

For Sale

Commercial Development Site

Adjacent to Redan Village Shopping Center


Near The Intersection of S. Hairston Road & Redan Road

Stone Mountain, Georgia 30088 / DeKalb County

For Sale - 4850 Redan Road Property

1.16 +/- Acre Commercial Pad

Legend

 4850 Redan Rd



PROPERTY HIGHLIGHTS:

- ❑ 300' Of Frontage on Redan Road
- ❑ Address: 4850 Redan Road, Stone Mountain, GA 30088 DeKalb County Tax ID# 15 224 03 004
- ❑ 1.16± Acre Commercial Property
- ❑ Zoned C-1 (DeKalb County)
- ❑ SLUP Drive-Thru Approval From DeKalb County Already In Place (SLUP-24-1247108). Perfect For QSR Development
- ❑ Multiple Ingress/Egress Access Points From Redan Road & Redan Village Shopping Center
- ❑ ~18,000 Vehicles Per Day Travel on Redan Road in Front of Property
- ❑ Former Developed Commercial Property -- Pad Ready For Future Development With All Utilities To Property
- ❑ Asking Price: \$925,000.00

New South Realty

Commercial Real Estate Brokerage & Leasing

Associates

For More Information, Please Contact:

Douglas Calderwood

Email: dcalderwood@newsouthrealty.net

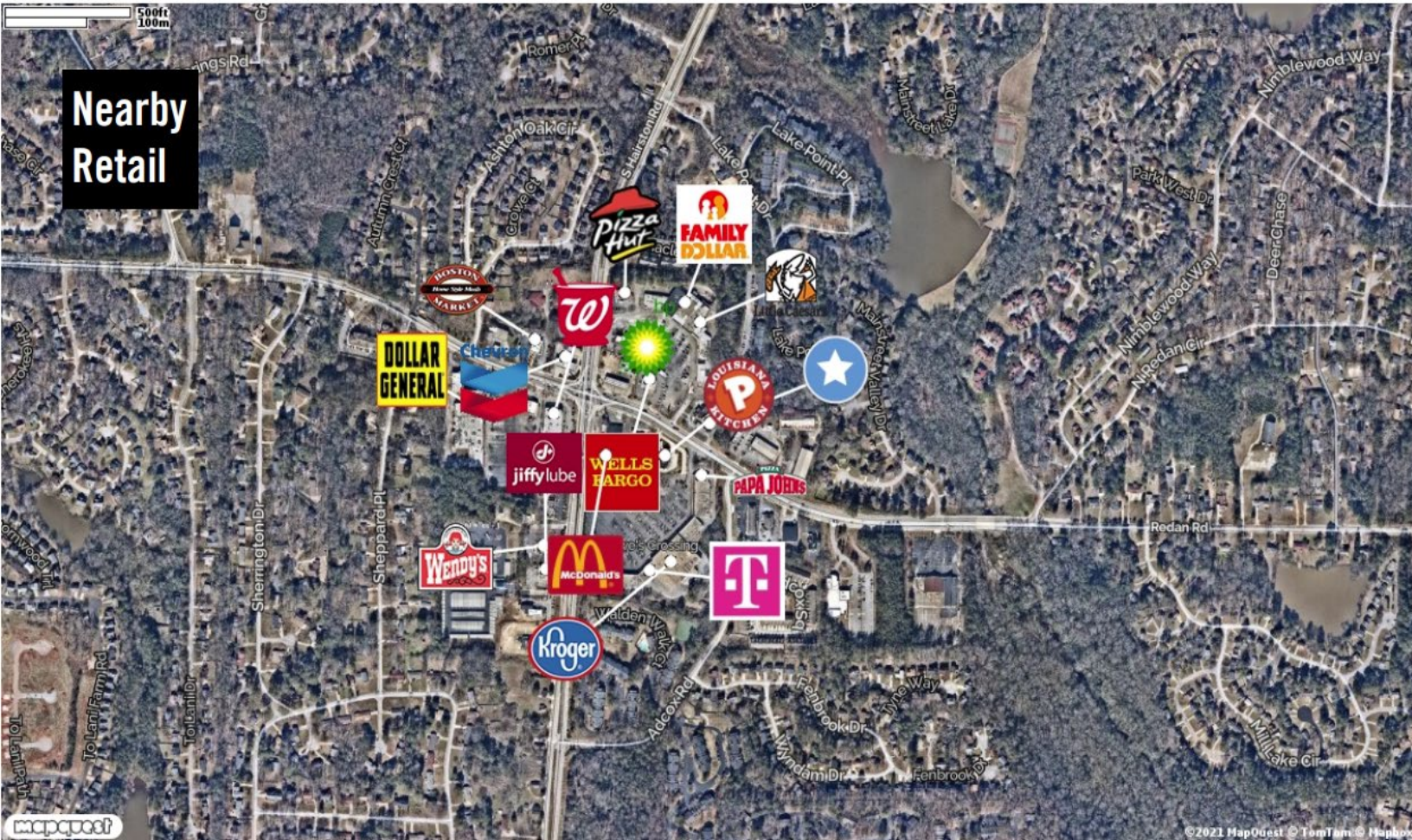
Office: 404-487-8429

www.newsouthrealty.net

Commercial Development Site

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4850 Redan Road, Stone Mountain, GA 30088

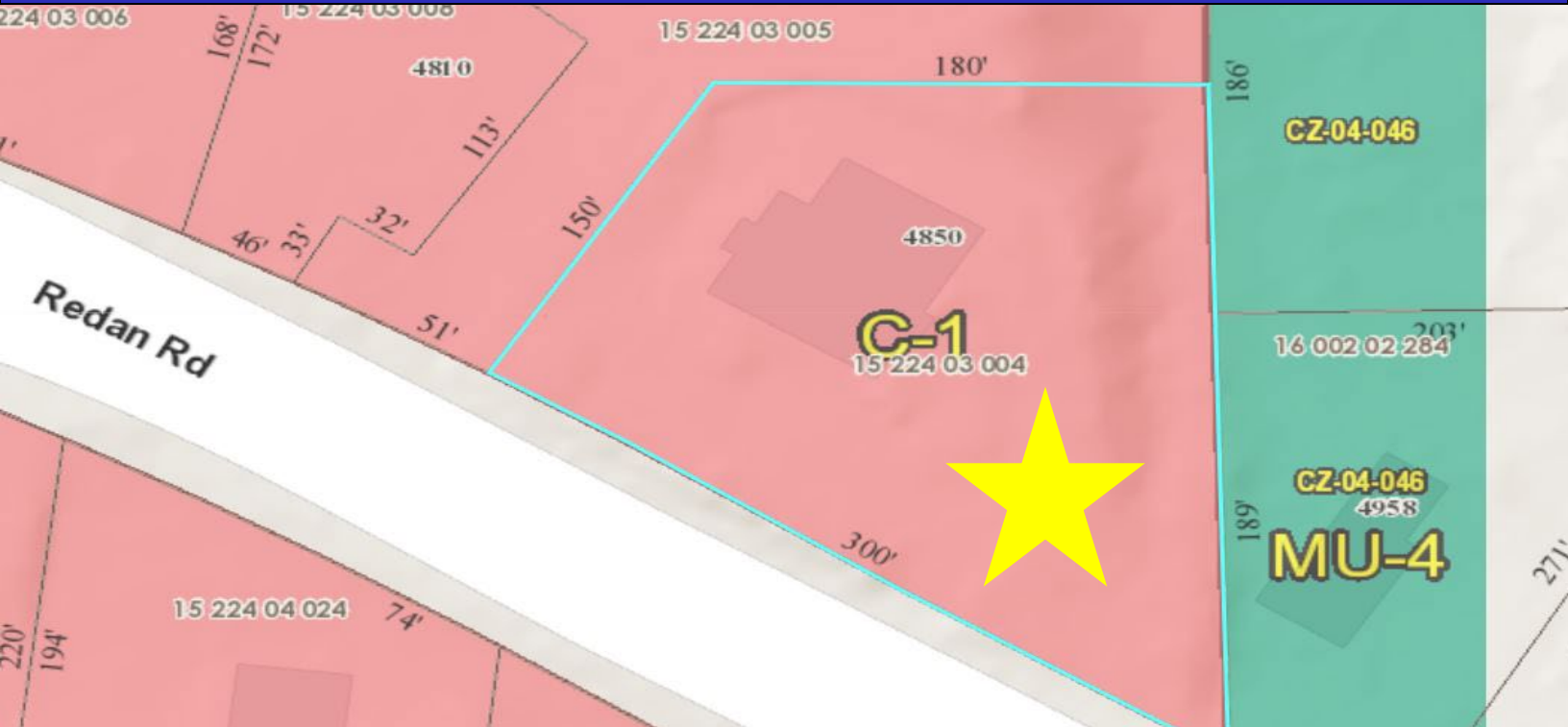


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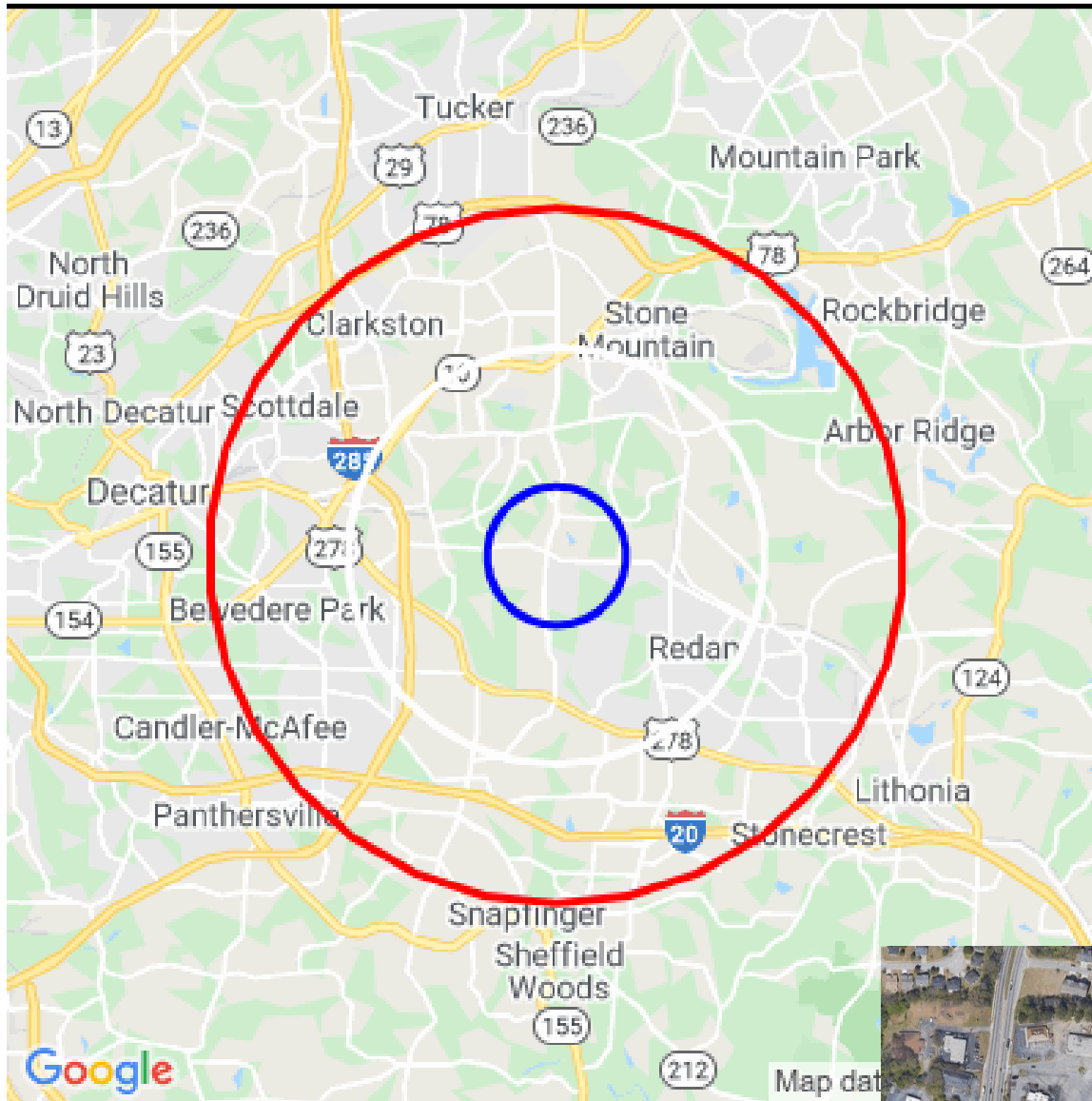


4850 Redan Rd

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Demographic Report



4850 Redan Rd

Population

Distance	Male	Female	Total
1- Mile	4,108	4,726	8,834
3- Mile	28,444	31,721	60,166
5- Mile	84,038	91,024	175,061

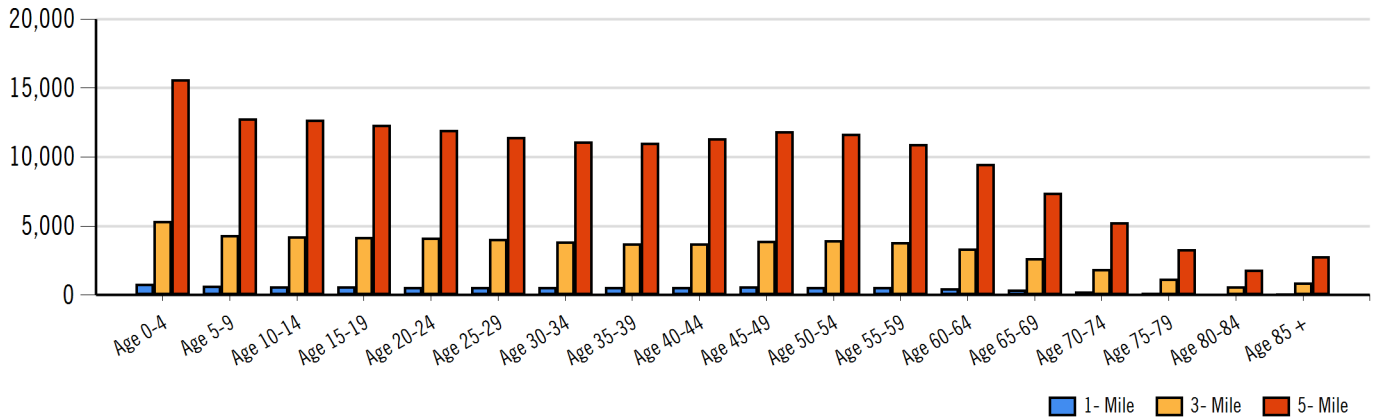


4850 Redan Rd

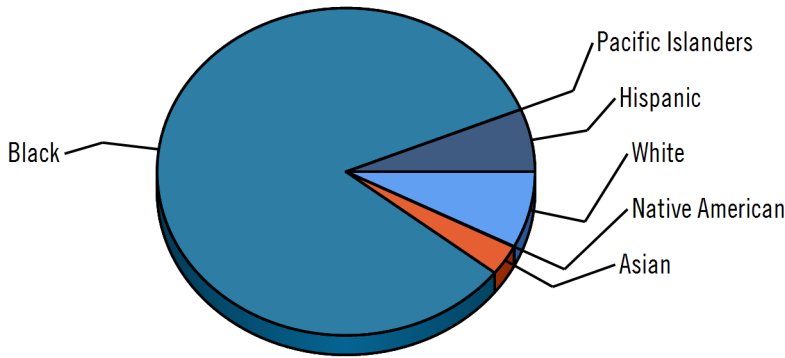
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Population by Distance and Age (2020)

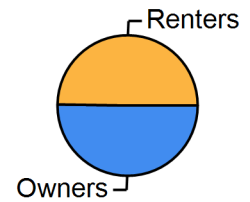


Ethnicity within 5 miles

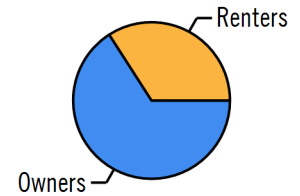


White Native American Asian Black Pacific Islanders Hispanic

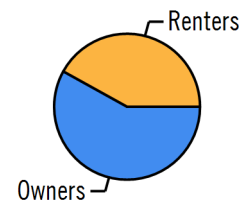
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	4,113	358	5.06 %
3-Mile	27,526	2,574	6.33 %
5-Mile	79,713	6,907	7.10 %



4850 Redan Rd

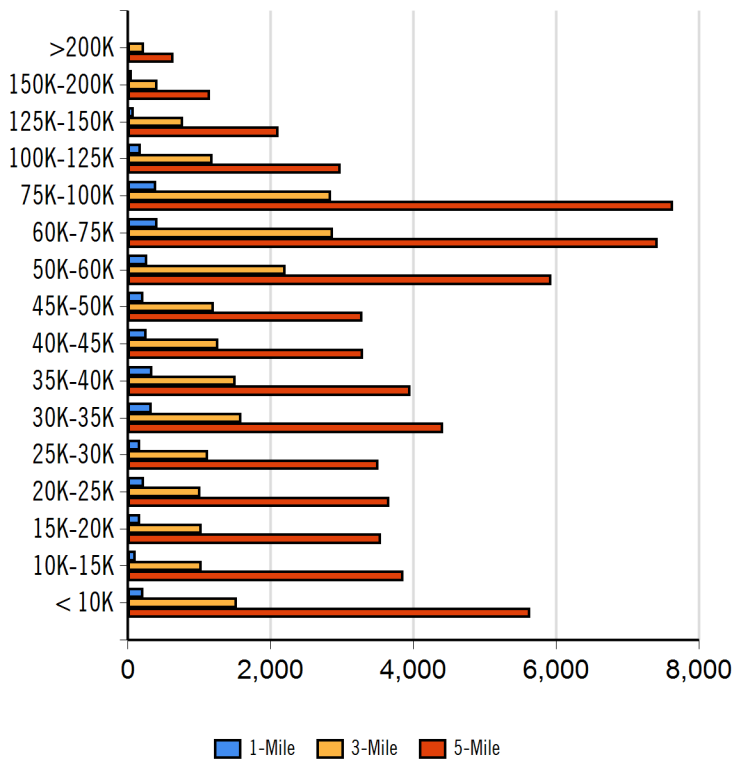
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	32	29	144	345	183	404	368	225	316	931	292	292	388
3-Mile	132	120	1,111	1,707	1,069	2,975	2,509	1,345	2,921	5,894	2,271	1,928	2,299
5-Mile	316	331	3,575	5,911	3,074	9,443	6,617	3,260	8,412	16,168	7,060	5,363	6,844

Household Income



Radius	Median Household Income
1-Mile	\$48,762.00
3-Mile	\$48,957.17
5-Mile	\$46,334.73

Radius	Average Household Income
1-Mile	\$54,778.50
3-Mile	\$56,139.32
5-Mile	\$53,372.85

Radius	Aggregate Household Income
1-Mile	\$179,355,211.40
3-Mile	\$1,252,813,378.23
5-Mile	\$3,398,777,515.63

Education

	1-Mile	3-mile	5-mile
Pop > 25	5,544	37,813	109,635
High School Grad	1,176	9,002	27,397
Some College	1,575	11,010	30,395
Associates	580	3,327	8,659
Bachelors	1,235	6,975	19,082
Masters	347	2,119	5,625
Prof. Degree	78	542	1,396
Doctorate	104	367	909

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	75 %	95 %	115 %
Teen's	64 %	78 %	95 %
Expensive Homes	0 %	15 %	14 %
Mobile Homes	1 %	3 %	3 %
New Homes	6 %	39 %	97 %
New Households	78 %	76 %	108 %
Military Households	28 %	10 %	12 %
Households with 4+ Cars	79 %	77 %	75 %
Public Transportation Users	118 %	128 %	171 %
Young Wealthy Households	0 %	14 %	21 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	141,429,102		940,053,990		2,653,910,927	
Average annual household	42,456		42,915		42,081	
Food	5,611	13.22 %	5,638	13.14 %	5,559	13.21 %
Food at home	3,777		3,788		3,745	
Cereals and bakery products	535		537		530	
Cereals and cereal products	194		193		191	
Bakery products	341		343		339	
Meats poultry fish and eggs	780		776		769	
Beef	175		174		172	
Pork	146		144		142	
Poultry	149		149		148	
Fish and seafood	126		125		124	
Eggs	64		63		63	
Dairy products	365		369		365	
Fruits and vegetables	766		763		754	
Fresh fruits	114		114		112	
Processed vegetables	151		151		149	
Sugar and other sweets	139		140		138	
Fats and oils	121		120		119	
Miscellaneous foods	699		707		699	
Nonalcoholic beverages	331		332		329	
Food away from home	1,833		1,850		1,813	
Alcoholic beverages	281		290		283	
Housing	15,966	37.61 %	16,109	37.54 %	15,843	37.65 %
Shelter	9,592		9,681		9,518	
Owned dwellings	5,349		5,405		5,250	
Mortgage interest and charges	2,659		2,705		2,622	
Property taxes	1,769		1,791		1,738	
Maintenance repairs	920		908		888	
Rented dwellings	3,633		3,631		3,643	
Other lodging	609		643		624	
Utilities fuels	3,965		3,960		3,899	
Natural gas	365		361		355	
Electricity	1,621		1,620		1,601	
Fuel oil	137		138		135	
Telephone services	1,234		1,231		1,209	
Water and other public services	606		607		597	
Household operations	1,000	2.36 %	1,026	2.39 %	1,005	2.39 %
Personal services	260		275		271	
Other household expenses	740		751		734	
Housekeeping supplies	516		525		520	
Laundry and cleaning supplies	144		147		146	
Other household products	299		303		298	
Postage and stationery	72		75		74	
Household furnishings	891		915		899	
Household textiles	63		66		66	
Furniture	183		195		191	
Floor coverings	24		24		23	
Major appliances	149		143		139	
Small appliances	80		78		78	
Miscellaneous	390		406		401	
Apparel and services	1,087	2.56 %	1,117	2.60 %	1,118	2.66 %
Men and boys	191		203		203	
Men 16 and over	159		170		169	
Boys 2 to 15	31		33		34	
Women and girls	408		410		408	



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Women 16 and over	335	336	335
Girls 2 to 15	73	73	73
Children under 2	81	82	83

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	141,429,102		940,053,990		2,653,910,927	
Average annual household	42,456		42,915		42,081	
Transportation	5,931	13.97 %	5,931	13.82 %	5,811	13.81 %
Vehicle purchases	1,232		1,229		1,204	
Cars and trucks new	593		586		565	
Cars and trucks used	607		607		606	
Gasoline and motor oil	2,014		1,998		1,964	
Other vehicle expenses	2,317		2,331		2,276	
Vehicle finance charges	159		160		155	
Maintenance and repairs	784		783		766	
Vehicle insurance	1,119		1,128		1,100	
Vehicle rental leases	254		257		252	
Public transportation	367		372		366	
Health care	3,372	7.94 %	3,353	7.81 %	3,277	7.79 %
Health insurance	2,262		2,246		2,200	
Medical services	652		657		638	
Drugs	351		342		333	
Medical supplies	106		107		105	
Entertainment	2,472	5.82 %	2,495	5.81 %	2,444	5.81 %
Fees and admissions	402		412		399	
Television radios	973		977		961	
Pets toys	877		881		865	
Personal care products	544		551		540	
Reading	44		44		44	
Education	855		918		916	
Tobacco products	393		392		390	
Miscellaneous	713	1.68 %	716	1.67 %	692	1.64 %
Cash contributions	1,218		1,229		1,188	
Personal insurance	3,963		4,126		3,970	
Life and other personal insurance	143		143		138	
Pensions and Social Security	3,819		3,982		3,831	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	6,149	5,905	3.55 %	1,729	4,018	3,829	2,320	1,543
3-Mile	2020	30,510	29,621	1.76 %	8,242	20,429	19,687	10,823	8,706
5-Mile	2020	75,498	72,408	3.17 %	21,330	49,200	44,052	31,446	20,910
1-Mile	2023	6,268	5,905	5.58 %	1,764	4,095	3,910	2,358	1,684
3-Mile	2023	31,132	29,621	3.35 %	8,414	20,842	20,162	10,970	9,413
5-Mile	2023	77,098	72,408	5.33 %	21,784	50,229	45,078	32,020	22,709

