

6620-6630 Mableton Parkway SW

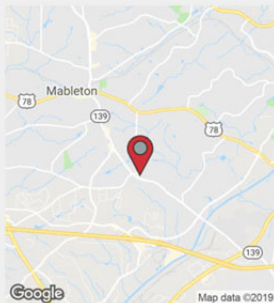
Mableton, Georgia 30126

Property Description

+/- 2.5 Acres

Property Highlights

- +/- 2.5 Acres of Land
- +/- 600 SF Frontage
- Zoned for Dual Brand Quick Serve Restaurant (QSR)
- +/- 18,000 average daily traffic
- Ideal for Single or Multi-tenant retail, doctors, dentists, etc.
- All Utilities Available
- \$83,000,000 Retail Gap in 1-mile radius
- Close proximity to I-20 West, I-285, Camp Creek Parkway & Charlie Brown Airport
- Asking Price: \$395,000



For more information:

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Executive Summary

6620 Mableton Pkwy SW, Mableton, Georgia, 30126 2
 6620 Mableton Pkwy SW, Mableton, Georgia, 30126
 Rings: 1, 5, 10 mile radii

Prepared by NAI Brannen Goddard
 Latitude: 33.79219
 Longitude: -84.55812

	1 mile	5 miles	10 miles
Population			
2000 Population	8,046	111,298	545,067
2010 Population	10,480	129,792	593,394
2019 Population	11,552	142,807	673,466
2024 Population	12,128	151,261	720,918
2000-2010 Annual Rate	2.68%	1.55%	0.85%
2010-2019 Annual Rate	1.06%	1.04%	1.38%
2019-2024 Annual Rate	0.98%	1.16%	1.37%
2019 Male Population	47.2%	46.9%	48.6%
2019 Female Population	52.8%	53.1%	51.4%
2019 Median Age	30.6	35.0	34.4

In the identified area, the current year population is 673,466. In 2010, the Census count in the area was 593,394. The rate of change since 2010 was 1.38% annually. The five-year projection for the population in the area is 720,918 representing a change of 1.37% annually from 2019 to 2024. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 30.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	17.9%	27.8%	31.9%
2019 Black Alone	68.1%	59.9%	55.3%
2019 American Indian/Alaska Native Alone	0.5%	0.3%	0.3%
2019 Asian Alone	1.5%	2.7%	4.3%
2019 Pacific Islander Alone	0.1%	0.0%	0.0%
2019 Other Race	8.8%	6.3%	5.3%
2019 Two or More Races	3.1%	2.9%	2.9%
2019 Hispanic Origin (Any Race)	19.2%	12.8%	11.5%

Persons of Hispanic origin represent 11.5% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.4 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	54	83	84
2000 Households	2,930	41,249	207,215
2010 Households	3,865	49,971	233,719
2019 Total Households	4,237	54,761	267,456
2024 Total Households	4,436	57,933	287,564
2000-2010 Annual Rate	2.81%	1.94%	1.21%
2010-2019 Annual Rate	1.00%	0.99%	1.47%
2019-2024 Annual Rate	0.92%	1.13%	1.46%
2019 Average Household Size	2.72	2.60	2.42

The household count in this area has changed from 233,719 in 2010 to 267,456 in the current year, a change of 1.47% annually. The five-year projection of households is 287,564, a change of 1.46% annually from the current year total. Average household size is currently 2.42, compared to 2.43 in the year 2010. The number of families in the current year is 149,898 in the specified area.



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Mortgage Income			
2019 Percent of Income for Mortgage	16.7%	18.3%	18.5%
Median Household Income			
2019 Median Household Income	\$47,924	\$57,133	\$56,231
2024 Median Household Income	\$56,048	\$68,609	\$66,454
2019-2024 Annual Rate	3.18%	3.73%	3.40%
Average Household Income			
2019 Average Household Income	\$66,293	\$83,067	\$84,743
2024 Average Household Income	\$79,089	\$97,296	\$98,338
2019-2024 Annual Rate	3.59%	3.21%	3.02%
Per Capita Income			
2019 Per Capita Income	\$24,258	\$31,875	\$33,852
2024 Per Capita Income	\$28,858	\$37,276	\$39,412
2019-2024 Annual Rate	3.53%	3.18%	3.09%
Households by Income			

Current median household income is \$56,231 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$66,454 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$84,743 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$98,338 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$33,852 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$39,412 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	145	132	130
2000 Total Housing Units	3,129	43,859	223,385
2000 Owner Occupied Housing Units	1,307	24,100	108,483
2000 Renter Occupied Housing Units	1,623	17,149	98,732
2000 Vacant Housing Units	199	2,610	16,170
2010 Total Housing Units	4,720	57,191	276,448
2010 Owner Occupied Housing Units	2,059	29,191	122,107
2010 Renter Occupied Housing Units	1,806	20,780	111,612
2010 Vacant Housing Units	855	7,220	42,729
2019 Total Housing Units	5,020	61,226	307,383
2019 Owner Occupied Housing Units	2,205	31,215	131,983
2019 Renter Occupied Housing Units	2,032	23,547	135,473
2019 Vacant Housing Units	783	6,465	39,927
2024 Total Housing Units	5,218	64,470	328,302
2024 Owner Occupied Housing Units	2,370	33,786	144,112
2024 Renter Occupied Housing Units	2,066	24,147	143,452
2024 Vacant Housing Units	782	6,537	40,738

Currently, 42.9% of the 307,383 housing units in the area are owner occupied; 44.1%, renter occupied; and 13.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 276,448 housing units in the area - 44.2% owner occupied, 40.4% renter occupied, and 15.5% vacant. The annual rate of change in housing units since 2010 is 4.83%. Median home value in the area is \$213,018, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.32% annually to \$250,803.

For Sale

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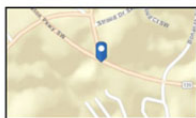
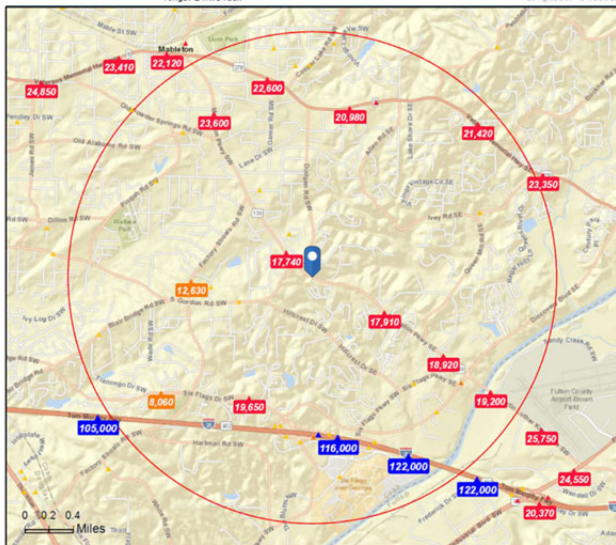
Traffic Count Map

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Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day

