



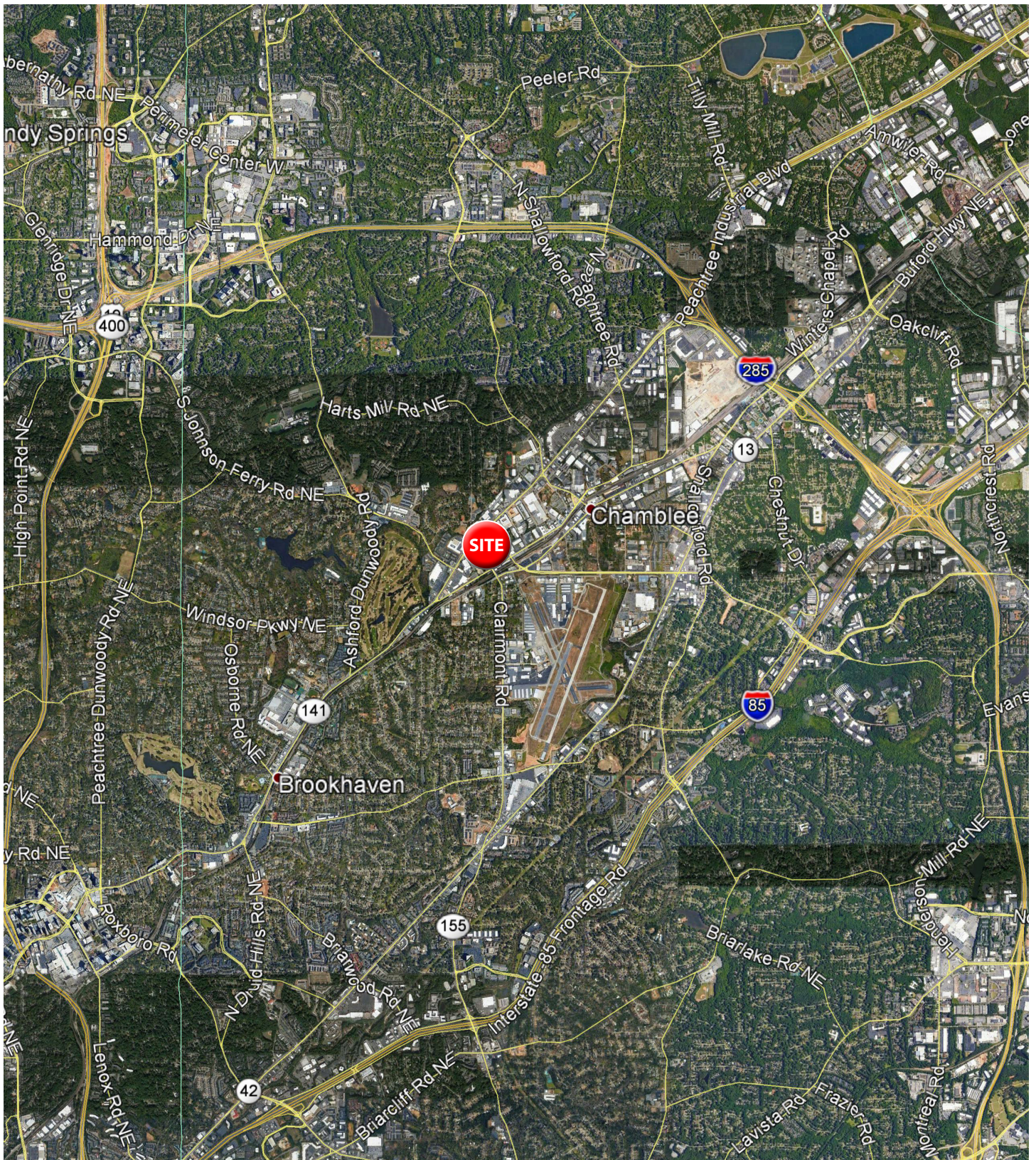
CHAMBLEE VILLAGE

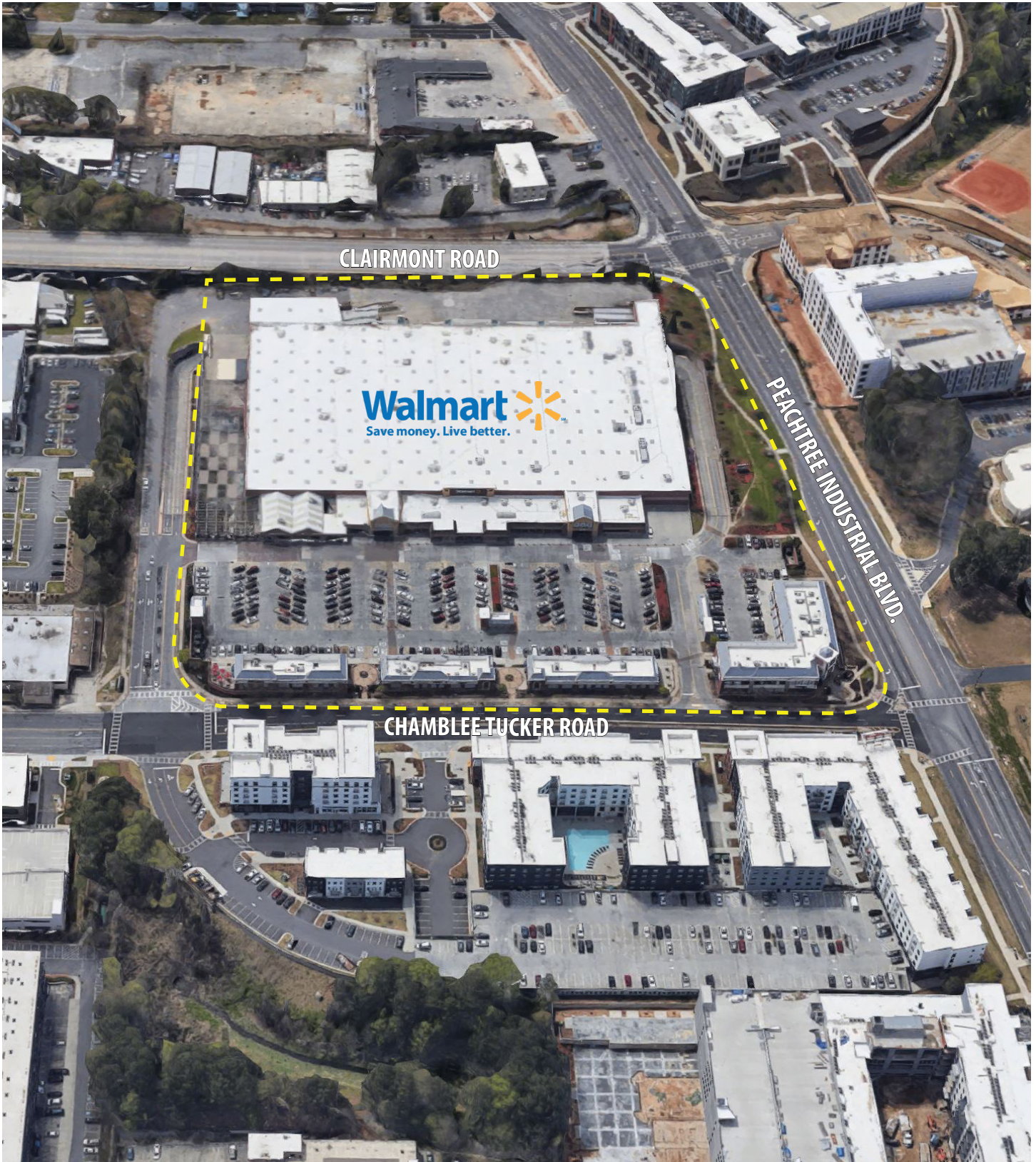
1871 CHAMBLEE TUCKER ROAD
CHAMBLEE, GA 30341



Max Dufour, Leasing
843.654.7859
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LOCATION





INLINE RETAIL AVAILABLE

Building 1 - First Floor

- A - Fugi Massage
- B - Georgia Clinic, PC
- C - Game Stop

D - AVAILABLE 2,800 SF

Building 1 - Second Floor

- A - Aloire Beauty World
- B - Renew Med Spa
- C - Hemp Haven
- D & E - Atlanta Eye Care

F & G - AVAILABLE 3,259 SF (MEDICAL SPACE)

Building 2

- A - So Amazing Salon Suites

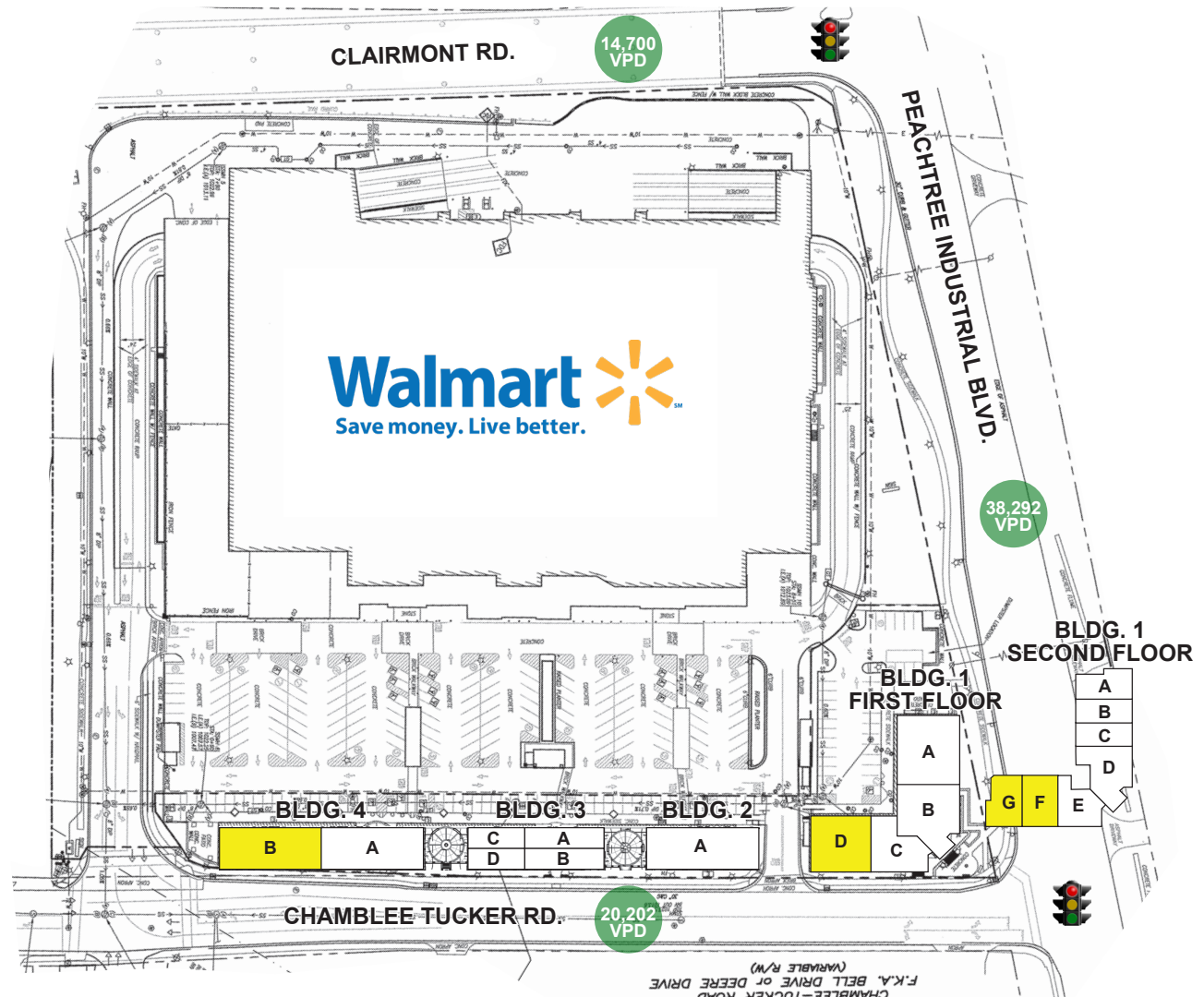
Building 3

- A - Sally Beauty
- B - Chamblee Tobacco
- C - Nail Salon
- D - American Deli

Building 4

- A - Wok Dragon

B - AVAILABLE 2,600 SF (FORMER RESTAURANT)



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.

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TRADE AREA SNAPSHOT



**Estimated
Population**

141,044



**Estimated
Households**

61,595



**Average HH
Income**

\$180,894



**Median HH
Income**

\$122,552



**Total
Businesses**

15,234



**Total
Employees**

120,454



TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.8848/-84.3079

Trade Area	Trade Area
Population	
2023 Estimated Population	141,044
2028 Projected Population	145,358
2020 Census Population	141,670
2010 Census Population	125,688
Projected Annual Growth 2023 to 2028	0.6%
Historical Annual Growth 2010 to 2023	0.9%
Households	
2023 Estimated Households	61,595
2028 Projected Households	64,047
2020 Census Households	61,209
2010 Census Households	51,863
Projected Annual Growth 2023 to 2028	0.8%
Historical Annual Growth 2010 to 2023	1.4%
Age	
2023 Est. Population Under 10 Years	13.1%
2023 Est. Population 10 to 19 Years	10.6%
2023 Est. Population 20 to 29 Years	16.3%
2023 Est. Population 30 to 44 Years	24.5%
2023 Est. Population 45 to 59 Years	18.2%
2023 Est. Population 60 to 74 Years	11.9%
2023 Est. Population 75 Years or Over	5.3%
2023 Est. Median Age	35.3
Marital Status & Gender	
2023 Est. Male Population	50.2%
2023 Est. Female Population	49.8%
2023 Est. Never Married	43.1%
2023 Est. Now Married	39.6%
2023 Est. Separated or Divorced	13.8%
2023 Est. Widowed	3.5%
Income	
2023 Est. HH Income \$200,000 or More	25.7%
2023 Est. HH Income \$150,000 to \$199,999	9.9%
2023 Est. HH Income \$100,000 to \$149,999	15.4%
2023 Est. HH Income \$75,000 to \$99,999	11.5%
2023 Est. HH Income \$50,000 to \$74,999	13.3%
2023 Est. HH Income \$35,000 to \$49,999	7.0%
2023 Est. HH Income \$25,000 to \$34,999	5.6%
2023 Est. HH Income \$15,000 to \$24,999	5.2%
2023 Est. HH Income Under \$15,000	6.5%
2023 Est. Average Household Income	\$180,894
2023 Est. Median Household Income	\$122,552
2023 Est. Per Capita Income	\$79,081
2023 Est. Total Businesses	15,234
2023 Est. Total Employees	120,454

TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.8848/-84.3079

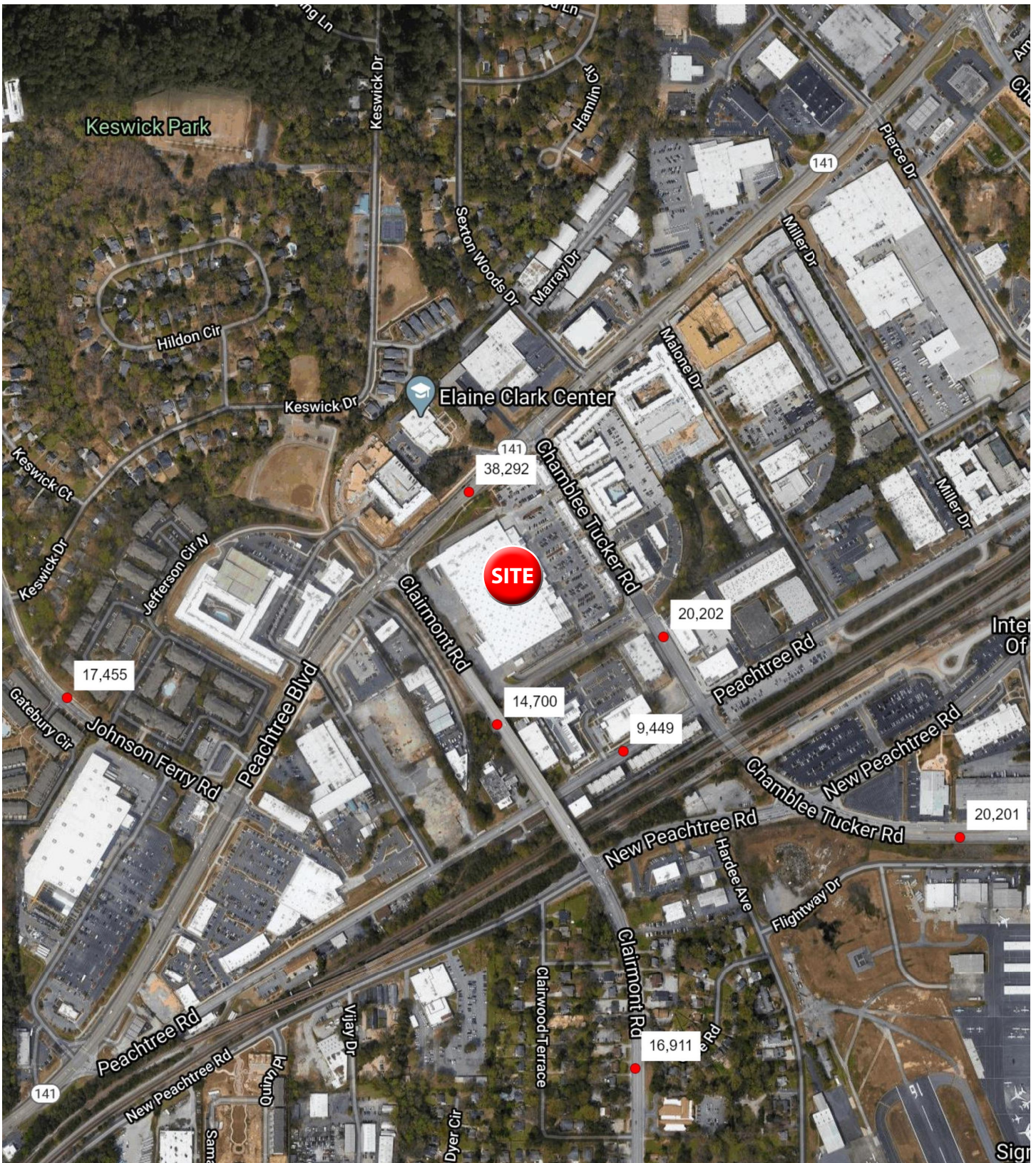
Trade Area	Trade Area
Race	
2023 Est. White	53.8%
2023 Est. Black	19.3%
2023 Est. Asian or Pacific Islander	8.7%
2023 Est. American Indian or Alaska Native	0.9%
2023 Est. Other Races	17.3%
Hispanic	
2023 Est. Hispanic Population	27,925
2023 Est. Hispanic Population	19.8%
2028 Proj. Hispanic Population	20.0%
2020 Hispanic Population	29.8%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	98,962
2023 Est. Elementary (Grade Level 0 to 8)	7.2%
2023 Est. Some High School (Grade Level 9 to 11)	3.2%
2023 Est. High School Graduate	12.1%
2023 Est. Some College	10.1%
2023 Est. Associate Degree Only	4.5%
2023 Est. Bachelor Degree Only	36.2%
2023 Est. Graduate Degree	26.8%
Housing	
2023 Est. Total Housing Units	66,825
2023 Est. Owner-Occupied	52.5%
2023 Est. Renter-Occupied	39.6%
2023 Est. Vacant Housing	7.8%
Homes Built by Year	
2023 Homes Built 2010 or later	15.7%
2023 Homes Built 2000 to 2009	16.3%
2023 Homes Built 1990 to 1999	12.7%
2023 Homes Built 1980 to 1989	11.7%
2023 Homes Built 1970 to 1979	10.4%
2023 Homes Built 1960 to 1969	12.2%
2023 Homes Built 1950 to 1959	10.1%
2023 Homes Built Before 1949	3.2%
Home Values	
2023 Home Value \$1,000,000 or More	12.5%
2023 Home Value \$500,000 to \$999,999	33.7%
2023 Home Value \$400,000 to \$499,999	13.9%
2023 Home Value \$300,000 to \$399,999	16.0%
2023 Home Value \$200,000 to \$299,999	16.3%
2023 Home Value \$150,000 to \$199,999	4.4%
2023 Home Value \$100,000 to \$149,999	1.6%
2023 Home Value \$50,000 to \$99,999	1.0%
2023 Home Value \$25,000 to \$49,999	0.2%
2023 Home Value Under \$25,000	0.6%
2023 Median Home Value	\$531,128
2023 Median Rent	\$1,370

TRADE AREA DEMOGRAPHICS

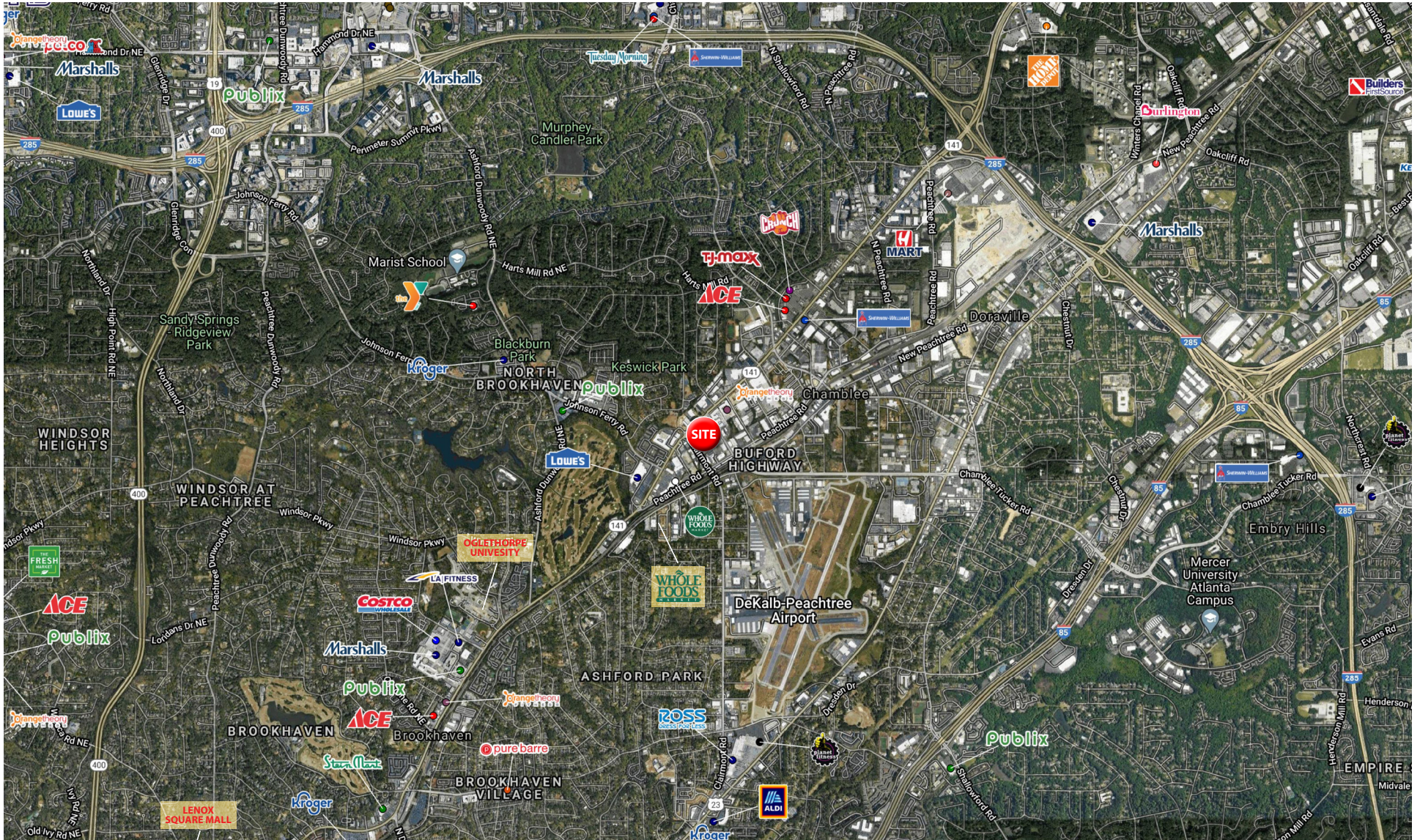
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Trade Area	Trade Area
Labor Force	
2023 Est. Labor Population Age 16 Years or Over	113,174
2023 Est. Civilian Employed	75.2%
2023 Est. Civilian Unemployed	1.3%
2023 Est. in Armed Forces	0.2%
2023 Est. not in Labor Force	23.3%
2023 Labor Force Males	49.9%
2023 Labor Force Females	50.1%
Occupation	
2023 Occupation: Population Age 16 Years or Over	85,114
2023 Mgmt, Business, & Financial Operations	26.4%
2023 Professional, Related	30.1%
2023 Service	11.2%
2023 Sales, Office	17.5%
2023 Farming, Fishing, Forestry	-
2023 Construction, Extraction, Maintenance	6.6%
2023 Production, Transport, Material Moving	8.2%
2023 White Collar Workers	74.0%
2023 Blue Collar Workers	26.0%
Transportation to Work	
2023 Drive to Work Alone	51.4%
2023 Drive to Work in Carpool	8.3%
2023 Travel to Work by Public Transportation	2.4%
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	1.0%
2023 Other Means	1.1%
2023 Work at Home	35.8%
Travel Time	
2023 Travel to Work in 14 Minutes or Less	17.1%
2023 Travel to Work in 15 to 29 Minutes	49.9%
2023 Travel to Work in 30 to 59 Minutes	29.7%
2023 Travel to Work in 60 Minutes or More	3.3%
2023 Average Travel Time to Work	22.8
Consumer Expenditure	
2023 Est. Total Household Expenditure	\$6.83 B
2023 Est. Apparel	\$248.41 M
2023 Est. Contributions, Gifts	\$448.61 M
2023 Est. Education, Reading	\$267.09 M
2023 Est. Entertainment	\$399.77 M
2023 Est. Food, Beverages, Tobacco	\$1.01 B
2023 Est. Furnishings, Equipment	\$246.18 M
2023 Est. Health Care, Insurance	\$594.25 M
2023 Est. Household Operations, Shelter, Utilities	\$2.18 B
2023 Est. Miscellaneous Expenses	\$130.77 M
2023 Est. Personal Care	\$91.26 M
2023 Est. Transportation	\$1.21 B

TRAFFIC COUNTS



COMMERCIAL AERIAL





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