



Heritage Commercial Realty, Inc.

Serving your commercial real estate needs since 1984.

Suite 225, 5579-B Chamblee Dunwoody Road, Atlanta, Georgia 30338

Phone: 770-395-9111 ♦ Email: hcrinc@windstream.net ♦ Web Site: HeritageComRealty.com

This tract of land is located in the same trade area as the Kroger-anchored center at Covington Hwy. and Dekalb Medical Parkway.

The site is ideal for single and multi-family residential, another grocer, drug store, auto repair, bank, restaurant, office, medical facilities, specialty retail, dollar stores, et al.

Priced at \$150,000 per acre

2016 GEORGIA DOT TRAFFIC COUNTS:

Covington Hwy. (west of site): 32,600

Covington Hwy. (east of site): 26,800

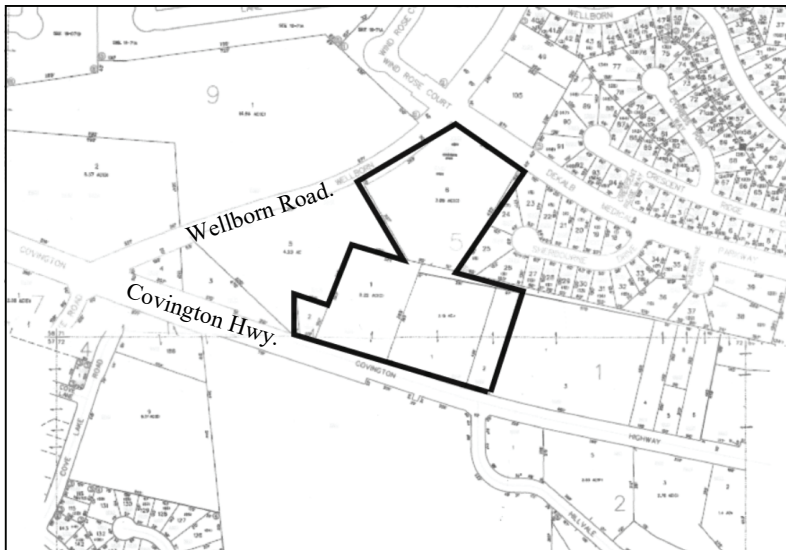
Wellborn Road (north of site): 9,800



AVAILABLE — 11+ Acres

SALE , GROUND LEASE or BUILD-TO-SUIT COVINGTON HWY. & WELLBORN ROAD

Lithonia, Dekalb County, Georgia



Zoned
C-1;
RES Commercial Dev. Dist.;
R100

Property Taxes
Contiguous Parcel:
\$14,817.81

Demographics 5 MILE DEMOGRAPHICS:

2017 Estimates:

Population: 173,640

Households: 664,780

(2022 Projections)

Population: 184,822

Households: 69,505

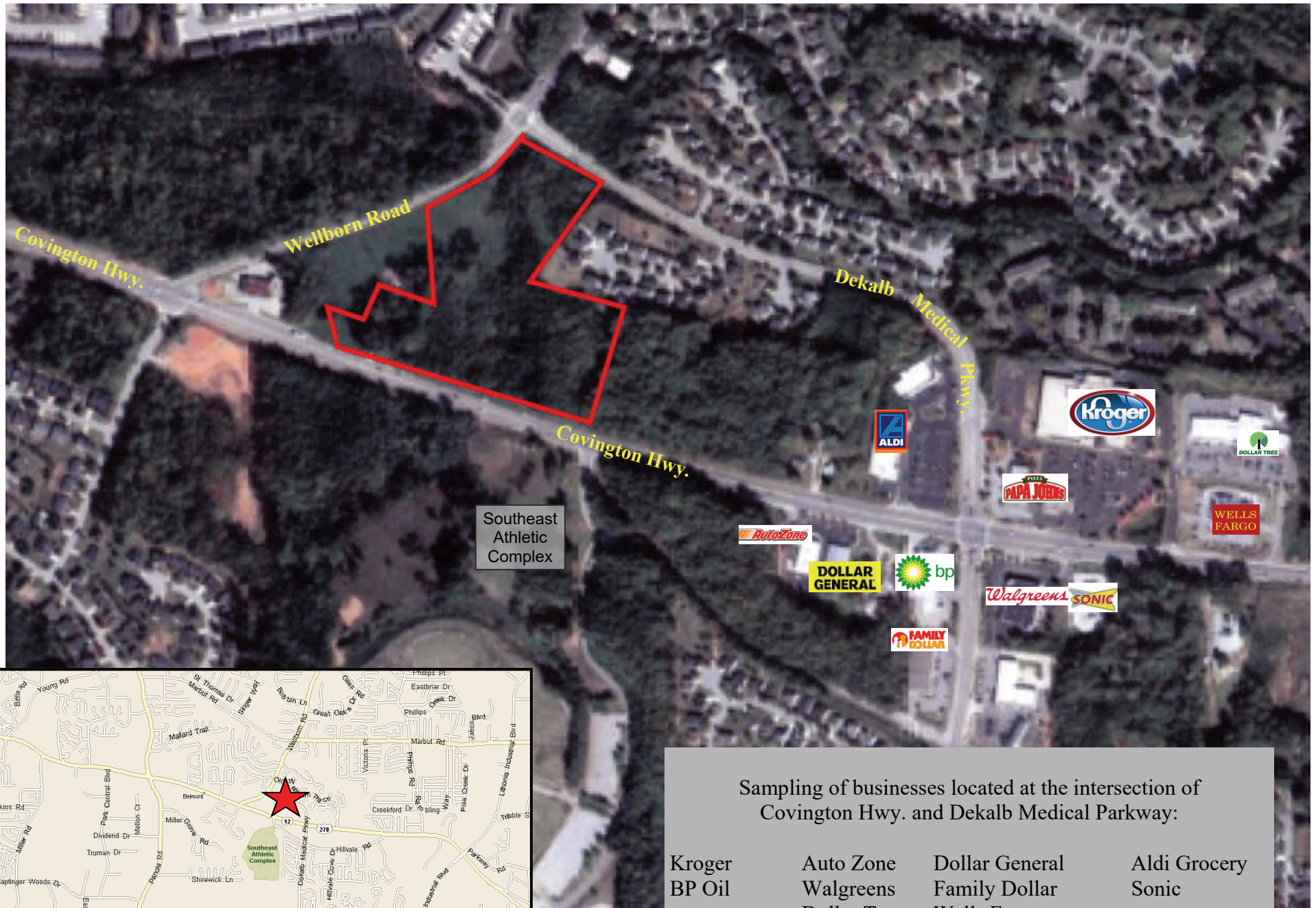
Avg. HH Income (2015 Est.):

1 Mile: \$55,986

3 Mile: \$57,211

5 Mile: \$61,847

**For additional information, contact:
JERRY PRESCOTT - 770-395-9111**



Southeast Athletic Complex

Sampling of businesses located at the intersection of Covington Hwy. and Dekalb Medical Parkway:

- | | | | |
|--------|-------------|----------------|--------------|
| Kroger | Auto Zone | Dollar General | Aldi Grocery |
| BP Oil | Walgreens | Family Dollar | Sonic |
| | Dollar Tree | Wells Fargo | |

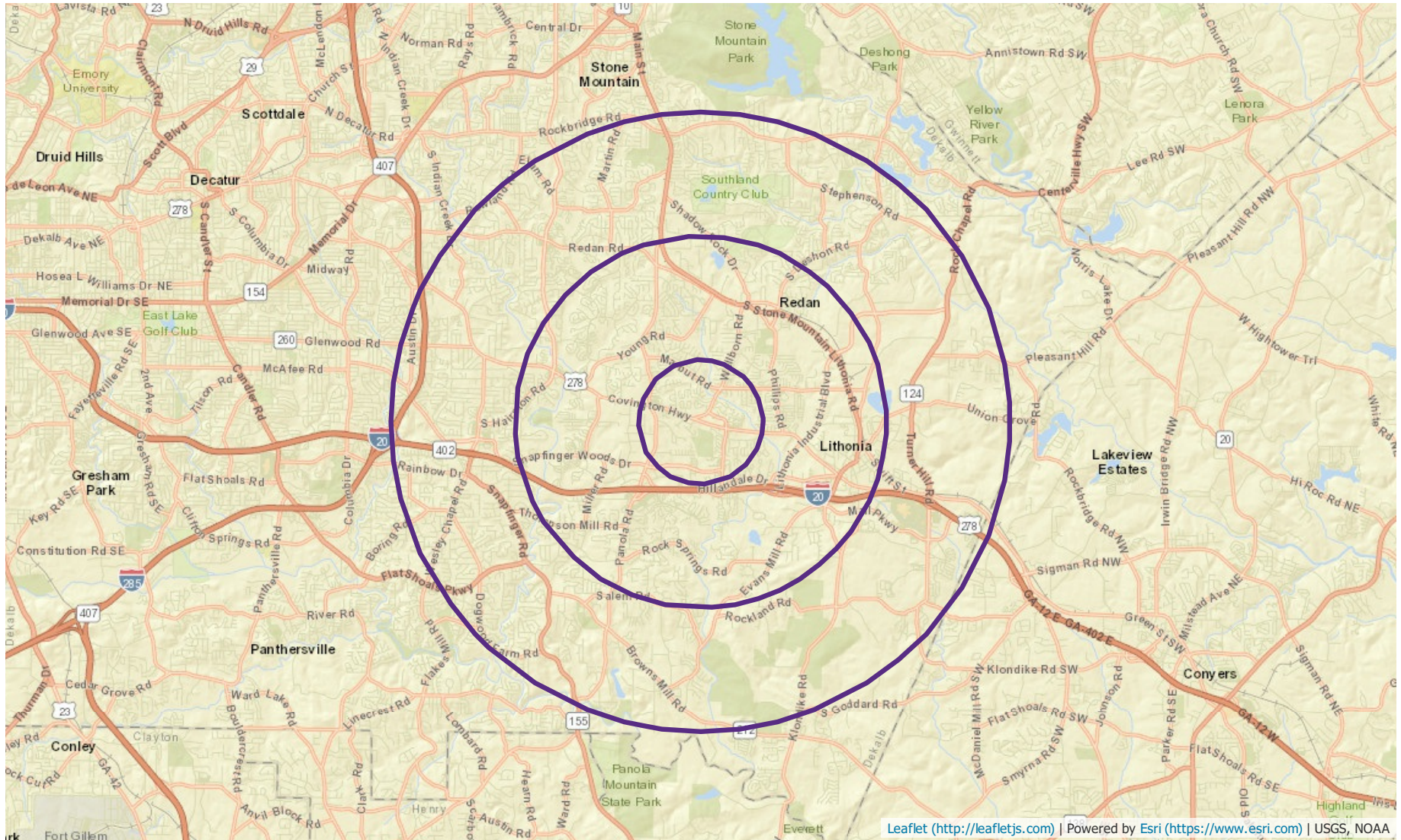
For additional information, contact: JERRY PRESCOTT 770-395-9111 or 770-595-9289



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Pop-Facts Demographics | Map

Trade Area: GA-Dekalb-CovingtonHwy-Demos - 1 mi Radius, GA-Dekalb-CovingtonHwy-Demos - 3 mi Radius, GA-Dekalb-CovingtonHwy-Demos - 5 mi Radius



Pop-Facts Demographics | Summary

Trade Area: GA-Dekalb-CovingtonHwy-Demos - 1 mi Radius, GA-Dekalb-CovingtonHwy-Demos - 3 mi Radius, GA-Dekalb-CovingtonHwy-Demos - 5 mi Radius

	GA-Dekalb-CovingtonHwy-Demos - 1 mi Radius		GA-Dekalb-CovingtonHwy-Demos - 3 mi Radius		GA-Dekalb-CovingtonHwy-Demos - 5 mi Radius	
	Total	%	Total	%	Total	%
Population						
2000 Census	9,989	100.00	64,784	100.00	145,231	100.00
2010 Census	12,617	100.00	71,419	100.00	158,737	100.00
2017 Estimate	14,131	100.00	79,402	100.00	173,640	100.00
2022 Projection	15,246	100.00	85,040	100.00	184,822	100.00
Population Growth						
Percent Change: 2000 to 2010	--	26.31	--	10.24	--	9.30
Percent Change: 2010 to 2017	--	12.00	--	11.18	--	9.39
Percent Change: 2017 to 2022	--	7.89	--	7.10	--	6.44

	GA-Dekalb-CovingtonHwy-Demos - 1 mi Radius		GA-Dekalb-CovingtonHwy-Demos - 3 mi Radius		GA-Dekalb-CovingtonHwy-Demos - 5 mi Radius	
	Total	%	Total	%	Total	%
Households						
2000 Census	3,566	100.00	22,432	100.00	48,928	100.00
2010 Census	4,826	100.00	26,809	100.00	58,052	100.00
2017 Estimate	5,459	100.00	30,540	100.00	64,780	100.00
2022 Projection	5,914	100.00	33,035	100.00	69,505	100.00
Household Growth						
Percent Change: 2000 to 2010	--	35.33	--	19.51	--	18.65
Percent Change: 2010 to 2017	--	13.12	--	13.92	--	11.59
Percent Change: 2017 to 2022	--	8.34	--	8.17	--	7.29

	GA-Dekalb-CovingtonHwy-Demos - 1 mi Radius		GA-Dekalb-CovingtonHwy-Demos - 3 mi Radius		GA-Dekalb-CovingtonHwy-Demos - 5 mi Radius	
	Total	%	Total	%	Total	%
Family Households						
2000 Census	2,494	100.00	16,425	100.00	37,114	100.00
2010 Census	3,139	100.00	17,668	100.00	39,824	100.00
2017 Estimate	3,548	100.00	20,035	100.00	44,287	100.00
2022 Projection	3,841	100.00	21,629	100.00	47,452	100.00
Family Household Growth						
Percent Change: 2000 to 2010	--	25.86	--	7.57	--	7.30
Percent Change: 2010 to 2017	--	13.03	--	13.40	--	11.21
Percent Change: 2017 to 2022	--	8.26	--	7.96	--	7.15

Benchmark: USA

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Pop-Facts Demographics | Demographic Quick Facts

Trade Area: GA-Dekalb-CovingtonHwy-Demos - 1 mi Radius, GA-Dekalb-CovingtonHwy-Demos - 3 mi Radius, GA-Dekalb-CovingtonHwy-Demos - 5 mi Radius

	GA-Dekalb-CovingtonHwy-Demos - 1 mi Radius		GA-Dekalb-CovingtonHwy-Demos - 3 mi Radius		GA-Dekalb-CovingtonHwy-Demos - 5 mi Radius	
	Total	%	Total	%	Total	%
2017 Est. Population by Single-Classification Race						
White Alone	191	1.35	2,182	2.75	6,470	3.73
Black/African American Alone	13,512	95.62	74,427	93.73	160,655	92.52
American Indian/Alaskan Native Alone	43	0.30	198	0.25	362	0.21
Asian Alone	68	0.48	525	0.66	1,431	0.82
Native Hawaiian/Pacific Islander Alone	3	0.02	16	0.02	41	0.02
Some Other Race Alone	52	0.37	537	0.68	1,364	0.79
Two or More Races	263	1.86	1,517	1.91	3,317	1.91
2017 Est. Population by Ethnicity (Hispanic or Latino)						
Hispanic/Latino	252	1.78	1,647	2.07	3,553	2.05
Not Hispanic/Latino	13,879	98.22	77,755	97.93	170,088	97.95
2017 Occupied Housing Units by Tenure						
Owner-Occupied	2,781	50.94	16,983	55.61	41,498	64.06
Renter-Occupied	2,678	49.06	13,557	44.39	23,282	35.94
2017 Average Household Size						
Average Household Size	--	2.58	--	2.59	--	2.67
2017 Est. Households by Household Income						
Income < \$15,000	717	13.13	4,269	13.98	7,996	12.34
Income \$15,000 - \$24,999	536	9.82	3,395	11.12	6,691	10.33
Income \$25,000 - \$34,999	606	11.10	3,541	11.60	7,054	10.89
Income \$35,000 - \$49,999	1,272	23.30	5,748	18.82	11,433	17.65
Income \$50,000 - \$74,999	967	17.71	5,834	19.10	13,178	20.34
Income \$75,000 - \$99,999	683	12.51	3,923	12.85	8,323	12.85
Income \$100,000 - \$124,999	337	6.17	1,869	6.12	4,691	7.24
Income \$125,000 - \$149,999	146	2.67	770	2.52	2,246	3.47
Income \$150,000 - \$199,999	134	2.46	699	2.29	1,871	2.89
Income \$200,000 - \$249,999	46	0.84	252	0.82	652	1.01
Income \$250,000 - \$499,999	11	0.20	161	0.53	449	0.69
Income \$500,000+	4	0.07	77	0.25	193	0.30
Average Household Income	--	55,986.00	--	57,211.00	--	61,847.00
Median Household Income	--	45,031.75	--	45,345.88	--	48,892.07
2017 Est. Median HH Income by Single-Classification Race						
White Alone	--	56,849.85	--	40,366.38	--	42,062.55
Black/African American Alone	--	44,886.33	--	45,411.64	--	49,047.88
American Indian/Alaskan Native Alone	--	16,962.75	--	48,780.49	--	54,510.74
Asian Alone	--	17,055.10	--	35,000.00	--	39,019.89
Native Hawaiian/Pacific Islander Alone	--	25,000.00	--	22,334.12	--	41,670.03
Some Other Race Alone	--	51,528.72	--	41,619.71	--	41,917.45
Two or More Races	--	79,928.44	--	50,322.62	--	61,178.64
Hispanic/Latino	--	38,085.61	--	27,927.53	--	33,679.22
Not Hispanic/Latino	--	45,241.03	--	45,635.53	--	49,201.28

Benchmark: USA

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