

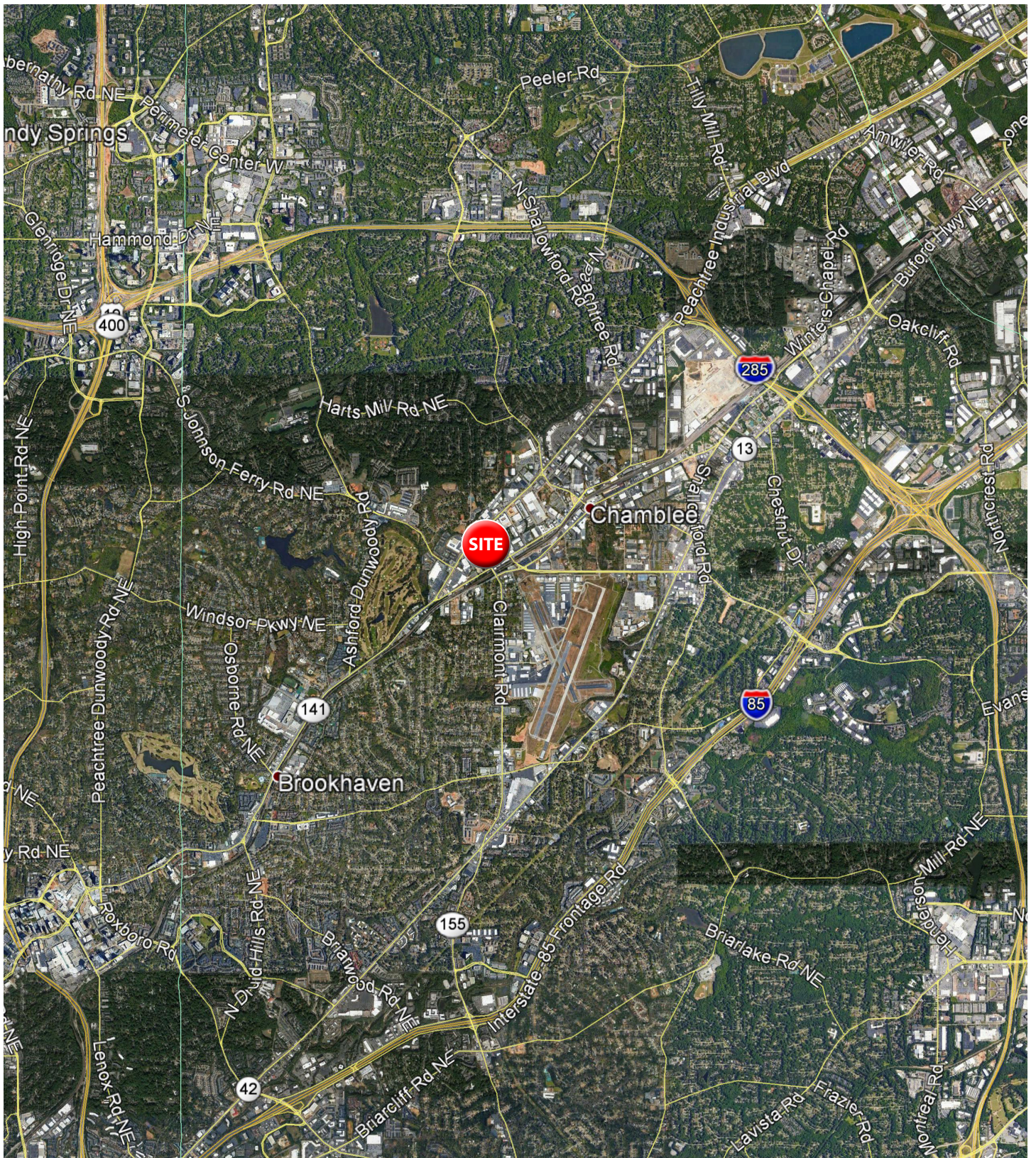
CHAMBLEE VILLAGE

1871 CHAMBLEE TUCKER ROAD
CHAMBLEE, GA 30341



Ralston Smith, Leasing
843.654.7856
rsmith@wrsrealty.com

LOCATION



AERIAL



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 - AVAILABLE 1,410 SF

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 - VaporFi

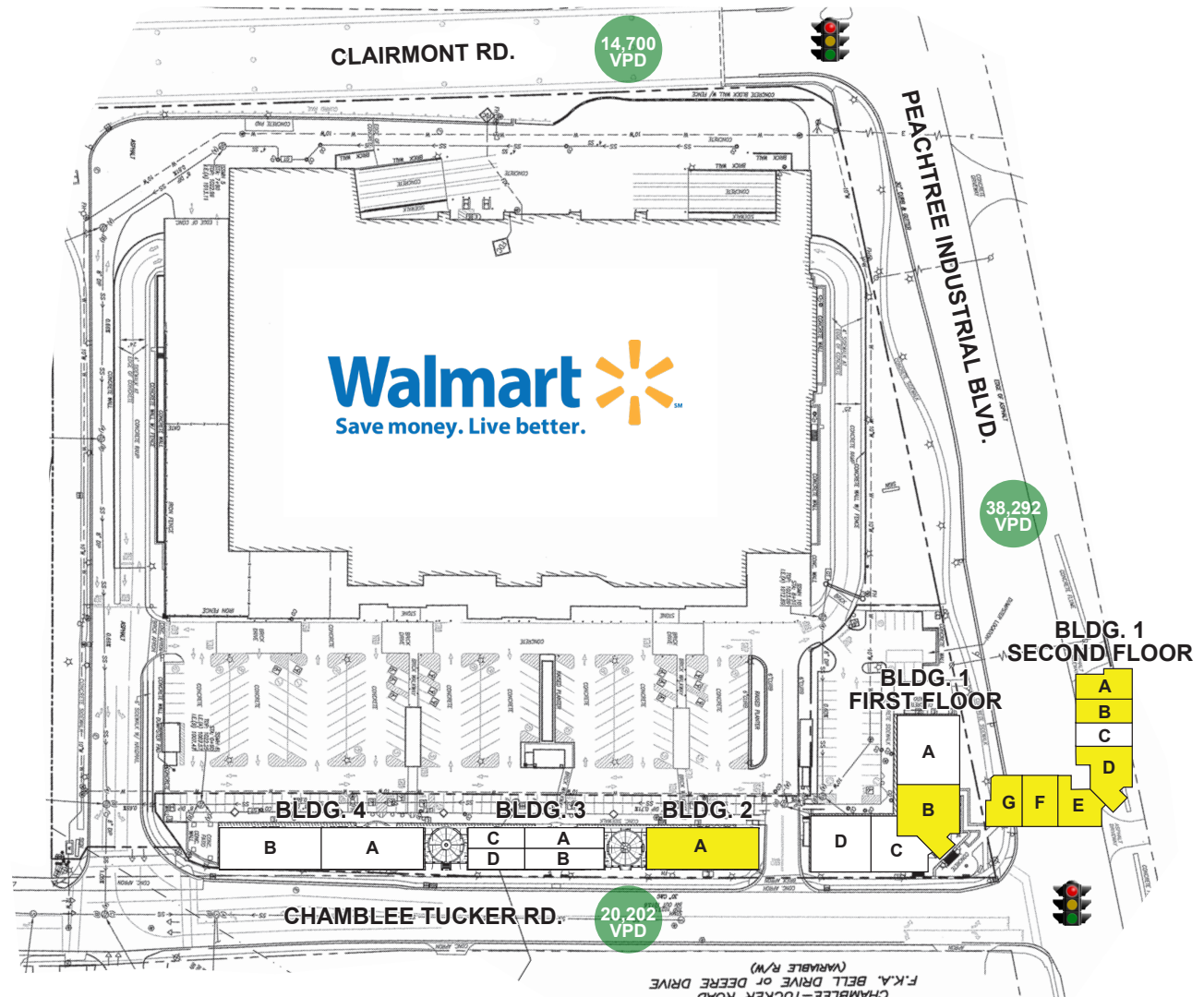
C - Nail Salon

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**

301,659



**Estimated
Households**

134,054



**Average HH
Income**

\$125,686



**Median HH
Income**

\$92,232



**Total
Businesses**

22,807



**Total
Employees**

266,592



DEMOGRAPHIC REPORT

Lat/Lon: 33.8887/-84.3113

RF1

1871 Chamblee Tucker Rd		1 mi radius	3 mi radius	5 mi radius
Chamblee, GA 30341				
POPULATION	2020 Estimated Population	8,225	104,853	301,659
	2025 Projected Population	8,335	106,403	308,823
	2010 Census Population	6,488	95,987	266,214
	2000 Census Population	6,377	88,478	241,208
	Projected Annual Growth 2020 to 2025	0.3%	0.3%	0.5%
	Historical Annual Growth 2000 to 2020	1.4%	0.9%	1.3%
HOUSEHOLDS	2020 Estimated Households	3,903	44,307	134,054
	2025 Projected Households	3,976	45,193	137,394
	2010 Census Households	2,934	39,704	114,099
	2000 Census Households	2,494	34,331	101,877
	Projected Annual Growth 2020 to 2025	0.4%	0.4%	0.5%
	Historical Annual Growth 2000 to 2020	2.8%	1.5%	1.6%
AGE	2020 Est. Population Under 10 Years	11.8%	13.6%	13.2%
	2020 Est. Population 10 to 19 Years	8.5%	10.8%	10.9%
	2020 Est. Population 20 to 29 Years	13.6%	15.1%	15.3%
	2020 Est. Population 30 to 44 Years	23.5%	25.5%	24.7%
	2020 Est. Population 45 to 59 Years	16.4%	18.5%	18.5%
	2020 Est. Population 60 to 74 Years	15.6%	11.5%	12.1%
	2020 Est. Population 75 Years or Over	10.6%	5.1%	5.3%
	2020 Est. Median Age	40.8	35.1	35.6
MARITAL STATUS & GENDER	2020 Est. Male Population	50.4%	50.5%	49.6%
	2020 Est. Female Population	49.6%	49.5%	50.4%
	2020 Est. Never Married	36.2%	40.7%	39.0%
	2020 Est. Now Married	42.3%	40.0%	42.2%
	2020 Est. Separated or Divorced	12.3%	15.6%	14.6%
	2020 Est. Widowed	9.2%	3.8%	4.2%
INCOME	2020 Est. HH Income \$200,000 or More	10.9%	14.9%	16.4%
	2020 Est. HH Income \$150,000 to \$199,999	7.6%	7.9%	8.4%
	2020 Est. HH Income \$100,000 to \$149,999	20.8%	16.7%	16.5%
	2020 Est. HH Income \$75,000 to \$99,999	12.4%	11.7%	11.6%
	2020 Est. HH Income \$50,000 to \$74,999	12.2%	16.0%	16.4%
	2020 Est. HH Income \$35,000 to \$49,999	11.1%	12.6%	11.3%
	2020 Est. HH Income \$25,000 to \$34,999	6.7%	6.3%	6.4%
	2020 Est. HH Income \$15,000 to \$24,999	7.0%	7.3%	6.7%
	2020 Est. HH Income Under \$15,000	11.3%	6.4%	6.2%
	2020 Est. Average Household Income	\$123,260	\$131,661	\$125,686
	2020 Est. Median Household Income	\$78,639	\$90,175	\$92,232
	2020 Est. Per Capita Income	\$58,492	\$55,693	\$55,883
	2020 Est. Total Businesses	754	7,908	22,807
	2020 Est. Total Employees	7,170	89,730	266,592

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DEMOGRAPHIC REPORT

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RF1

1871 Chamblee Tucker Rd

Chamblee, GA 30341

1 mi radius 3 mi radius 5 mi radius

RACE	2020 Est. White	60.9%	54.9%	57.3%
	2020 Est. Black	13.3%	19.6%	19.3%
	2020 Est. Asian or Pacific Islander	14.6%	12.2%	11.9%
	2020 Est. American Indian or Alaska Native	0.3%	0.5%	0.4%
	2020 Est. Other Races	10.9%	12.8%	10.9%
HISPANIC	2020 Est. Hispanic Population	1,227	21,765	53,936
	2020 Est. Hispanic Population	14.9%	20.8%	17.9%
	2025 Proj. Hispanic Population	14.0%	20.0%	17.5%
	2010 Hispanic Population	21.8%	29.2%	24.1%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	6,151	73,397	211,452
	2020 Est. Elementary (Grade Level 0 to 8)	5.9%	8.5%	6.1%
	2020 Est. Some High School (Grade Level 9 to 11)	3.2%	4.9%	3.9%
	2020 Est. High School Graduate	13.5%	14.7%	13.4%
	2020 Est. Some College	11.5%	10.0%	11.2%
	2020 Est. Associate Degree Only	4.7%	4.6%	4.7%
	2020 Est. Bachelor Degree Only	37.3%	32.9%	34.8%
	2020 Est. Graduate Degree	23.9%	24.3%	25.9%
HOUSING	2020 Est. Total Housing Units	3,984	45,409	138,237
	2020 Est. Owner-Occupied	40.5%	40.9%	42.6%
	2020 Est. Renter-Occupied	57.4%	56.7%	54.3%
	2020 Est. Vacant Housing	2.0%	2.4%	3.0%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	14.6%	6.7%	7.2%
	2020 Homes Built 2000 to 2009	22.7%	18.1%	16.0%
	2020 Homes Built 1990 to 1999	13.5%	17.2%	17.6%
	2020 Homes Built 1980 to 1989	6.7%	11.2%	14.4%
	2020 Homes Built 1970 to 1979	8.7%	15.4%	16.2%
	2020 Homes Built 1960 to 1969	9.8%	16.0%	14.3%
	2020 Homes Built 1950 to 1959	17.9%	10.6%	8.8%
	2020 Homes Built Before 1949	4.0%	2.5%	2.5%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.9%	3.7%	3.4%
	2020 Home Value \$500,000 to \$999,999	23.7%	26.9%	27.8%
	2020 Home Value \$400,000 to \$499,999	22.2%	16.4%	17.4%
	2020 Home Value \$300,000 to \$399,999	27.1%	17.7%	21.0%
	2020 Home Value \$200,000 to \$299,999	21.2%	16.2%	18.1%
	2020 Home Value \$150,000 to \$199,999	12.5%	10.8%	9.1%
	2020 Home Value \$100,000 to \$149,999	7.4%	6.5%	5.8%
	2020 Home Value \$50,000 to \$99,999	2.1%	2.3%	2.6%
	2020 Home Value \$25,000 to \$49,999	0.2%	0.4%	0.3%
	2020 Home Value Under \$25,000	-	0.4%	0.4%
	2020 Median Home Value	\$355,194	\$408,662	\$407,762
	2020 Median Rent	\$1,130	\$1,134	\$1,166

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DEMOGRAPHIC REPORT

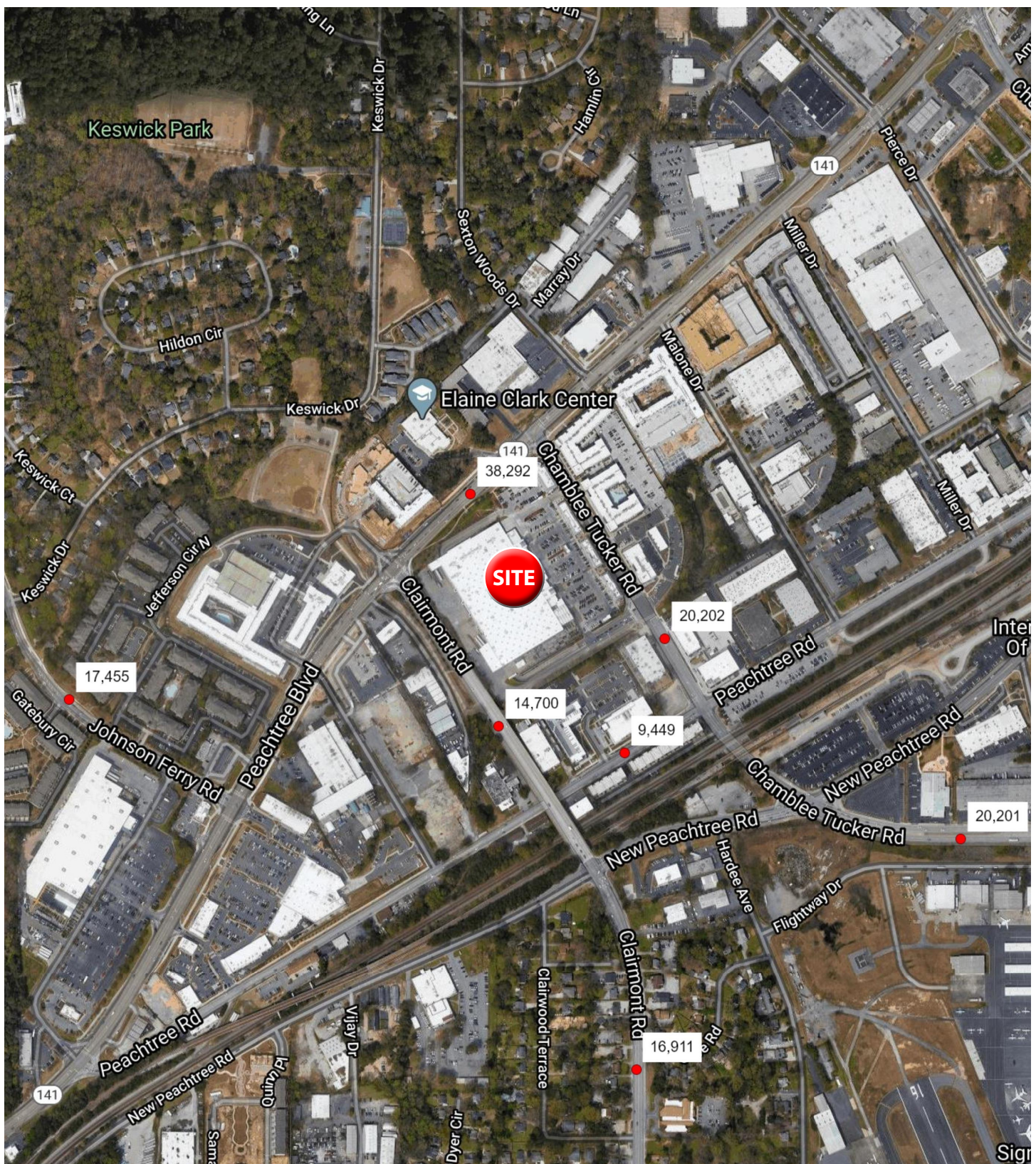
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RF1

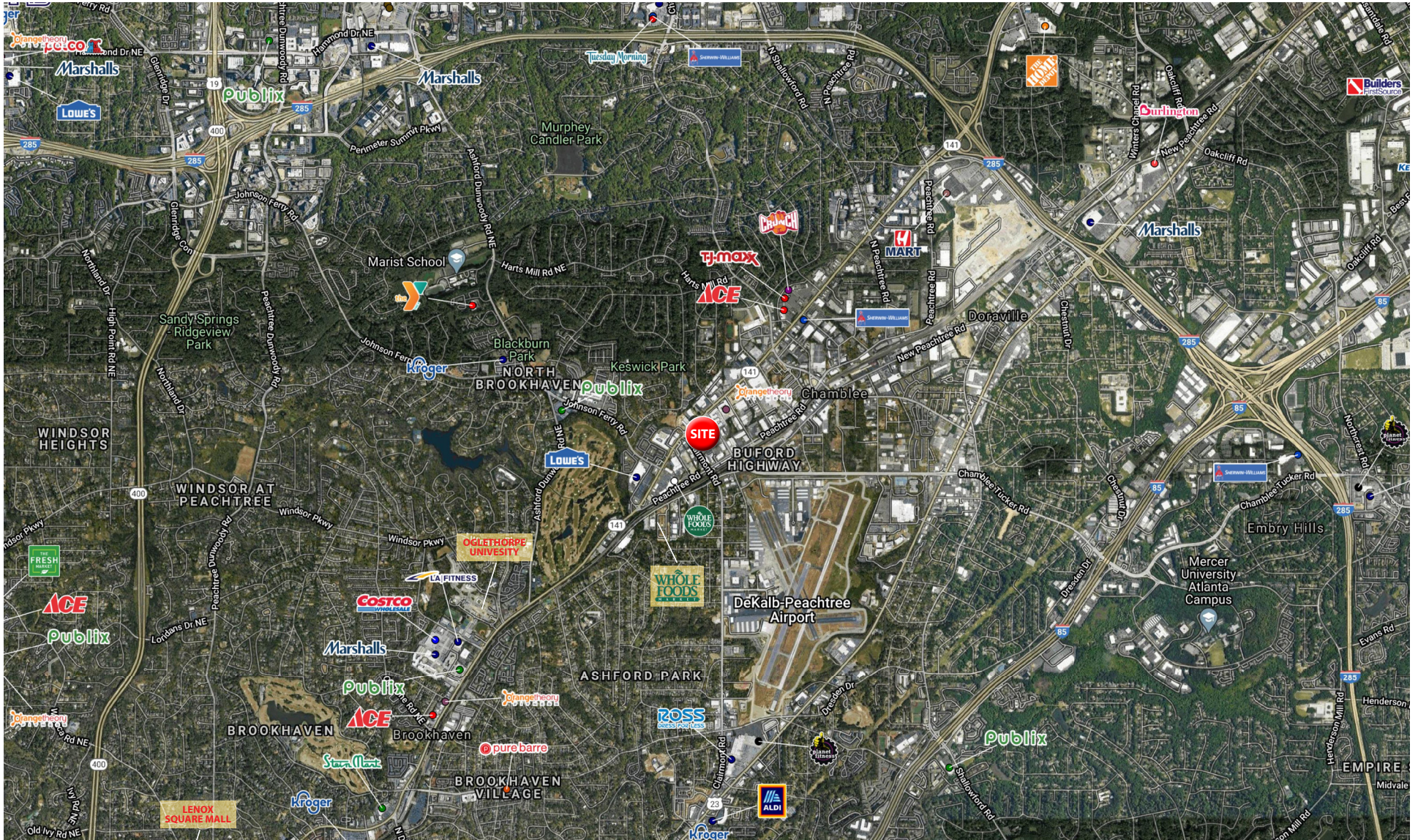
1871 Chamblee Tucker Rd		1 mi radius	3 mi radius	5 mi radius
Chamblee, GA 30341				
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	6,838	83,739	241,365
	2020 Est. Civilian Employed	66.7%	75.1%	72.8%
	2020 Est. Civilian Unemployed	1.5%	1.1%	1.2%
	2020 Est. in Armed Forces	0.1%	0.1%	-
	2020 Est. not in Labor Force	31.7%	23.7%	26.0%
	2020 Labor Force Males	49.9%	50.6%	49.4%
	2020 Labor Force Females	50.1%	49.4%	50.6%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	4,558	62,863	175,775
	2020 Mgmt, Business, & Financial Operations	33.8%	23.5%	23.7%
	2020 Professional, Related	25.1%	26.7%	29.4%
	2020 Service	11.6%	14.0%	13.2%
	2020 Sales, Office	16.7%	17.4%	18.8%
	2020 Farming, Fishing, Forestry	-	-	-
	2020 Construction, Extraction, Maintenance	4.8%	11.8%	8.3%
	2020 Production, Transport, Material Moving	8.0%	6.5%	6.6%
	2020 White Collar Workers	75.6%	67.7%	71.9%
	2020 Blue Collar Workers	24.4%	32.3%	28.1%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	67.8%	66.4%	69.6%
	2020 Drive to Work in Carpool	8.1%	14.0%	10.7%
	2020 Travel to Work by Public Transportation	7.6%	8.8%	8.1%
	2020 Drive to Work on Motorcycle	-	-	-
	2020 Walk or Bicycle to Work	2.8%	1.5%	1.9%
	2020 Other Means	0.5%	1.0%	1.2%
	2020 Work at Home	13.1%	8.2%	8.5%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	17.7%	17.2%	18.5%
	2020 Travel to Work in 15 to 29 Minutes	41.3%	46.2%	44.2%
	2020 Travel to Work in 30 to 59 Minutes	39.0%	41.3%	39.8%
	2020 Travel to Work in 60 Minutes or More	4.3%	6.7%	6.1%
	2020 Average Travel Time to Work	24.1	25.1	25.0
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$320.08 M	\$3.81 B	\$11.11 B
	2020 Est. Apparel	\$11.35 M	\$136.93 M	\$399.5 M
	2020 Est. Contributions, Gifts	\$19.07 M	\$233.5 M	\$684.75 M
	2020 Est. Education, Reading	\$10.87 M	\$136.06 M	\$399.73 M
	2020 Est. Entertainment	\$18.16 M	\$218.44 M	\$638.07 M
	2020 Est. Food, Beverages, Tobacco	\$48.7 M	\$574.72 M	\$1.67 B
	2020 Est. Furnishings, Equipment	\$11.25 M	\$135.1 M	\$394.55 M
	2020 Est. Health Care, Insurance	\$28.81 M	\$337 M	\$981.9 M
	2020 Est. Household Operations, Shelter, Utilities	\$104.03 M	\$1.23 B	\$3.58 B
	2020 Est. Miscellaneous Expenses	\$6.08 M	\$72.5 M	\$211.65 M
	2020 Est. Personal Care	\$4.3 M	\$51.01 M	\$148.77 M
	2020 Est. Transportation	\$57.45 M	\$684.3 M	\$1.99 B

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TRAFFIC COUNTS



COMMERCIAL AERIAL





WRS^{INC}

REAL ESTATE INVESTMENTS

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