

**3571 Campbellton Road SW
Atlanta, Georgia 30331**



Parcel Number 14 025 100 010 337

Property Size 10.98 AC (478,289 SF) **Zoning** R-4

Property Dimen. 460' by 1,000' **Property Class** R5 - Residential Large Tracts

Property Highlights

- Property well located at the NW corner of Campbellton Road and I-285
- Located just across Interstate from Greenbriar Mall
- High traffic flow on Campbellton Road corridor
- High projected five-year growth
- The site has gently rolling topography – No portion of site is located in a designated flood zone (according to June 22, 1998 Flood Hazard Map)
- All normal public utilities are immediately available. All utilities are available to the subject's site in sufficient quantities to support typical development

Demographics

	1 Mile	3 Miles	5 Miles
2014 Population	8,706	57,257	154,658
2014 Households	4,175	23,513	61,639
Population Growth '14-'19	10.7%	6.4%	4.6%
2014 Avg. HH Income	\$55,407	\$60,429	\$55,815
2014 Employees	1,668	13,675	76,113

Daily Traffic Count

Campbellton Road West of Site: approx. 28,560 VPD
 Campbellton Road East of Site: approx. 28,170 VPD
 Barge Road North of Site: 3,310 VPD
 Interstate 285 North of Site: 132,410 VPD

CONTACT

Michael Tabb
 mtabb@redrockglobal.net
 (404) 815-1819

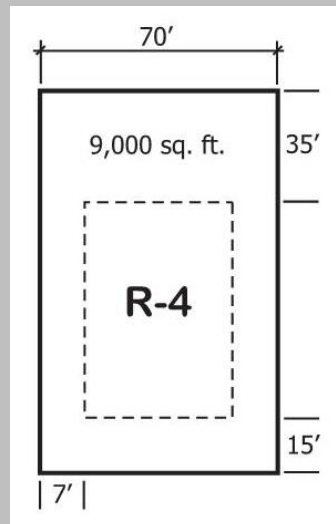
Joseph Evans III
 Jevans@redrockglobal.net
 (404) 815-1819

www.redrockglobal.com

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Minimum Setbacks		Lot Requirements	
Front	35 ft.	Min. Lot Area	9,000 sq. ft.
Side	7 ft.	Min. Street Frontage	70 ft.
Rear	15 ft.	Min. Lot Coverage	50%
Min. Req. Parking	1	Min. Floor Area Ratio	0.50



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Looking East

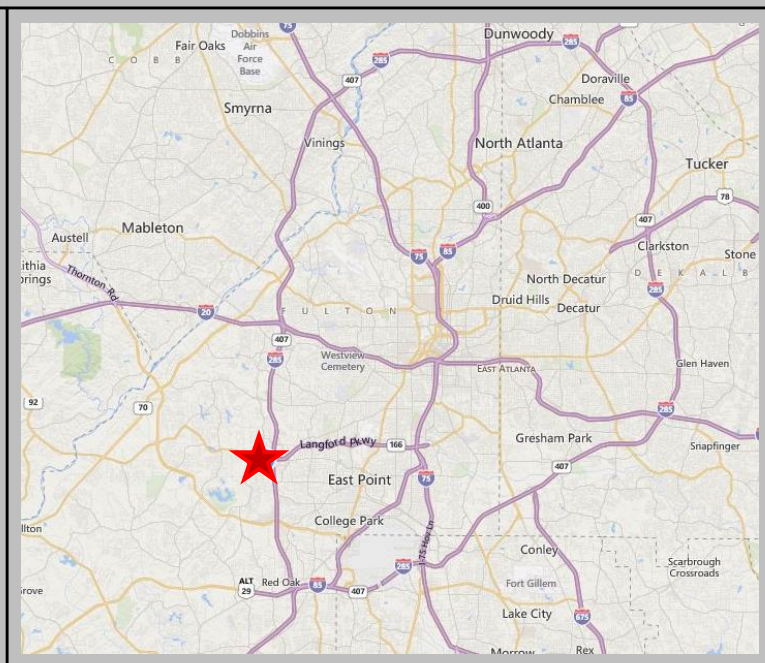
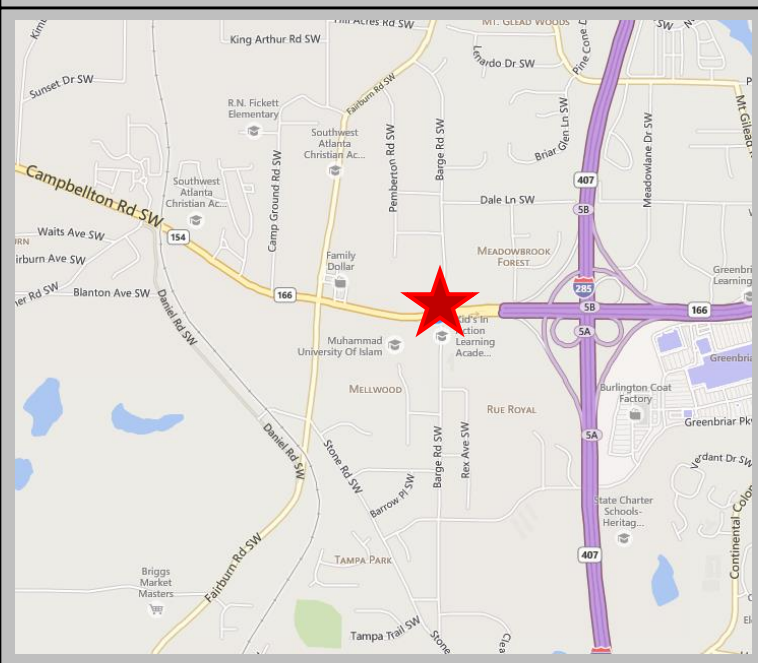
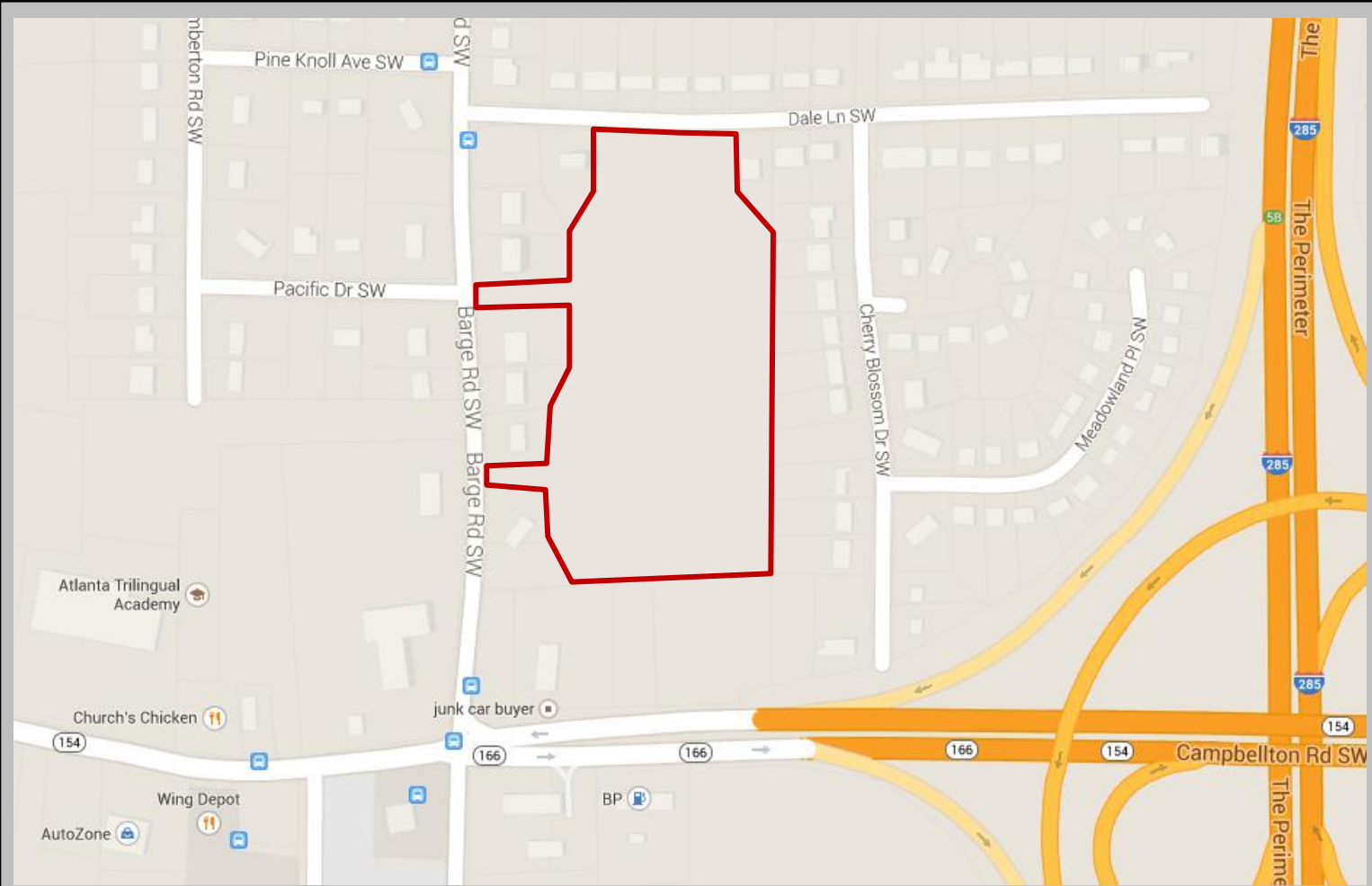


Looking South



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	1 Mile	3 Miles	5 Miles
Population: 2014A			
Total Population	8,706	57,257	154,658
Female Population	56.1%	55.2%	54.6%
Male Population	43.9%	44.8%	45.5%
Population Density	2,769	2,023	1,968
Population Median Age	39.6	35.5	35.3
Total Employees	1,668	13,675	76,113
Total Establishments*	319	2,163	5,863
Population Growth 2000-2010	14.0%	7.5%	1.3%
Population Growth 2014A-2019	10.7%	6.4%	4.6%
Income: 2014A			
Average Household Income	\$55,407	\$60,429	\$55,815
Median Household Income	\$35,818	\$39,838	\$36,107
Per Capita Income	\$26,569	\$24,910	\$22,310
Avg Income Growth 2000-2010	25.6%	28.4%	30.8%
Avg Income Growth 2014A-2019	15.0%	16.0%	17.7%
Households: 2014A			
Households	4,175	23,513	61,639
Average Household Size	2.24	2.42	2.49
Hhld Growth 2000-2010	34.7%	16.7%	8.3%
Hhld Growth 2014A-2019	15.6%	9.2%	6.7%
Housing Units: 2014A			
Occupied Units	4,175	23,513	61,639
% Occupied Units	93.9%	92.6%	89.9%
% Vacant Housing Units	6.1%	7.4%	10.1%
Owner Occ Housing Growth 2000-2010	10.8%	5.3%	9.4%
Owner Occ Housing Growth 2000-2019	27.2%	19.5%	24.7%
Owner Occ Housing Growth 2014A-2019	10.9%	7.0%	7.3%
Occ Housing Growth 2000-2010	34.7%	16.7%	8.3%
Occ Housing Growth 2010-2019	26.9%	20.6%	17.7%
Occ Housing Growth 2014A-2019	15.6%	9.2%	6.7%
Race and Ethnicity: 2014A			
% American Indian or Alaska Native Population	0.1%	0.2%	0.3%
% Asian Population	0.3%	0.5%	0.5%
% Black Population	96.6%	90.8%	88.5%
% Hawaiian or Pacific Islander Population	0.0%	0.0%	0.0%
% Multirace Population	1.4%	1.5%	1.7%
% Other Race Population	0.3%	2.2%	2.3%
% White Population	1.4%	4.6%	6.7%
% Hispanic Population	1.1%	4.5%	4.8%
% Non Hispanic Population	98.9%	95.6%	95.2%
Seasonal Population Trending			
Q4 2011	24	188	566
Q1 2012	24	185	562
Q2 2012	30	219	645
Q3 2012	30	220	647
Q4 2012	33	243	698
Q1 2013	34	254	736
Q2 2013	39	284	824
Q3 2013	37	279	827
Q4 2013	34	276	829

*Establishment counts include D&B business location records that have a valid telephone, known SIC code and D&B rating as well as exclude cottage industries (businesses that operate from a residence).

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