

## CHAMBLEE VILLAGE

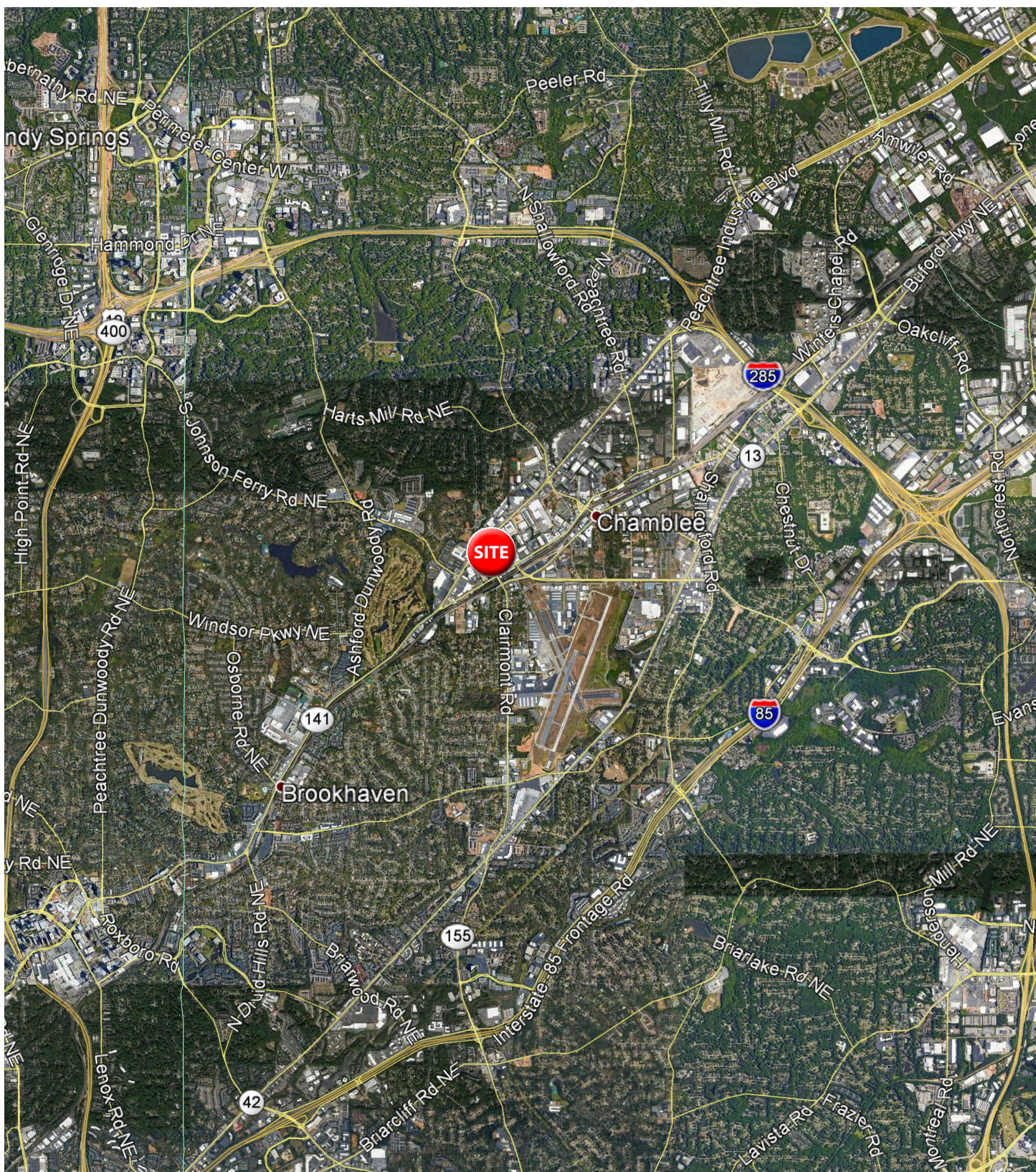
1871 CHAMBLEE TUCKER ROAD  
CHAMBLEE, GA 30341



**Max Dufour**, Leasing  
843.654.7859  
[max.dufour@wrsrealty.com](mailto:max.dufour@wrsrealty.com)

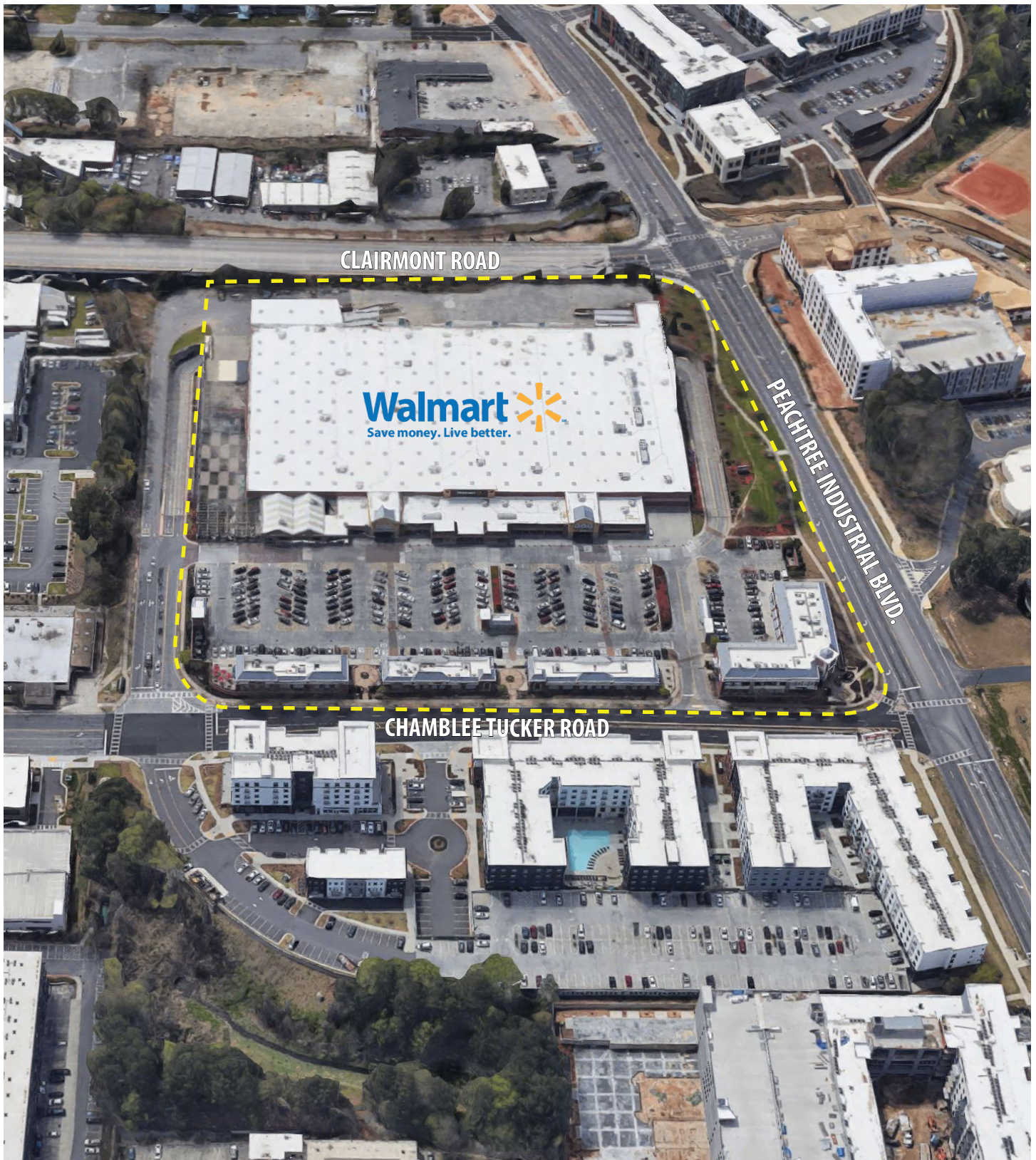


## LOCATION





# AERIAL





# 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 - K-Bop Korean Bistro



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# PROPERTY PHOTOS





# TRADE AREA SNAPSHOT



**Estimated  
Population**

**141,951**



**Estimated  
Households**

**61,464**



**Average HH  
Income**

**\$145,883**



**Median HH  
Income**

**\$104,320**



**Total  
Businesses**

**14,410**



**Total  
Employees**

**127,945**





# TRADE AREA DEMOGRAPHIC REPORT

Lat/Lon: 33.8848/-84.3079

Trade Area	Trade Area
<b>Population</b>	
2022 Estimated Population	141,951
2027 Projected Population	151,587
2020 Census Population	143,138
2010 Census Population	127,088
Projected Annual Growth 2022 to 2027	1.4%
Historical Annual Growth 2010 to 2022	1.0%
<b>Households</b>	
2022 Estimated Households	61,464
2027 Projected Households	66,259
2020 Census Households	62,051
2010 Census Households	52,648
Projected Annual Growth 2022 to 2027	1.6%
Historical Annual Growth 2010 to 2022	-
<b>Age</b>	
2022 Est. Population Under 10 Years	13.9%
2022 Est. Population 10 to 19 Years	8.5%
2022 Est. Population 20 to 29 Years	18.2%
2022 Est. Population 30 to 44 Years	25.3%
2022 Est. Population 45 to 59 Years	15.8%
2022 Est. Population 60 to 74 Years	12.5%
2022 Est. Population 75 Years or Over	5.7%
2022 Est. Median Age	35.0
<b>Marital Status &amp; Gender</b>	
2022 Est. Male Population	51.4%
2022 Est. Female Population	48.6%
2022 Est. Never Married	41.8%
2022 Est. Now Married	40.7%
2022 Est. Separated or Divorced	13.7%
2022 Est. Widowed	3.8%
<b>Income</b>	
2022 Est. HH Income \$200,000 or More	20.2%
2022 Est. HH Income \$150,000 to \$199,999	8.3%
2022 Est. HH Income \$100,000 to \$149,999	16.2%
2022 Est. HH Income \$75,000 to \$99,999	12.5%
2022 Est. HH Income \$50,000 to \$74,999	16.4%
2022 Est. HH Income \$35,000 to \$49,999	8.4%
2022 Est. HH Income \$25,000 to \$34,999	5.7%
2022 Est. HH Income \$15,000 to \$24,999	5.6%
2022 Est. HH Income Under \$15,000	6.7%
2022 Est. Average Household Income	\$145,883
2022 Est. Median Household Income	\$104,320
2022 Est. Per Capita Income	\$63,246
2022 Est. Total Businesses	14,410
2022 Est. Total Employees	127,945



# TRADE AREA DEMOGRAPHIC REPORT

Lat/Lon: 33.8848/-84.3079

Trade Area	Trade Area
<b>Race</b>	
2022 Est. White	52.9%
2022 Est. Black	13.2%
2022 Est. Asian or Pacific Islander	8.4%
2022 Est. American Indian or Alaska Native	1.2%
2022 Est. Other Races	24.3%
<b>Hispanic</b>	
2022 Est. Hispanic Population	36,967
2022 Est. Hispanic Population	26.0%
2027 Proj. Hispanic Population	25.7%
2020 Hispanic Population	29.6%
<b>Education (Adults 25 &amp; Older)</b>	
2022 Est. Adult Population (25 Years or Over)	100,007
2022 Est. Elementary (Grade Level 0 to 8)	7.5%
2022 Est. Some High School (Grade Level 9 to 11)	4.2%
2022 Est. High School Graduate	12.3%
2022 Est. Some College	9.9%
2022 Est. Associate Degree Only	4.3%
2022 Est. Bachelor Degree Only	35.9%
2022 Est. Graduate Degree	25.9%
<b>Housing</b>	
2022 Est. Total Housing Units	66,553
2022 Est. Owner-Occupied	51.9%
2022 Est. Renter-Occupied	40.4%
2022 Est. Vacant Housing	7.6%
<b>Homes Built by Year</b>	
2022 Homes Built 2010 or later	11.6%
2022 Homes Built 2000 to 2009	16.6%
2022 Homes Built 1990 to 1999	14.8%
2022 Homes Built 1980 to 1989	9.5%
2022 Homes Built 1970 to 1979	12.3%
2022 Homes Built 1960 to 1969	14.4%
2022 Homes Built 1950 to 1959	10.2%
2022 Homes Built Before 1949	3.1%
<b>Home Values</b>	
2022 Home Value \$1,000,000 or More	10.5%
2022 Home Value \$500,000 to \$999,999	31.7%
2022 Home Value \$400,000 to \$499,999	13.0%
2022 Home Value \$300,000 to \$399,999	16.2%
2022 Home Value \$200,000 to \$299,999	15.7%
2022 Home Value \$150,000 to \$199,999	6.2%
2022 Home Value \$100,000 to \$149,999	4.5%
2022 Home Value \$50,000 to \$99,999	1.4%
2022 Home Value \$25,000 to \$49,999	0.4%
2022 Home Value Under \$25,000	0.4%
2022 Median Home Value	\$499,429
2022 Median Rent	\$1,255



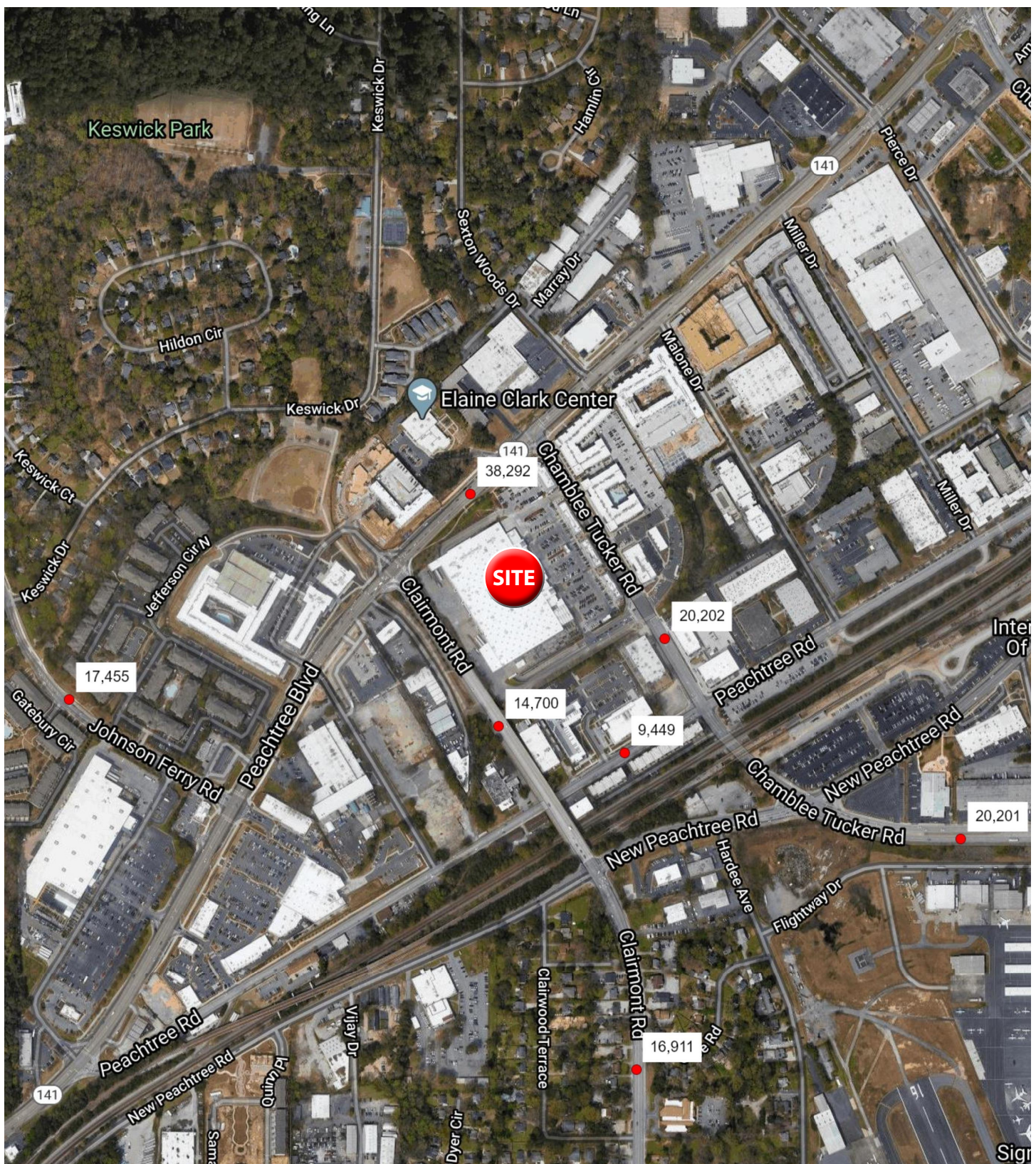
# TRADE AREA DEMOGRAPHIC REPORT

Lat/Lon: 33.8848/-84.3079

Trade Area	Trade Area
<b>Labor Force</b>	
2022 Est. Labor Population Age 16 Years or Over	114,752
2022 Est. Civilian Employed	73.7%
2022 Est. Civilian Unemployed	1.4%
2022 Est. in Armed Forces	0.1%
2022 Est. not in Labor Force	24.8%
2022 Labor Force Males	51.4%
2022 Labor Force Females	48.6%
<b>Occupation</b>	
2022 Occupation: Population Age 16 Years or Over	84,552
2022 Mgmt, Business, & Financial Operations	27.9%
2022 Professional, Related	27.4%
2022 Service	15.0%
2022 Sales, Office	16.6%
2022 Farming, Fishing, Forestry	0.1%
2022 Construction, Extraction, Maintenance	6.7%
2022 Production, Transport, Material Moving	6.3%
2022 White Collar Workers	72.0%
2022 Blue Collar Workers	28.0%
<b>Transportation to Work</b>	
2022 Drive to Work Alone	68.2%
2022 Drive to Work in Carpool	11.0%
2022 Travel to Work by Public Transportation	7.2%
2022 Drive to Work on Motorcycle	0.1%
2022 Walk or Bicycle to Work	1.9%
2022 Other Means	1.1%
2022 Work at Home	10.5%
<b>Travel Time</b>	
2022 Travel to Work in 14 Minutes or Less	15.5%
2022 Travel to Work in 15 to 29 Minutes	45.3%
2022 Travel to Work in 30 to 59 Minutes	33.4%
2022 Travel to Work in 60 Minutes or More	5.7%
2022 Average Travel Time to Work	24.5
<b>Consumer Expenditure</b>	
2022 Est. Total Household Expenditure	\$5.71 B
2022 Est. Apparel	\$206.16 M
2022 Est. Contributions, Gifts	\$363.69 M
2022 Est. Education, Reading	\$213.34 M
2022 Est. Entertainment	\$331.35 M
2022 Est. Food, Beverages, Tobacco	\$852.18 M
2022 Est. Furnishings, Equipment	\$204.49 M
2022 Est. Health Care, Insurance	\$502.19 M
2022 Est. Household Operations, Shelter, Utilities	\$1.83 B
2022 Est. Miscellaneous Expenses	\$108.96 M
2022 Est. Personal Care	\$76.34 M
2022 Est. Transportation	\$1.02 B

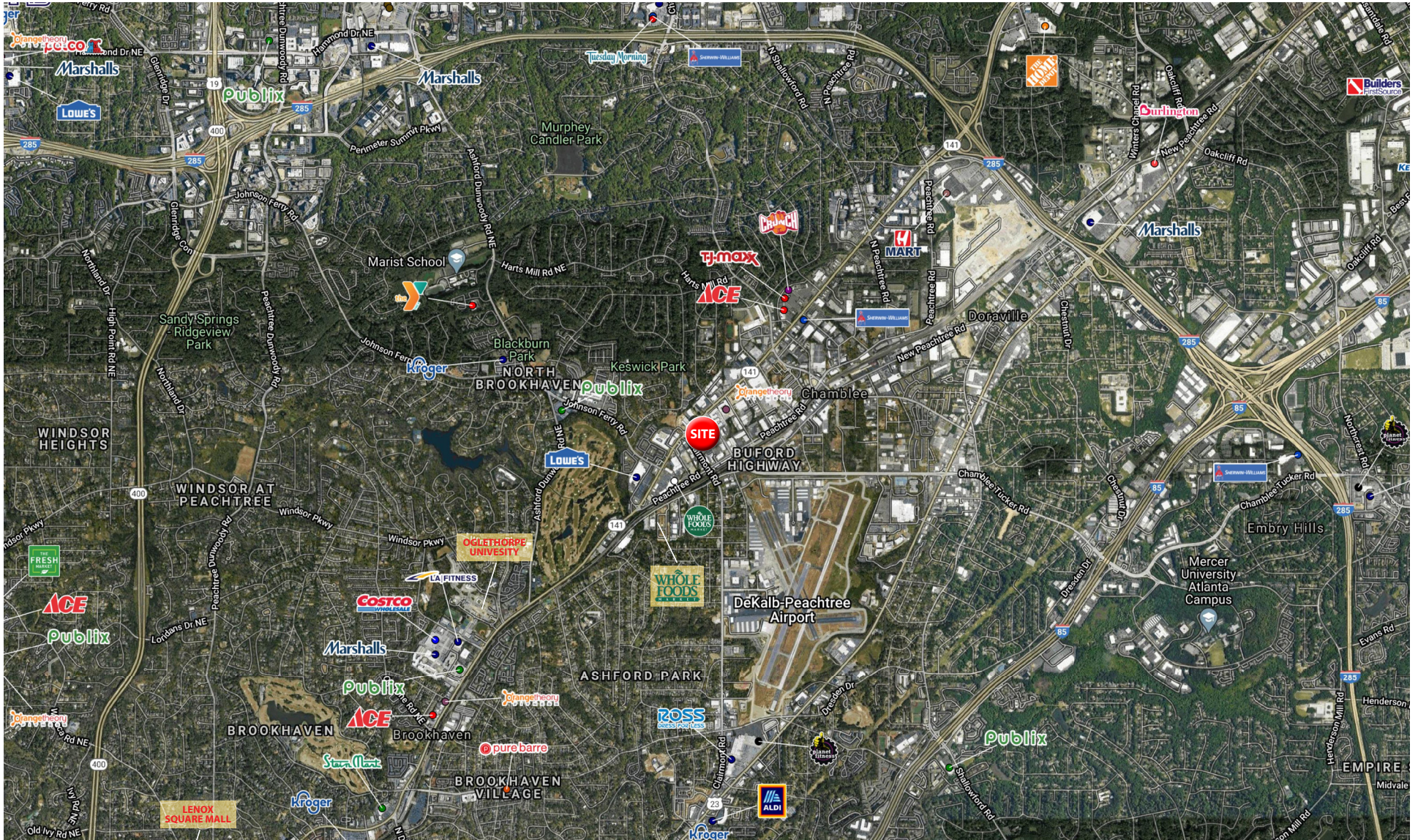


# TRAFFIC COUNTS





# COMMERCIAL AERIAL







# WRS<sup>INC</sup>

REAL ESTATE INVESTMENTS

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