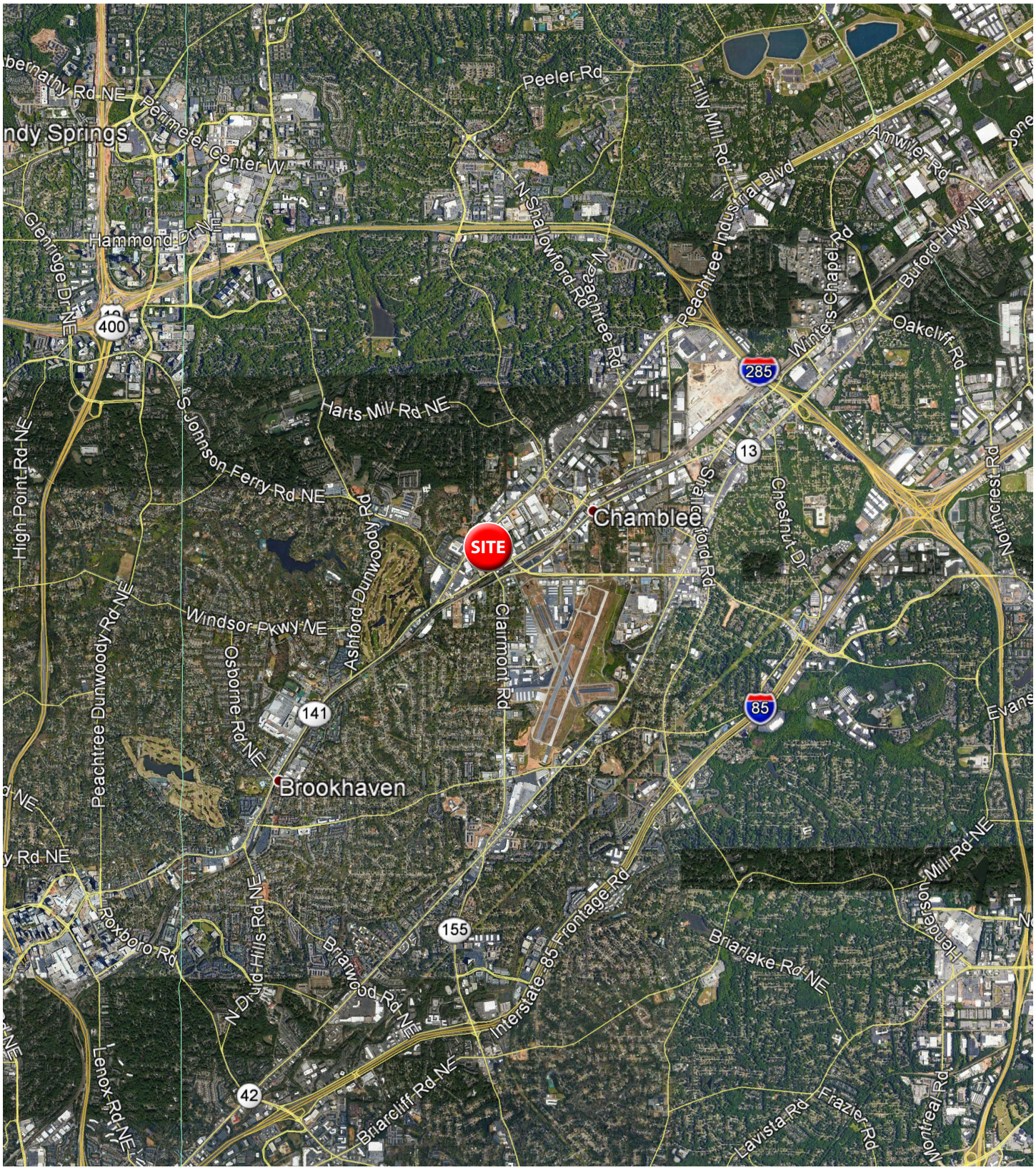
WRS INC
REAL ESTATE INVESTMENTS

CHAMBLEE VILLAGE

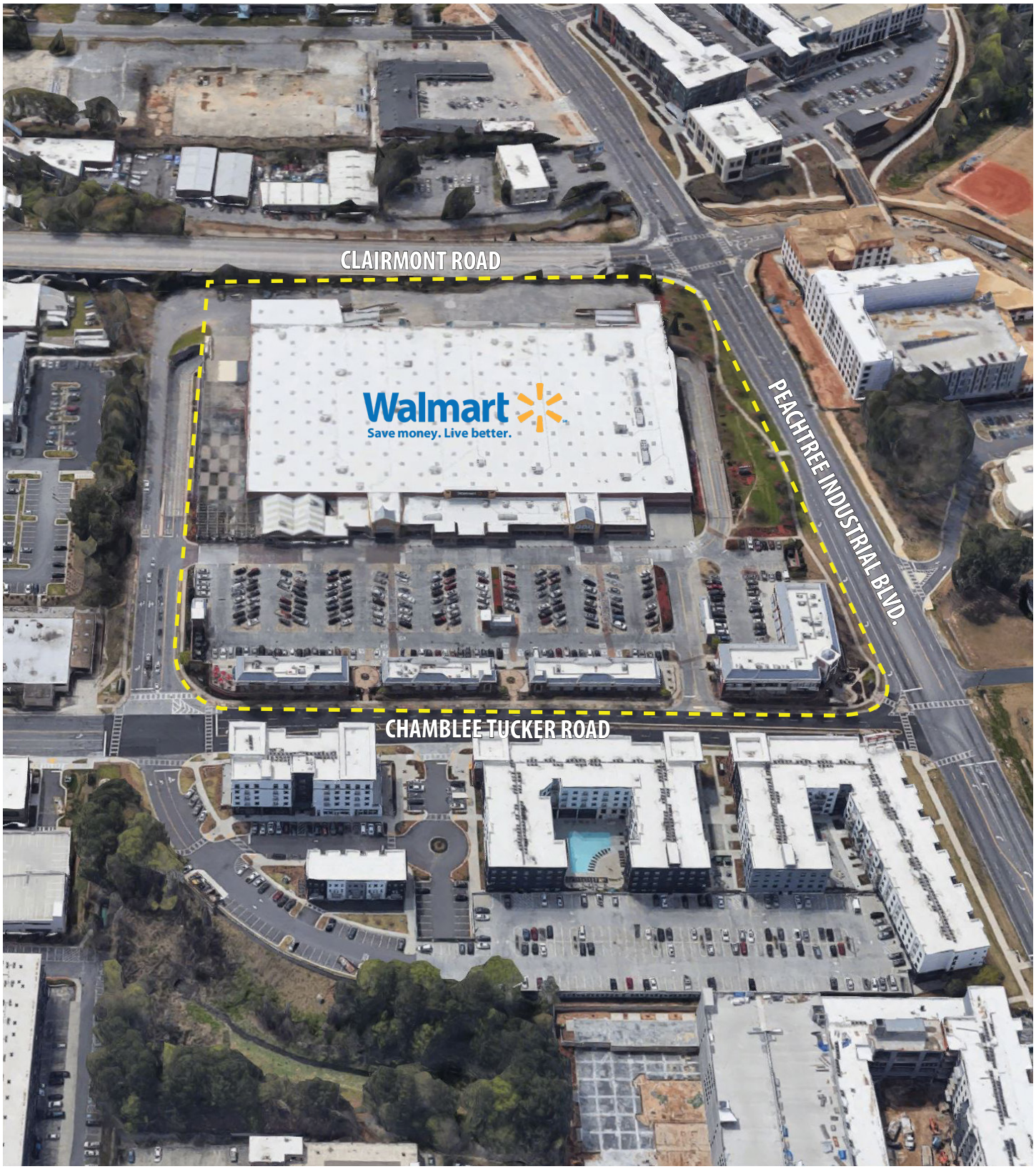
1871 CHAMBLEE TUCKER ROAD
CHAMBLEE, GA 30341

Ralston Smith, Leasing
843.654.7856
rsmith@wrsrealty.com

LOCATION


SITE
Chamblee
Brookhaven
Peeler Rd
Perimeter Center W
Hammond Dr
Glenridge Dr NE
Harts Mill Rd NE
S Johnson Ferry Rd NE
High Point Rd NE
Peachtree Dunwoody Rd NE
Windsor Pkwy NE
Osborne Rd NE
Ashford Dunwoody Rd
Clairmont Rd
N Shallowford Rd
N Peachtree Rd
Peachtree Industrial Blvd
Tilly Mill Rd
Amwiler Rd
Winters Chapel Rd
Buford Hwy NE
Oakcliff Rd
Chestnut Dr
Shallowford Rd
Northcrest Rd
Roxboro Rd
N Druid Hills Rd NE
Briarwood Rd NE
Briarcliff Rd NE
Lenox Rd NE
Interstate 85 Frontage Rd
Briarlake Rd NE
Henderson Mill Rd NE
Lavista Rd
Frazer Rd
Montreal Rd
400
285
13
85
141
155
42

AERIAL


CLAIRMONT ROAD
Walmart
Save money. Live better.
PEACHTREE INDUSTRIAL BLVD.
CHAMBLEE TUCKER ROAD

INLINE RETAIL AVAILABLE

Building 1 - First Floor

A - Fugi Massage

B - AVAILABLE 3,500 SF

C - Game Stop

D - Metro PCS

Building 1 - Second Floor

A - Aloire Beauty World

B - AVAILABLE 1,172 SF

C - Clipper Kings

D, E, F & G - AVAILABLE 7,218 SF (MEDICAL SPACE)

Building 2

A- AVAILABLE - 6,000 SF

Building 3

A - Sally Beauty

B - Chamblee Tobacco

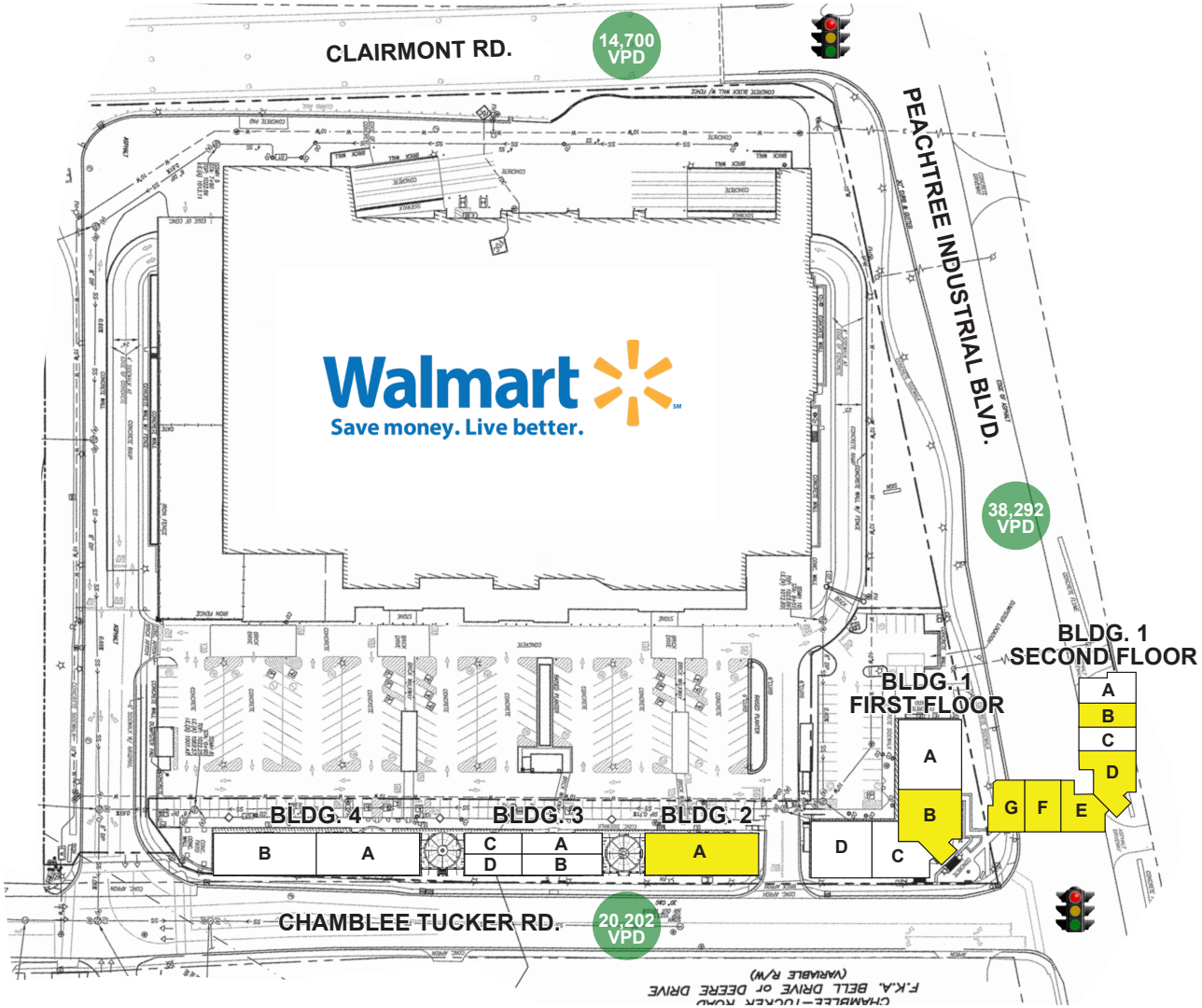
C - Nail Salon

D - American Deli

Building 4

A - Sprint

B - K-Bop Korean Bistro



The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.
The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.
WRS Inc. | 550 Long Point Road | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

PROPERTY PHOTOS

5 MILE DEMOGRAPHIC SNAPSHOT

Estimated Population
306,975

Estimated Households
135,361

Average HH Income
$131,269

Median HH Income
$95,848

Total Businesses
30,773

Total Employees
351,206

DEMOGRAPHIC REPORT

Lat/Lon: 33.8887/-84.3113

RF1

	1871 Chamblee Tucker Rd Chamblee, GA 30341	1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	9,316	108,340	306,975
	2026 Projected Population	10,183	112,441	321,797
	2010 Census Population	6,488	95,987	266,663
	2000 Census Population	6,377	88,478	241,650
	Projected Annual Growth 2021 to 2026	1.9%	0.8%	1.0%
	Historical Annual Growth 2000 to 2021	2.2%	1.1%	1.3%
HOUSEHOLDS	2021 Estimated Households	4,432	45,774	135,361
	2026 Projected Households	4,903	48,035	142,875
	2010 Census Households	2,934	39,704	114,280
	2000 Census Households	2,494	34,331	102,058
	Projected Annual Growth 2021 to 2026	2.1%	1.0%	1.1%
	Historical Annual Growth 2000 to 2021	3.7%	1.6%	1.6%
AGE	2021 Est. Population Under 10 Years	12.3%	13.5%	13.0%
	2021 Est. Population 10 to 19 Years	8.8%	11.0%	10.9%
	2021 Est. Population 20 to 29 Years	14.3%	14.9%	15.2%
	2021 Est. Population 30 to 44 Years	25.2%	25.4%	24.8%
	2021 Est. Population 45 to 59 Years	16.4%	18.4%	18.3%
	2021 Est. Population 60 to 74 Years	14.1%	11.7%	12.4%
	2021 Est. Population 75 Years or Over	9.0%	5.0%	5.3%
	2021 Est. Median Age	37.8	35.0	35.6
MARITAL STATUS & GENDER	2021 Est. Male Population	48.8%	50.1%	49.3%
	2021 Est. Female Population	51.2%	49.9%	50.7%
	2021 Est. Never Married	37.3%	40.9%	39.4%
	2021 Est. Now Married	45.1%	40.3%	41.9%
	2021 Est. Separated or Divorced	11.0%	15.2%	14.4%
	2021 Est. Widowed	6.5%	3.6%	4.2%
INCOME	2021 Est. HH Income $200,000 or More	17.0%	16.8%	18.1%
	2021 Est. HH Income $150,000 to $199,999	7.4%	7.9%	8.0%
	2021 Est. HH Income $100,000 to $149,999	18.9%	15.5%	16.0%
	2021 Est. HH Income $75,000 to $99,999	12.9%	13.1%	13.0%
	2021 Est. HH Income $50,000 to $74,999	11.8%	15.7%	16.4%
	2021 Est. HH Income $35,000 to $49,999	9.3%	11.6%	10.4%
	2021 Est. HH Income $25,000 to $34,999	6.1%	6.8%	6.5%
	2021 Est. HH Income $15,000 to $24,999	4.8%	6.1%	5.5%
	2021 Est. HH Income Under $15,000	11.7%	6.5%	6.1%
	2021 Est. Average Household Income	$130,685	$134,349	$131,269
	2021 Est. Median Household Income	$85,009	$92,846	$95,848
	2021 Est. Per Capita Income	$62,171	$56,818	$57,912
	2021 Est. Total Businesses	1,014	9,946	30,773
	2021 Est. Total Employees	7,489	105,712	351,206

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Demographic Source: Applied Geographic Solutions 5/2021, TIGER Geography

DEMOGRAPHIC REPORT

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RF1

1871 Chamblee Tucker Rd Chamblee, GA 30341		1 mi radius	3 mi radius	5 mi radius
RACE	2021 Est. White	56.0%	54.5%	56.5%
	2021 Est. Black	20.2%	21.5%	21.4%
	2021 Est. Asian or Pacific Islander	13.1%	10.9%	10.8%
	2021 Est. American Indian or Alaska Native	0.3%	0.5%	0.4%
	2021 Est. Other Races	10.4%	12.6%	10.9%
HISPANIC	2021 Est. Hispanic Population	1,330	22,400	54,976
	2021 Est. Hispanic Population	14.3%	20.7%	17.9%
	2026 Proj. Hispanic Population	13.0%	19.5%	17.2%
	2010 Hispanic Population	21.8%	29.2%	24.1%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	6,865	75,561	215,398
	2021 Est. Elementary (Grade Level 0 to 8)	5.8%	8.4%	5.9%
	2021 Est. Some High School (Grade Level 9 to 11)	2.0%	4.7%	3.9%
	2021 Est. High School Graduate	10.2%	14.1%	12.9%
	2021 Est. Some College	9.7%	10.2%	11.1%
	2021 Est. Associate Degree Only	4.9%	4.7%	4.6%
	2021 Est. Bachelor Degree Only	41.8%	33.6%	35.2%
	2021 Est. Graduate Degree	25.7%	24.3%	26.4%
HOUSING	2021 Est. Total Housing Units	4,591	47,712	142,475
	2021 Est. Owner-Occupied	37.8%	40.0%	41.3%
	2021 Est. Renter-Occupied	58.7%	56.0%	53.7%
	2021 Est. Vacant Housing	3.5%	4.1%	5.0%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	21.2%	9.6%	10.1%
	2021 Homes Built 2000 to 2009	18.6%	16.4%	15.4%
	2021 Homes Built 1990 to 1999	12.6%	15.1%	15.8%
	2021 Homes Built 1980 to 1989	7.5%	11.1%	13.9%
	2021 Homes Built 1970 to 1979	9.8%	16.6%	16.0%
	2021 Homes Built 1960 to 1969	8.0%	15.4%	13.9%
	2021 Homes Built 1950 to 1959	15.0%	9.3%	7.5%
	2021 Homes Built Before 1949	3.8%	2.4%	2.5%
HOME VALUES	2021 Home Value $1,000,000 or More	0.9%	6.6%	6.3%
	2021 Home Value $500,000 to $999,999	24.5%	29.7%	29.4%
	2021 Home Value $400,000 to $499,999	18.5%	15.3%	15.8%
	2021 Home Value $300,000 to $399,999	26.4%	17.4%	19.2%
	2021 Home Value $200,000 to $299,999	18.3%	17.0%	16.6%
	2021 Home Value $150,000 to $199,999	6.2%	8.0%	6.4%
	2021 Home Value $100,000 to $149,999	3.9%	4.2%	4.3%
	2021 Home Value $50,000 to $99,999	1.0%	1.0%	1.1%
	2021 Home Value $25,000 to $49,999	-	0.3%	0.3%
	2021 Home Value Under $25,000	0.2%	0.6%	0.7%
	2021 Median Home Value	$385,214	$438,763	$436,962
	2021 Median Rent	$1,211	$1,200	$1,236

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RF1

1871 Chamblee Tucker Rd Chamblee, GA 30341		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	7,681	86,521	246,326
	2021 Est. Civilian Employed	65.6%	70.5%	68.5%
	2021 Est. Civilian Unemployed	4.4%	4.5%	4.2%
	2021 Est. in Armed Forces	-	0.1%	-
	2021 Est. not in Labor Force	29.9%	24.9%	27.2%
	2021 Labor Force Males	48.2%	50.1%	49.0%
	2021 Labor Force Females	51.8%	49.9%	51.0%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	5,037	60,993	168,766
	2021 Mgmt, Business, & Financial Operations	36.6%	25.1%	26.3%
	2021 Professional, Related	25.1%	27.2%	30.1%
	2021 Service	14.1%	15.8%	13.6%
	2021 Sales, Office	16.2%	16.9%	17.3%
	2021 Farming, Fishing, Forestry	-	0.1%	-
	2021 Construction, Extraction, Maintenance	2.5%	7.6%	5.8%
	2021 Production, Transport, Material Moving	5.4%	7.3%	6.8%
	2021 White Collar Workers	78.0%	69.3%	73.8%
	2021 Blue Collar Workers	22.0%	30.7%	26.2%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	67.8%	66.2%	69.1%
	2021 Drive to Work in Carpool	6.9%	13.1%	10.3%
	2021 Travel to Work by Public Transportation	6.1%	7.9%	7.3%
	2021 Drive to Work on Motorcycle	-	0.1%	0.1%
	2021 Walk or Bicycle to Work	2.0%	1.5%	2.2%
	2021 Other Means	0.6%	0.8%	1.1%
	2021 Work at Home	16.6%	10.2%	9.9%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	16.6%	16.4%	18.4%
	2021 Travel to Work in 15 to 29 Minutes	44.2%	48.3%	45.4%
	2021 Travel to Work in 30 to 59 Minutes	39.0%	38.1%	37.6%
	2021 Travel to Work in 60 Minutes or More	4.5%	6.6%	5.8%
	2021 Average Travel Time to Work	24.1	24.8	24.7
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	$374.99 M	$3.99 B	$11.56 B
	2021 Est. Apparel	$13.4 M	$143.72 M	$416.59 M
	2021 Est. Contributions, Gifts	$22.93 M	$246.69 M	$719.9 M
	2021 Est. Education, Reading	$13.28 M	$144.25 M	$420.71 M
	2021 Est. Entertainment	$21.39 M	$229.16 M	$665.24 M
	2021 Est. Food, Beverages, Tobacco	$56.73 M	$600.66 M	$1.74 B
	2021 Est. Furnishings, Equipment	$13.23 M	$141.68 M	$411.31 M
	2021 Est. Health Care, Insurance	$33.35 M	$351.89 M	$1.02 B
	2021 Est. Household Operations, Shelter, Utilities	$121.56 M	$1.29 B	$3.72 B
	2021 Est. Miscellaneous Expenses	$7.13 M	$75.88 M	$220.19 M
	2021 Est. Personal Care	$5.03 M	$53.42 M	$154.84 M
	2021 Est. Transportation	$66.96 M	$715.14 M	$2.07 B

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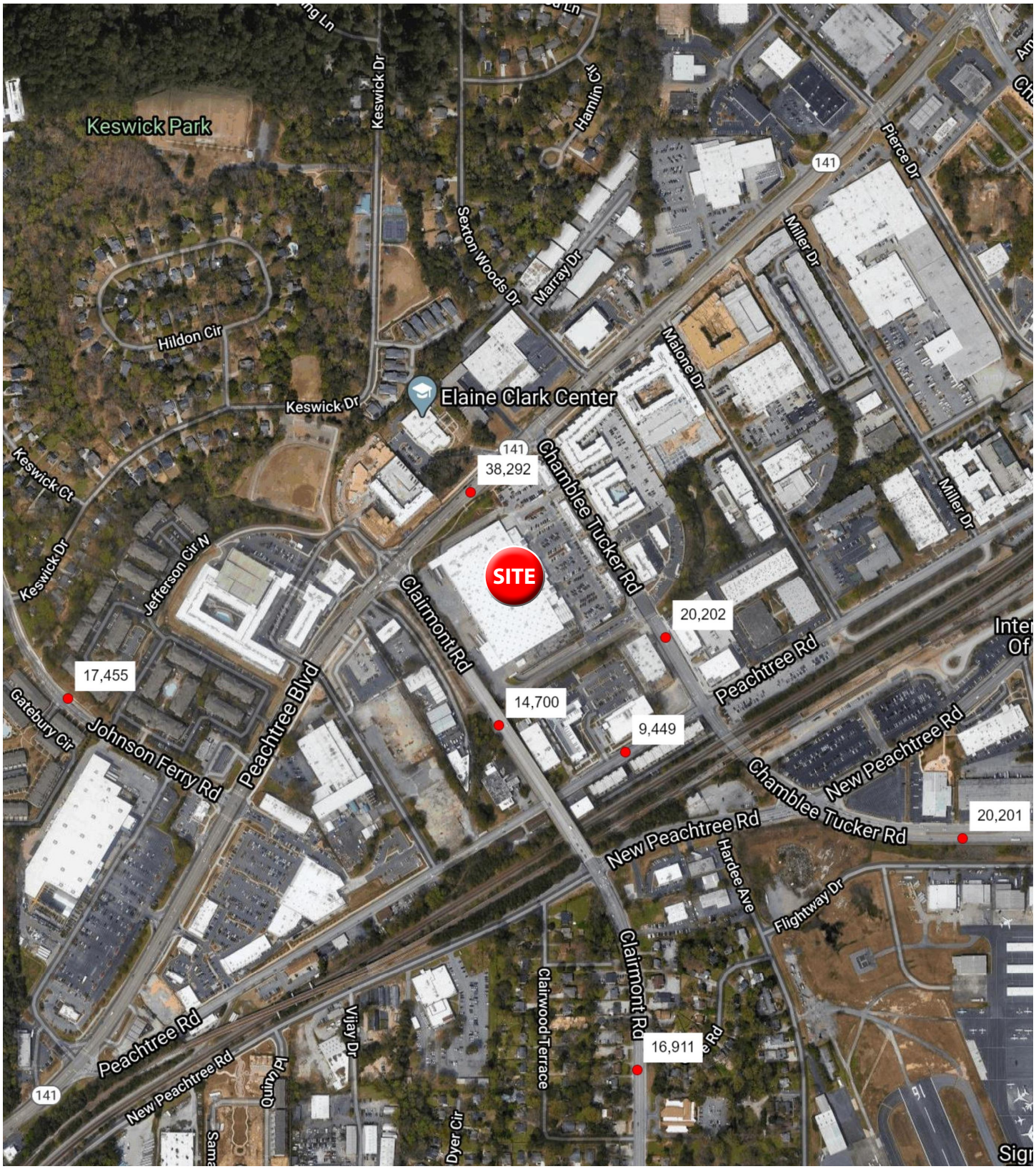
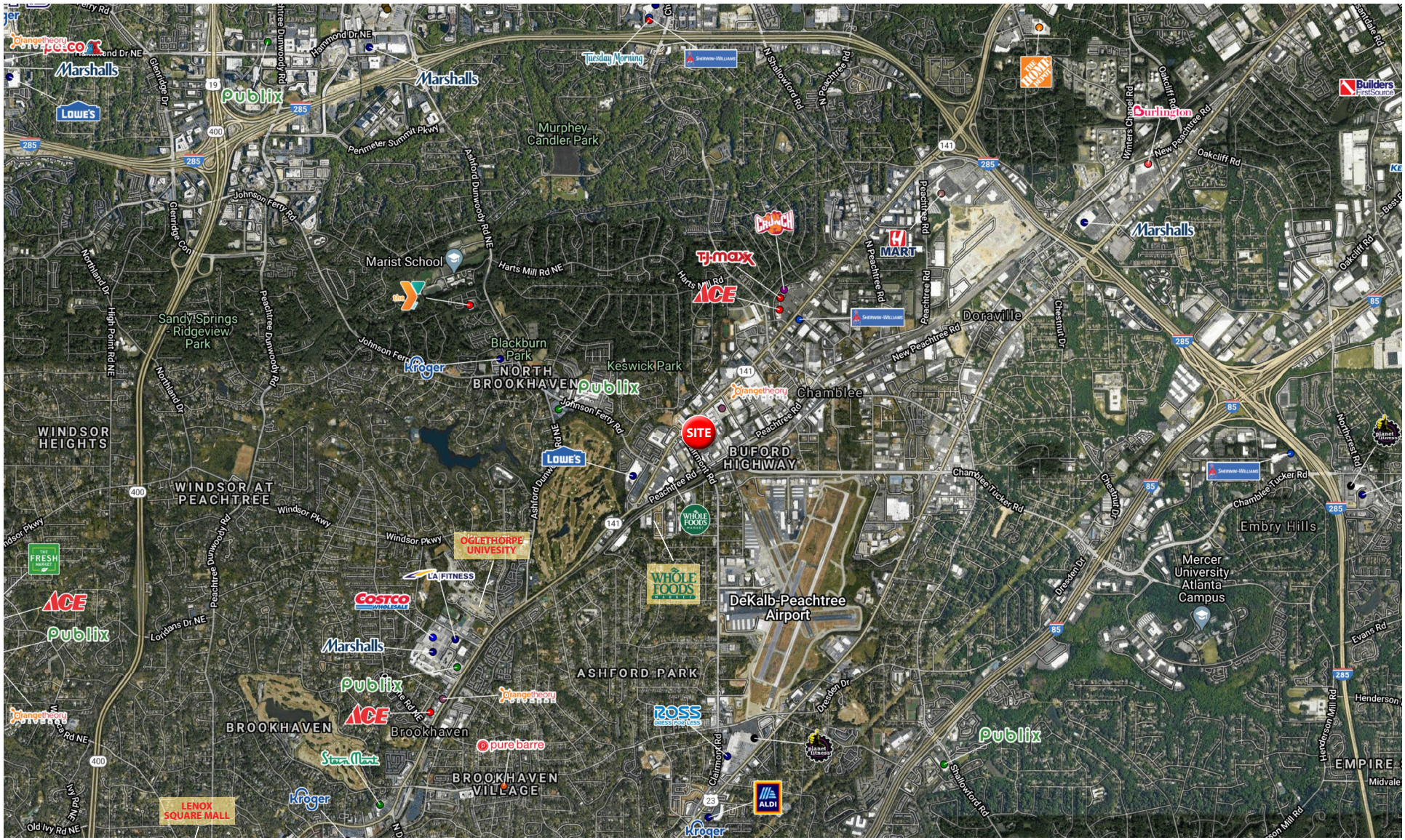
TRAFFIC COUNTS



COMMERCIAL AERIAL



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