011 Household Income \$150,000-\$199,999	3.74%	3.86%	4.82%
% 2011 Household Income \$200,000-\$249,999	0.34%	1.31%	1.61%
% 2011 Household Income \$250,000-\$499,999	0.47%	1.27%	1.65%
% 2011 Household Income \$500,000+	0.00%	0.07%	0.13%
% 2011 Household Income \$200,000+	0.78%	2.65%	3.39%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$1,180,009	\$10,099,132	\$31,019,572
2011 Jewelry Stores	\$891,323	\$7,527,231	\$22,906,542
2011 Mens Clothing Stores	\$1,726,556	\$14,760,470	\$45,021,588
2011 Shoe Stores	\$1,605,383	\$13,831,073	\$42,330,671
2011 Womens Clothing Stores	\$3,062,603	\$26,085,024	\$78,475,036
2011 Automobile Dealers	\$22,568,025	\$188,897,327	\$556,443,582
2011 Automotive Parts/Acc/Repair Stores	\$2,665,332	\$22,555,768	\$67,740,720
2011 Other Motor Vehicle Dealers	\$785,632	\$6,748,341	\$20,622,540
2011 Tire Dealers	\$724,603	\$6,085,754	\$18,240,550
2011 Hardware Stores	\$340,376	\$3,342,509	\$11,319,065
2011 Home Centers	\$2,234,302	\$19,333,874	\$57,486,645
2011 Nursery/Garden Centers	\$769,115	\$6,443,751	\$19,302,318
2011 Outdoor Power Equipment Stores	\$302,823	\$2,467,872	\$6,869,804
2011 Paint/Wallpaper Stores	\$88,862	\$747,229	\$2,153,341
2011 Appliance/TV/Other Electronics Stores	\$1,984,579	\$16,932,564	\$51,794,372
2011 Camera/Photographic Supplies Stores	\$335,272	\$2,861,767	\$8,632,683
2011 Computer/Software Stores	\$1,024,576	\$8,683,485	\$25,813,545
2011 Beer/Wine/Liquor Stores	\$1,266,103	\$10,880,895	\$33,475,339
2011 Convenience/Specialty Food Stores	\$2,898,810	\$19,143,964	\$60,396,046
2011 Restaurant Expenditures	\$14,048,873	\$99,721,206	\$326,571,082
2011 Supermarkets/Other Grocery excl Conv	\$14,659,073	\$124,966,837	\$375,790,780
2011 Furniture Stores	\$2,098,888	\$17,792,297	\$53,511,716
2011 Home Furnishings Stores	\$1,282,571	\$11,105,889	\$34,524,963
2011 Gen Merch/Appliance/Furniture Stores	\$18,435,439	\$157,003,363	\$474,350,285
2011 Gasoline Stations w/ Convenience Stores	\$11,648,383	\$94,920,868	\$293,336,226
2011 Other Gasoline Stations	\$8,749,572	\$75,776,904	\$232,940,180
2011 Department Stores excl Leased Depts	\$20,420,019	\$173,935,928	\$526,144,656
2011 General Merchandise Stores	\$16,336,550	\$139,211,067	\$420,838,566
2011 Other Health/Personal Care Stores	\$1,431,305	\$12,026,014	\$35,494,070
2011 Pharmacies/Drug Stores	\$7,076,487	\$60,152,838	\$180,286,983
2011 Pet/Pet Supplies Stores	\$1,007,917	\$8,617,672	\$25,797,026
2011 Book/Periodical/Music Stores	\$272,492	\$2,374,180	\$7,325,137
2011 Hobby/Toy/Game Stores	\$496,942	\$4,011,243	\$10,357,024
2011 Musical Instrument/Supplies Stores	\$195,676	\$1,647,530	\$4,910,104

The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.