

# Property Summary Report

## 939 E Cleveland Ave

Atlanta, GA 30344 - North Clayton/Airport Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1935</b>
RBA:	<b>1,406 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>1,406 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.28 AC</b>
Zoning:	<b>C1</b>
Parcel	<b>14-0124-0014-021-2</b>

### EXPENSES PER SF

Taxes:	<b>\$2.46 (2011)</b>
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### AMENITIES

Bus Line, Convenience Store, Day Care, Dry Cleaner, Restaurant

### LEASING

Available Spaces: No Spaces Currently Available

### TRANSPORTATION

Parking: 12 Surface Spaces are available; Ratio of 8.53/1,000 SF

Airport: 10 minute drive to Hartsfield-Jackson Atlanta International Airport

Walk Score ®: Car-Dependent (49)

Transit Score ®: Some Transit (44)

### KEY TENANTS

Erogen Enterprises Inc 978 SF

### PROPERTY CONTACTS

True Owner: **Erogen Enterprises Inc**

Recorded Owner: **Erogen Ents Lic**

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### MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	12.5%	↓ -0.7%
Market Overall	11.4%	↔ 0.0%

Gross Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$17.29	↑ 3.5%
Market Overall	\$24.72	↑ 4.2%

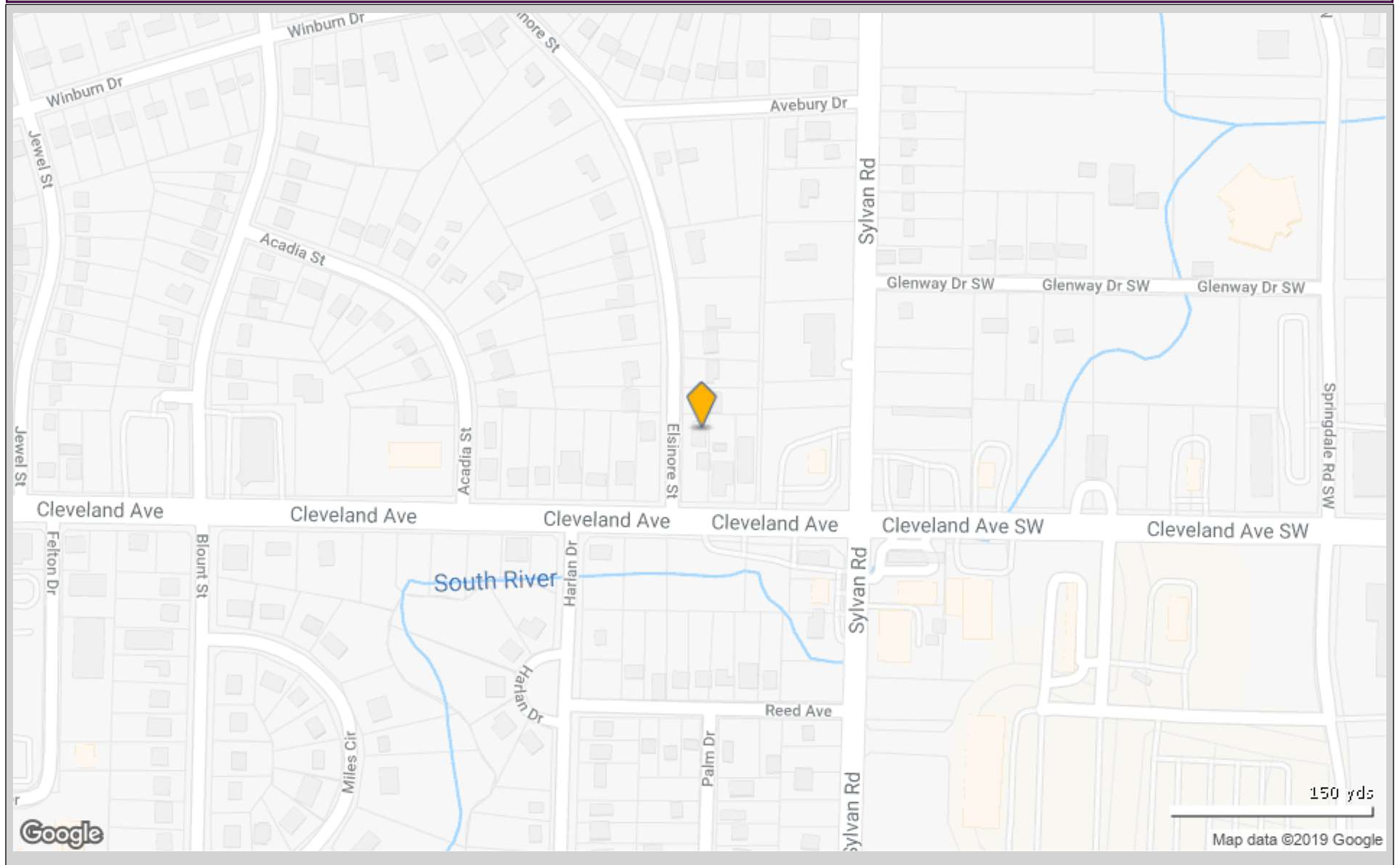
Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	369,388	↓ 30.8%
Months On Market	14.7	↓ 2.4 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$24.6	↓ -46.6%
12 Mo. Price Per SF	\$159	↓ -0.1%



# Aerial / Map Report

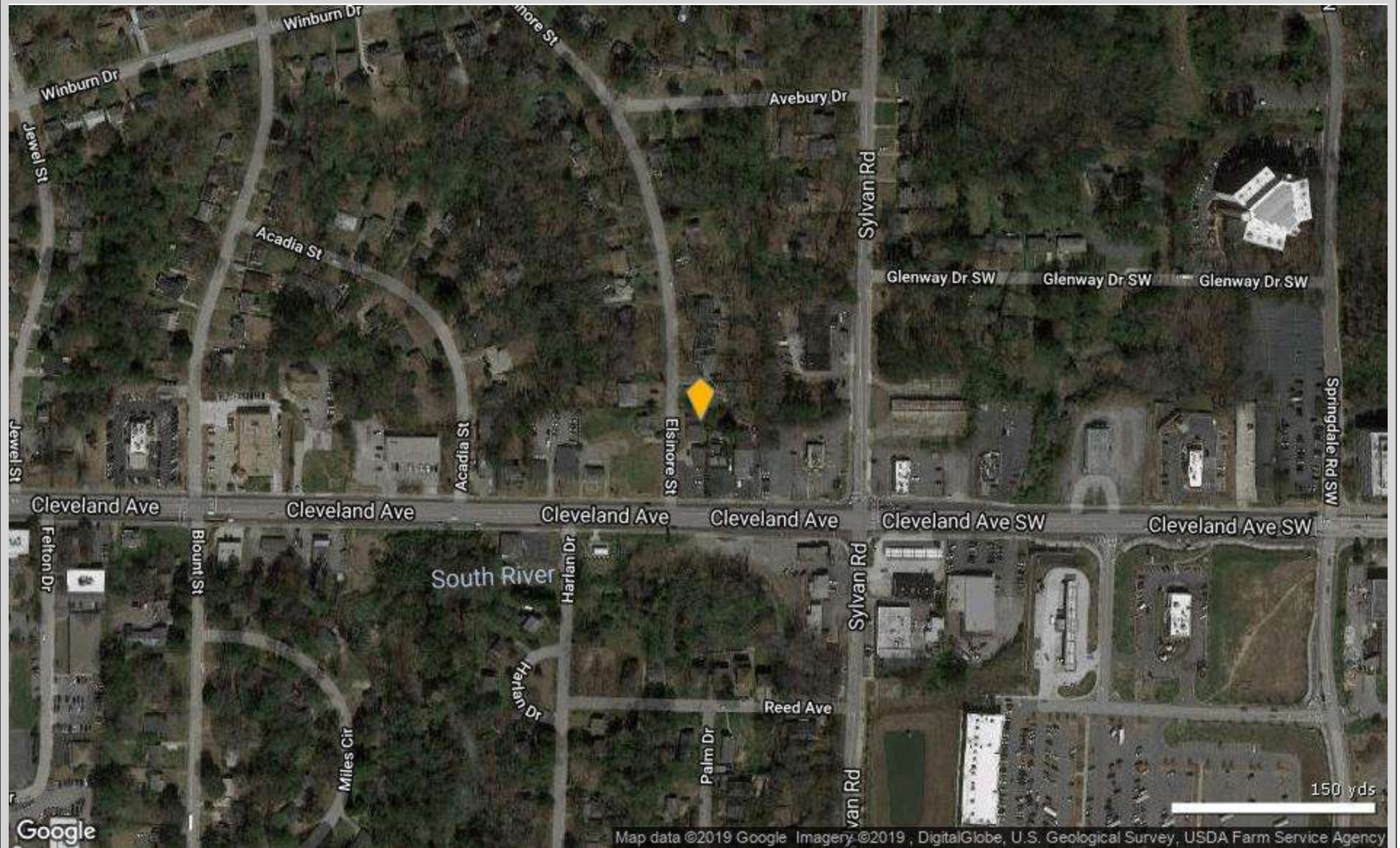
939 E Cleveland Ave - Atlanta, GA 30344



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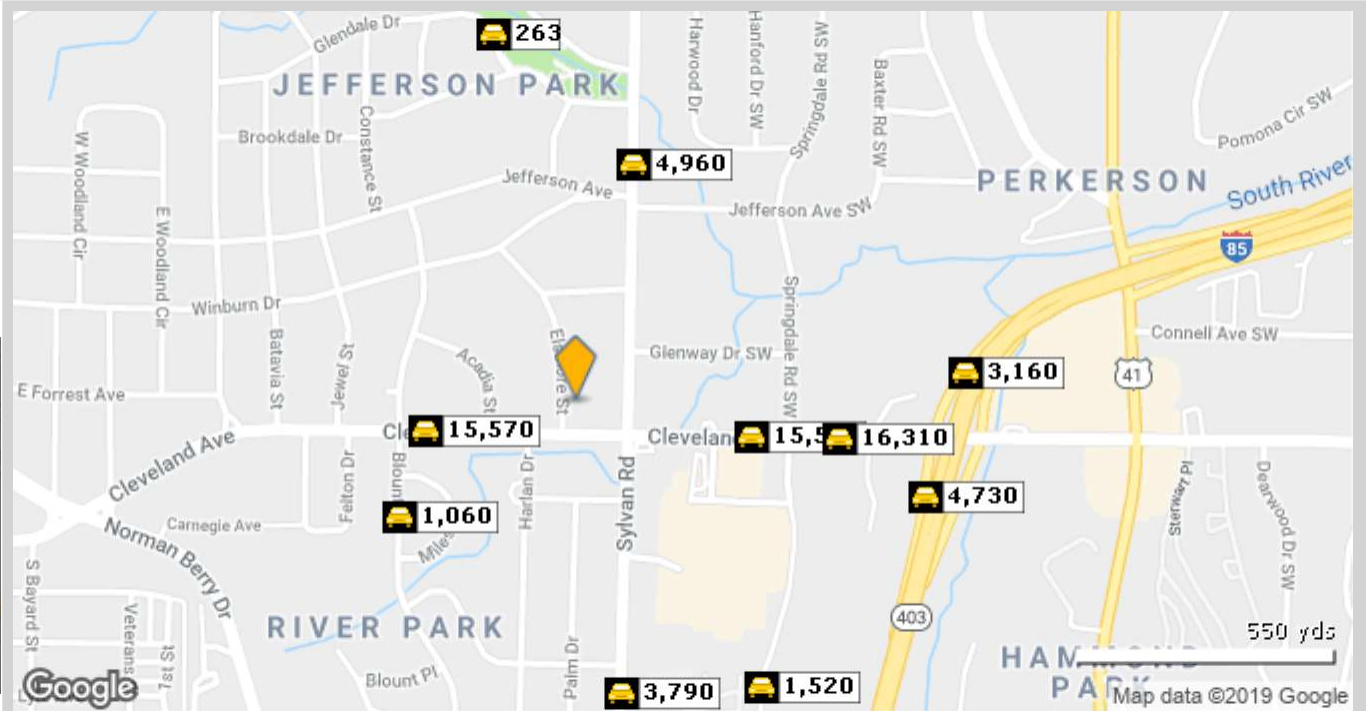


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# Traffic Count Report

939 E Cleveland Ave, Atlanta, GA 30344

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **1,406 SF**  
 Typical Floor: **1,406 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Cleveland Ave	Blount St	0.03 W	2017	15,570	MPSI	.19
2	Cleveland Ave SW	Harwood Dr SW	0.04 W	2017	15,520	MPSI	.22
3	Blount St	Miles Cir	0.05 N	2017	1,060	MPSI	.25
4	Sylvan Rd	Jefferson Ave	0.04 S	2017	4,960	MPSI	.30
5	Cleveland Ave SW	Cemetery Dr SW	0.03 E	2017	16,310	MPSI	.33
6	Sylvan Rd	Cedar Ave	0.03 N	2017	3,790	MPSI	.36
7	Springdale Rd SW	Springdale Rd	0.04 N	2013	1,520	AADT	.42
8	I- 85	Cleveland Ave SW	0.08 NE	2017	4,730	MPSI	.45
9	Glendale Dr	Brookdale Dr	0.06 SE	2017	263	MPSI	.47
10	I- 85	Cleveland Ave SW	0.08 S	2017	3,160	MPSI	.49

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# Demographic Detail Report

939 E Cleveland Ave, Atlanta, GA 30344

Building Type: **Class C Office**      Total Available: **0 SF**  
 Class: **C**      % Leased: **100%**  
 RBA: **1,406 SF**      Rent/SF/Yr: **-**  
 Typical Floor: **1,406 SF**



Radius	1 Mile	2 Mile	3 Mile
<b>Population</b>			
2023 Projection	10,178	37,077	83,266
2018 Estimate	9,674	35,153	78,757
2010 Census	9,253	33,120	73,041
Growth 2018 - 2023	5.21%	5.47%	5.73%
Growth 2010 - 2018	4.55%	6.14%	7.83%
<b>2018 Population by Age</b>			
	<b>9,674</b>	<b>35,153</b>	<b>78,757</b>
Age 0 - 4	629 6.50%	2,365 6.73%	5,462 6.94%
Age 5 - 9	638 6.59%	2,346 6.67%	5,372 6.82%
Age 10 - 14	652 6.74%	2,350 6.69%	5,381 6.83%
Age 15 - 19	666 6.88%	2,381 6.77%	5,511 7.00%
Age 20 - 24	679 7.02%	2,513 7.15%	5,864 7.45%
Age 25 - 29	689 7.12%	2,675 7.61%	6,173 7.84%
Age 30 - 34	670 6.93%	2,644 7.52%	5,908 7.50%
Age 35 - 39	628 6.49%	2,475 7.04%	5,329 6.77%
Age 40 - 44	598 6.18%	2,359 6.71%	4,969 6.31%
Age 45 - 49	596 6.16%	2,296 6.53%	4,825 6.13%
Age 50 - 54	621 6.42%	2,290 6.51%	4,871 6.18%
Age 55 - 59	630 6.51%	2,231 6.35%	4,816 6.12%
Age 60 - 64	565 5.84%	1,961 5.58%	4,321 5.49%
Age 65 - 69	479 4.95%	1,588 4.52%	3,593 4.56%
Age 70 - 74	353 3.65%	1,091 3.10%	2,549 3.24%
Age 75 - 79	242 2.50%	696 1.98%	1,682 2.14%
Age 80 - 84	162 1.67%	436 1.24%	1,057 1.34%
Age 85+	177 1.83%	456 1.30%	1,072 1.36%
Age 65+	1,413 14.61%	4,267 12.14%	9,953 12.64%
<b>Median Age</b>	<b>36.70</b>	<b>35.60</b>	<b>34.80</b>
<b>Average Age</b>	<b>37.70</b>	<b>36.50</b>	<b>36.30</b>

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## Demographic Detail Report

939 E Cleveland Ave, Atlanta, GA 30344

Radius	1 Mile	2 Mile	3 Mile
<b>2018 Population By Race</b>	<b>9,674</b>	<b>35,153</b>	<b>78,757</b>
White	2,260 23.36%	9,161 26.06%	14,323 18.19%
Black	7,090 73.29%	24,488 69.66%	61,806 78.48%
Am. Indian & Alaskan	48 0.50%	231 0.66%	392 0.50%
Asian	128 1.32%	655 1.86%	962 1.22%
Hawaiian & Pacific Island	7 0.07%	24 0.07%	35 0.04%
Other	139 1.44%	594 1.69%	1,239 1.57%
<b>Population by Hispanic Origin</b>	<b>9,674</b>	<b>35,153</b>	<b>78,757</b>
Non-Hispanic Origin	8,471 87.56%	30,525 86.83%	71,631 90.95%
Hispanic Origin	1,203 12.44%	4,628 13.17%	7,126 9.05%
<b>2018 Median Age, Male</b>	<b>35.60</b>	<b>34.40</b>	<b>32.90</b>
<b>2018 Average Age, Male</b>	<b>36.50</b>	<b>35.30</b>	<b>34.60</b>
<b>2018 Median Age, Female</b>	<b>37.70</b>	<b>36.90</b>	<b>36.50</b>
<b>2018 Average Age, Female</b>	<b>38.80</b>	<b>37.70</b>	<b>37.80</b>
<b>2018 Population by Occupation Classification</b>	<b>7,621</b>	<b>27,618</b>	<b>61,442</b>
Civilian Employed	3,924 51.49%	14,980 54.24%	32,397 52.73%
Civilian Unemployed	449 5.89%	1,561 5.65%	3,725 6.06%
Civilian Non-Labor Force	3,240 42.51%	11,058 40.04%	25,219 41.05%
Armed Forces	8 0.10%	19 0.07%	101 0.16%
<b>Households by Marital Status</b>			
Married	743	2,959	6,297
Married No Children	426	1,705	3,792
Married w/Children	316	1,254	2,505
<b>2018 Population by Education</b>	<b>6,992</b>	<b>25,220</b>	<b>56,035</b>
Some High School, No Diploma	1,404 20.08%	4,607 18.27%	11,346 20.25%
High School Grad (Incl Equivalency)	2,485 35.54%	8,384 33.24%	17,227 30.74%
Some College, No Degree	1,581 22.61%	6,484 25.71%	14,502 25.88%
Associate Degree	582 8.32%	2,022 8.02%	4,869 8.69%
Bachelor Degree	599 8.57%	2,485 9.85%	5,490 9.80%
Advanced Degree	341 4.88%	1,238 4.91%	2,601 4.64%

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Radius	1 Mile		2 Mile		3 Mile	
<b>2018 Population by Occupation</b>	<b>7,429</b>		<b>29,283</b>		<b>64,878</b>	
Real Estate & Finance	185	2.49%	961	3.28%	1,778	2.74%
Professional & Management	1,345	18.10%	5,185	17.71%	11,641	17.94%
Public Administration	138	1.86%	625	2.13%	1,542	2.38%
Education & Health	679	9.14%	2,497	8.53%	6,237	9.61%
Services	1,075	14.47%	3,494	11.93%	8,579	13.22%
Information	55	0.74%	281	0.96%	769	1.19%
Sales	809	10.89%	3,565	12.17%	7,651	11.79%
Transportation	585	7.87%	2,510	8.57%	6,932	10.68%
Retail	373	5.02%	1,641	5.60%	3,246	5.00%
Wholesale	35	0.47%	183	0.62%	803	1.24%
Manufacturing	350	4.71%	1,273	4.35%	2,218	3.42%
Production	660	8.88%	2,684	9.17%	5,566	8.58%
Construction	542	7.30%	1,696	5.79%	2,655	4.09%
Utilities	444	5.98%	1,948	6.65%	3,303	5.09%
Agriculture & Mining	0	0.00%	31	0.11%	36	0.06%
Farming, Fishing, Forestry	0	0.00%	18	0.06%	29	0.04%
Other Services	154	2.07%	691	2.36%	1,893	2.92%
<b>2018 Worker Travel Time to Job</b>	<b>3,768</b>		<b>14,422</b>		<b>31,315</b>	
<30 Minutes	2,163	57.40%	8,186	56.76%	16,883	53.91%
30-60 Minutes	1,255	33.31%	4,689	32.51%	10,076	32.18%
60+ Minutes	350	9.29%	1,547	10.73%	4,356	13.91%
<b>2010 Households by HH Size</b>	<b>3,638</b>		<b>13,087</b>		<b>28,829</b>	
1-Person Households	1,450	39.86%	4,751	36.30%	10,223	35.46%
2-Person Households	920	25.29%	3,531	26.98%	7,768	26.95%
3-Person Households	512	14.07%	1,949	14.89%	4,458	15.46%
4-Person Households	333	9.15%	1,280	9.78%	2,853	9.90%
5-Person Households	180	4.95%	742	5.67%	1,686	5.85%
6-Person Households	114	3.13%	401	3.06%	912	3.16%
7 or more Person Households	129	3.55%	433	3.31%	929	3.22%
<b>2018 Average Household Size</b>	<b>2.40</b>		<b>2.50</b>		<b>2.50</b>	
<b>Households</b>						
2023 Projection	3,919		14,317		31,962	
2018 Estimate	3,736		13,616		30,344	
2010 Census	3,638		13,086		28,830	
Growth 2018 - 2023	4.90%		5.15%		5.33%	
Growth 2010 - 2018	2.69%		4.05%		5.25%	

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Radius	1 Mile	2 Mile	3 Mile
<b>2018 Households by HH Income</b>	<b>3,736</b>	<b>13,615</b>	<b>30,344</b>
<\$25,000	1,778 47.59%	5,667 41.62%	14,185 46.75%
\$25,000 - \$50,000	882 23.61%	3,341 24.54%	6,941 22.87%
\$50,000 - \$75,000	591 15.82%	2,252 16.54%	4,661 15.36%
\$75,000 - \$100,000	212 5.67%	914 6.71%	1,819 5.99%
\$100,000 - \$125,000	130 3.48%	650 4.77%	1,322 4.36%
\$125,000 - \$150,000	80 2.14%	334 2.45%	597 1.97%
\$150,000 - \$200,000	26 0.70%	211 1.55%	398 1.31%
\$200,000+	37 0.99%	246 1.81%	421 1.39%
<b>2018 Avg Household Income</b>	<b>\$40,440</b>	<b>\$47,442</b>	<b>\$43,237</b>
<b>2018 Med Household Income</b>	<b>\$27,093</b>	<b>\$32,965</b>	<b>\$28,318</b>
<b>2018 Occupied Housing</b>	<b>3,736</b>	<b>13,616</b>	<b>30,344</b>
Owner Occupied	1,460 39.08%	5,527 40.59%	11,810 38.92%
Renter Occupied	2,276 60.92%	8,089 59.41%	18,534 61.08%
<b>2010 Housing Units</b>	<b>4,351</b>	<b>16,173</b>	<b>35,459</b>
1 Unit	2,531 58.17%	9,471 58.56%	20,162 56.86%
2 - 4 Units	634 14.57%	2,026 12.53%	4,075 11.49%
5 - 19 Units	605 13.90%	3,045 18.83%	7,464 21.05%
20+ Units	581 13.35%	1,631 10.08%	3,758 10.60%
<b>2018 Housing Value</b>	<b>1,461</b>	<b>5,527</b>	<b>11,810</b>
<\$100,000	643 44.01%	2,662 48.16%	6,350 53.77%
\$100,000 - \$200,000	563 38.54%	1,947 35.23%	3,651 30.91%
\$200,000 - \$300,000	128 8.76%	529 9.57%	1,013 8.58%
\$300,000 - \$400,000	57 3.90%	127 2.30%	210 1.78%
\$400,000 - \$500,000	12 0.82%	56 1.01%	134 1.13%
\$500,000 - \$1,000,000	58 3.97%	206 3.73%	452 3.83%
\$1,000,000+	0 0.00%	0 0.00%	0 0.00%
<b>2018 Median Home Value</b>	<b>\$115,542</b>	<b>\$105,213</b>	<b>\$92,991</b>
<b>2018 Housing Units by Yr Built</b>	<b>4,559</b>	<b>16,470</b>	<b>35,946</b>
Built 2010+	20 0.44%	98 0.60%	296 0.82%
Built 2000 - 2010	452 9.91%	1,508 9.16%	3,532 9.83%
Built 1990 - 1999	117 2.57%	668 4.06%	1,564 4.35%
Built 1980 - 1989	272 5.97%	704 4.27%	1,745 4.85%
Built 1970 - 1979	707 15.51%	2,323 14.10%	5,407 15.04%
Built 1960 - 1969	980 21.50%	3,572 21.69%	8,000 22.26%
Built 1950 - 1959	1,089 23.89%	4,048 24.58%	8,451 23.51%
Built <1949	922 20.22%	3,549 21.55%	6,951 19.34%
<b>2018 Median Year Built</b>	<b>1962</b>	<b>1961</b>	<b>1962</b>

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