

5314 Lilburn Stone Mountain Rd, Lilburn, GA 30047



Prepared By:

Patty McGill CCIM,
404.285.4553
patty@themcgillco.com

Joe Sleppy,
404.731.8494
joe@themcgillco.com

Offered By:

Patty McGill

404-285-4553

patty@themcgillco.com

The McGill Co

1404 Cornell Road

Atlanta, GA 30306



Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of the Memorandum, you agree that the contents of this Memorandum are confidential, that you will hold and treat it in the strictest confidence and that you will not disclose the Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or The McGill Co (“McGill”). You also agree that you will not use this Memorandum or any of its contents in any manner adverse to the interest of the Owner or McGill.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective purchasers may require to evaluate a purchase of real property. All information is provided for general reference purposes only and is based on theorizations pertaining to the general economy, market conditions, competition and other factors outside the control of the Owner or McGill. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, or other measurements should be treated as estimations and not exact figures. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are summarized. These summaries do not purport to be complete or necessarily fully exact descriptions of the agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature separately and not rely solely on the contents of the Memorandum.

Neither the Owner or McGill, nor any of their respective agents make any representation or warranty, express or implied, as to the exactness or completeness of this Memorandum or any of its contents, and no legal obligation shall arise by reason of your receipt of this Memorandum or use of its contents, and you are to rely solely on your investigations and inspection of the Property in evaluating possible purchase of the said property.

The Owner expressly reserves the right, at its sole discretion, to deny any offer to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review in this Memorandum. The Owner and McGill bear no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied and waived.

The information within this Memorandum has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumption, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the Property. You and your advisors should conduct a thorough, independent review of the Property to determine to your satisfaction the suitability of the property for your needs.

Executive Summary

Address:

5314 Lilburn Stone Mountain Rd, Lilburn, GA 30047

Parcel ID:

R6099 193

Acreage:

1.3 +/-

Shape:

The total tract reflects a triangular shape. Frontage on Lilburn Stone Mountain Road (See Below).

Road Frontage:**Tract (+/- 1.3 Acres)**

+/- 246 LF along the side Lilburn Stone Mountain Road, a two-lane paved city road.

Adjacent Properties:

Property is approximately 7 minutes from Downtown Lilburn. Property is minutes from Lilburn City Park and the Camp Creek Greenway. The property is a 5 minute drive from the proposed 269 unit high quality rental residences and retail development in Lilburn's Old Town (Downtown) area, by RangeWater Real Estate.

Executive Summary

Zoning & Land Use:

Current:

The site is designated a zoning of C-1. The C-1 zoning allows for diverse commercial uses, while the potential for residential rezoning offers additional development avenues.

Description Summary

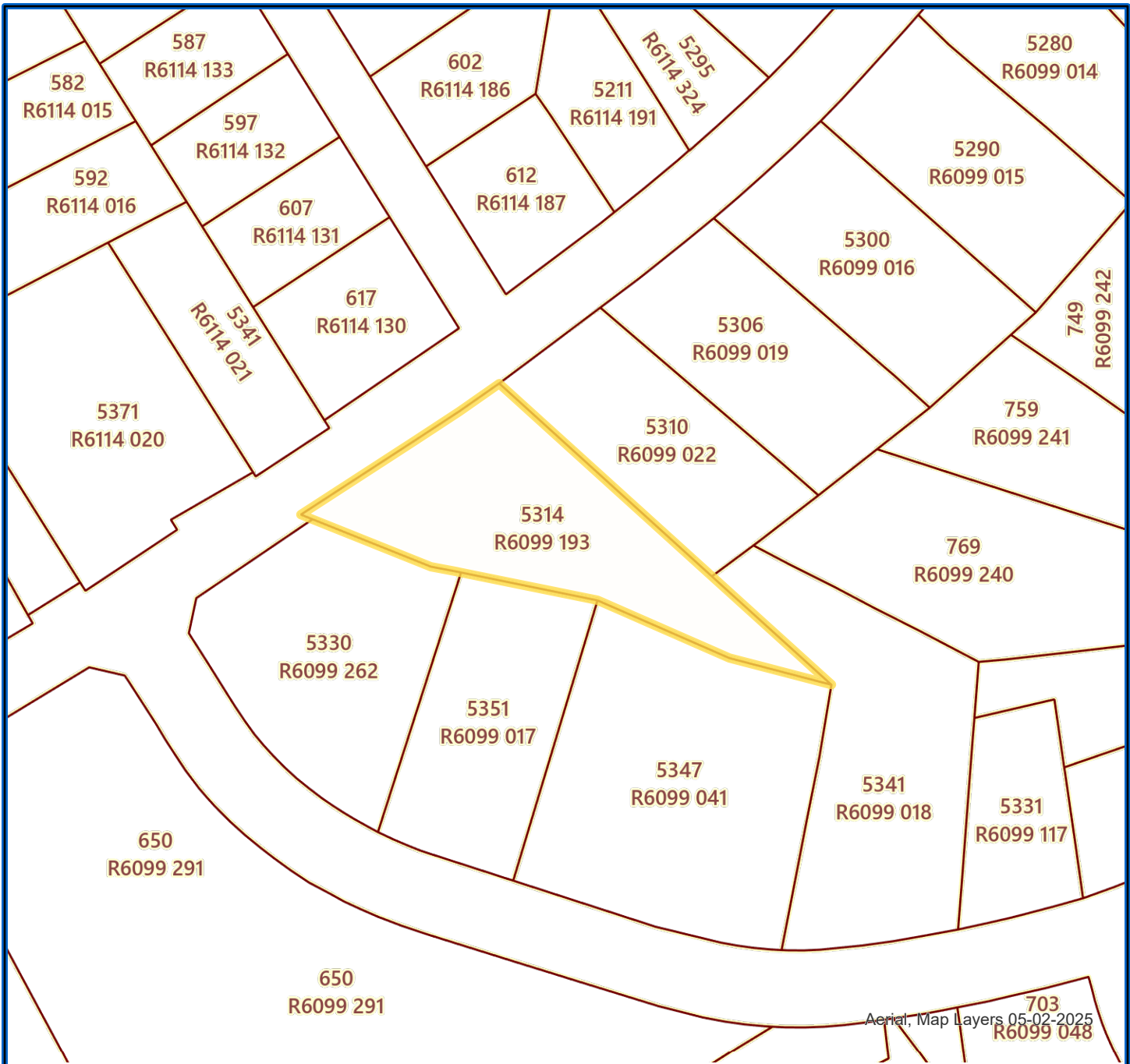
The subject property spans approximately 1.3 acres of prime commercial land.

Situated at 5314 Lilburn Stone Mountain Road in Lilburn, Georgia, this 1.3-acre parcel offers a prime opportunity for development in a high-visibility area. Zoned C-1 (Neighborhood Business District), the property is ideal for various commercial endeavors or potential residential projects. Its strategic location near the intersection of Lilburn Stone Mountain Road and Rockbridge Road places it adjacent to a vibrant neighborhood commercial district, ensuring high traffic counts and excellent exposure

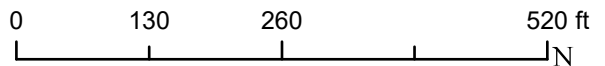
Proximity to a bustling commercial district enhances business visibility and accessibility. Located in a growing area with increasing property values and demand for both commercial and residential spaces. Detailed demographic data for 1-mile, 3-mile, and 5-mile radius is provided, along with map graphics for reference.

Parcel





Aerial, Map Layers 05-02-2025






5/12/2025



Gwinnett

8.5x11_Portrait

-  Selection(s)
-  County Boundary
-  Property Parcels

This map is a graphical representation of data obtained from aerial photography, recorded deeds, plats, engineering drawings and other public records and data. Gwinnett County does not warrant the accuracy or currency of the data it has provided and does not guarantee the suitability of the data for any purpose, expressed or implied. ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map.



Land Use Map

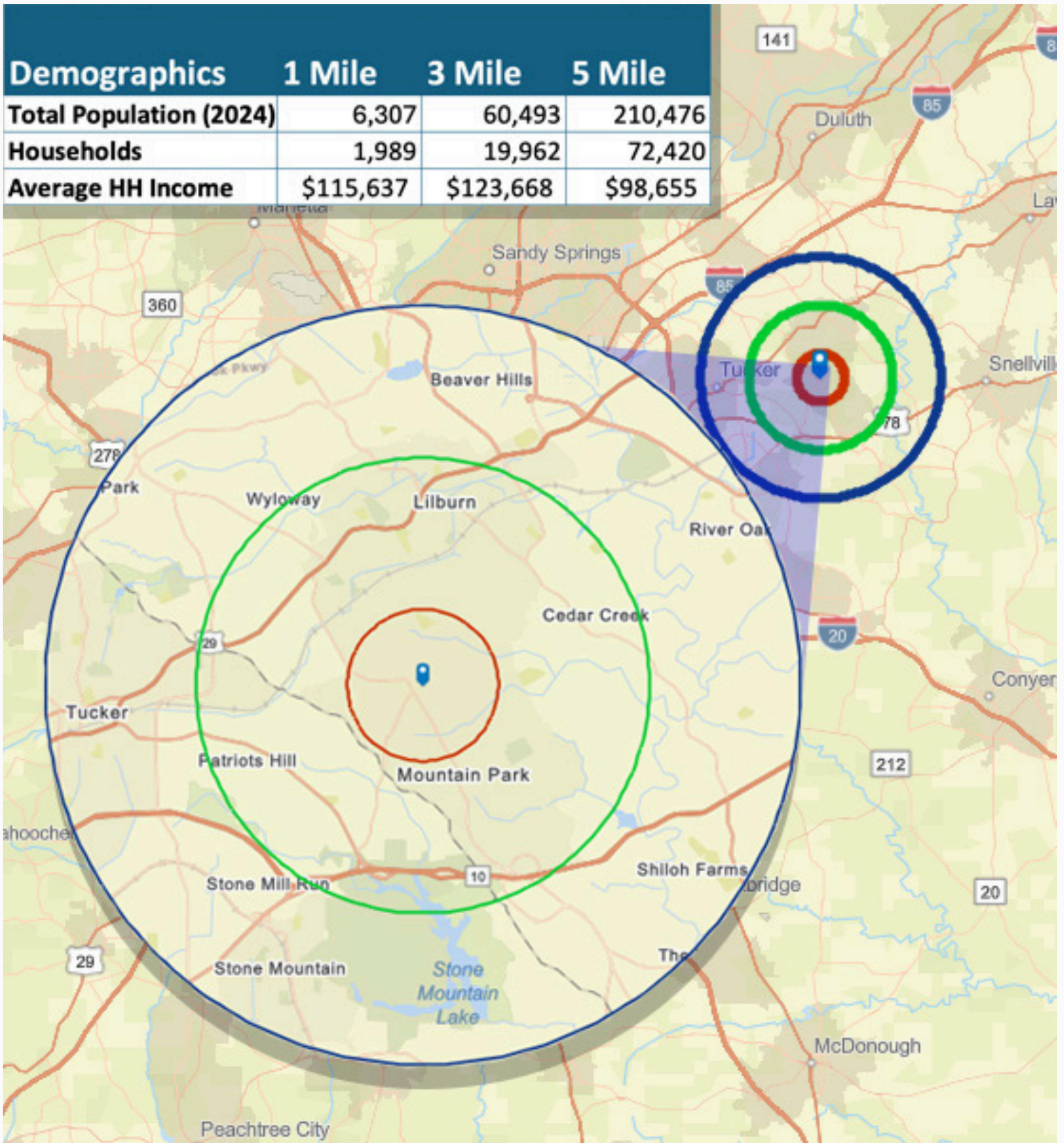


5/9/2025 5:29:53 PM

ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map.

Demographics

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------------------------|-----------|-----------|----------|
| Total Population (2024) | 6,307 | 60,493 | 210,476 |
| Households | 1,989 | 19,962 | 72,420 |
| Average HH Income | \$115,637 | \$123,668 | \$98,655 |



Demographic and Income Profile

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.85935
Longitude: -84.13949

| Summary | Census 2010 | Census 2020 | 2024 | 2029 |
|-------------------------------|-------------|-------------|-------|-------|
| Population | 5,142 | 5,892 | 6,307 | 6,488 |
| Households | 1,773 | 1,874 | 1,989 | 2,060 |
| Families | 1,425 | 1,540 | 1,612 | 1,662 |
| Average Household Size | 2.90 | 3.14 | 3.17 | 3.15 |
| Owner Occupied Housing Units | 1,620 | 1,676 | 1,813 | 1,902 |
| Renter Occupied Housing Units | 153 | 198 | 176 | 158 |
| Median Age | 44.4 | 42.4 | 42.5 | 42.8 |

| Trends: 2024-2029 Annual Rate | Area | State | National |
|-------------------------------|-------|-------|----------|
| Population | 0.57% | 0.61% | 0.38% |
| Households | 0.70% | 0.86% | 0.64% |
| Families | 0.61% | 0.75% | 0.56% |
| Owner HHs | 0.96% | 1.32% | 0.97% |
| Median Household Income | 2.88% | 3.20% | 2.95% |

| Households by Income | 2024 | | 2029 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 155 | 7.8% | 123 | 6.0% |
| \$15,000 - \$24,999 | 47 | 2.4% | 31 | 1.5% |
| \$25,000 - \$34,999 | 105 | 5.3% | 76 | 3.7% |
| \$35,000 - \$49,999 | 177 | 8.9% | 136 | 6.6% |
| \$50,000 - \$74,999 | 207 | 10.4% | 175 | 8.5% |
| \$75,000 - \$99,999 | 340 | 17.1% | 330 | 16.0% |
| \$100,000 - \$149,999 | 427 | 21.5% | 502 | 24.4% |
| \$150,000 - \$199,999 | 332 | 16.7% | 438 | 21.3% |
| \$200,000+ | 198 | 10.0% | 249 | 12.1% |

| | | |
|--------------------------|-----------|-----------|
| Median Household Income | \$96,474 | \$111,195 |
| Average Household Income | \$115,637 | \$134,955 |
| Per Capita Income | \$37,302 | \$43,831 |

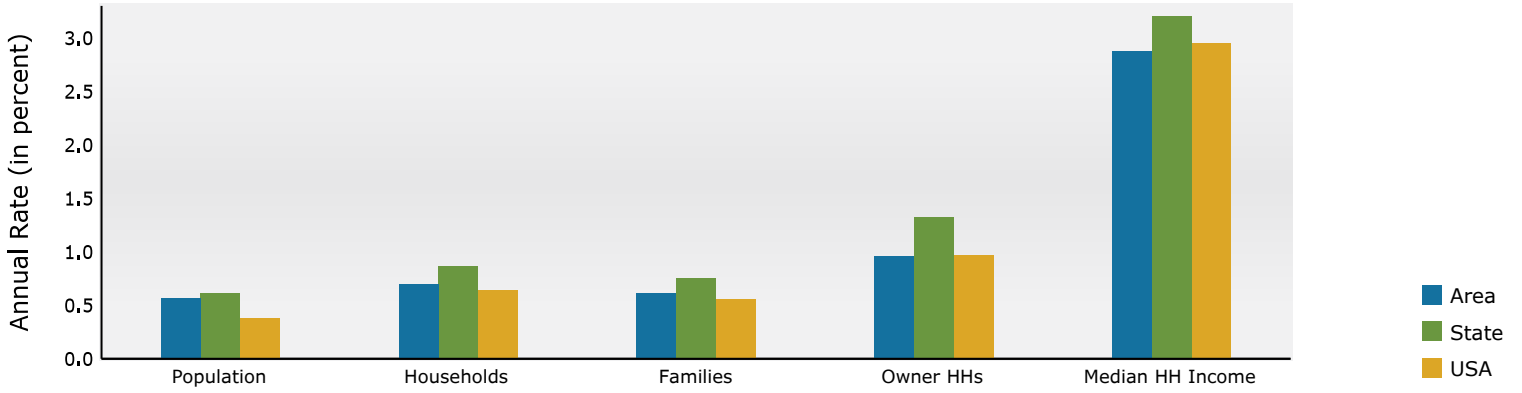
| Population by Age | Census 2010 | | Census 2020 | | 2024 | | 2029 | |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 230 | 4.5% | 272 | 4.6% | 295 | 4.7% | 316 | 4.9% |
| 5 - 9 | 315 | 6.1% | 386 | 6.6% | 344 | 5.5% | 315 | 4.9% |
| 10 - 14 | 394 | 7.7% | 433 | 7.3% | 463 | 7.3% | 394 | 6.1% |
| 15 - 19 | 375 | 7.3% | 456 | 7.7% | 443 | 7.0% | 441 | 6.8% |
| 20 - 24 | 220 | 4.3% | 357 | 6.1% | 393 | 6.2% | 362 | 5.6% |
| 25 - 34 | 400 | 7.8% | 529 | 9.0% | 654 | 10.4% | 823 | 12.7% |
| 35 - 44 | 681 | 13.2% | 697 | 11.8% | 764 | 12.1% | 762 | 11.7% |
| 45 - 54 | 899 | 17.5% | 784 | 13.3% | 831 | 13.2% | 830 | 12.8% |
| 55 - 64 | 930 | 18.1% | 816 | 13.8% | 815 | 12.9% | 786 | 12.1% |
| 65 - 74 | 450 | 8.8% | 730 | 12.4% | 754 | 12.0% | 775 | 11.9% |
| 75 - 84 | 194 | 3.8% | 336 | 5.7% | 450 | 7.1% | 548 | 8.4% |
| 85+ | 55 | 1.1% | 97 | 1.6% | 102 | 1.6% | 138 | 2.1% |

| Race and Ethnicity | Census 2010 | | Census 2020 | | 2024 | | 2029 | |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 3,647 | 70.9% | 3,020 | 51.3% | 2,931 | 46.5% | 2,807 | 43.3% |
| Black Alone | 589 | 11.5% | 972 | 16.5% | 1,116 | 17.7% | 1,175 | 18.1% |
| American Indian Alone | 23 | 0.4% | 44 | 0.7% | 49 | 0.8% | 52 | 0.8% |
| Asian Alone | 652 | 12.7% | 998 | 16.9% | 1,216 | 19.3% | 1,358 | 20.9% |
| Pacific Islander Alone | 4 | 0.1% | 3 | 0.1% | 4 | 0.1% | 5 | 0.1% |
| Some Other Race Alone | 123 | 2.4% | 351 | 6.0% | 420 | 6.7% | 473 | 7.3% |
| Two or More Races | 105 | 2.0% | 504 | 8.6% | 571 | 9.1% | 618 | 9.5% |
| Hispanic Origin (Any Race) | 362 | 7.0% | 771 | 13.1% | 913 | 14.5% | 1,012 | 15.6% |

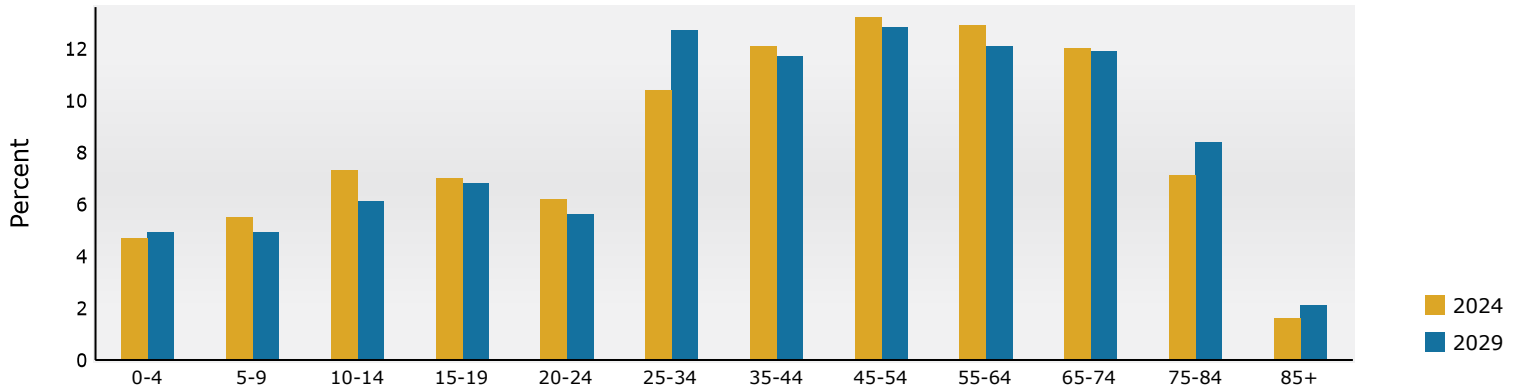
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

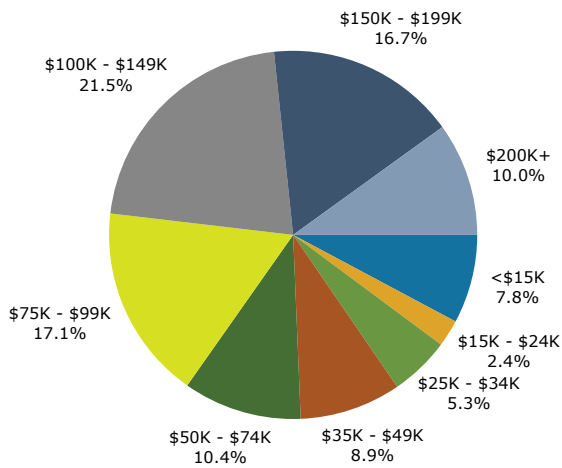
Trends 2024-2029



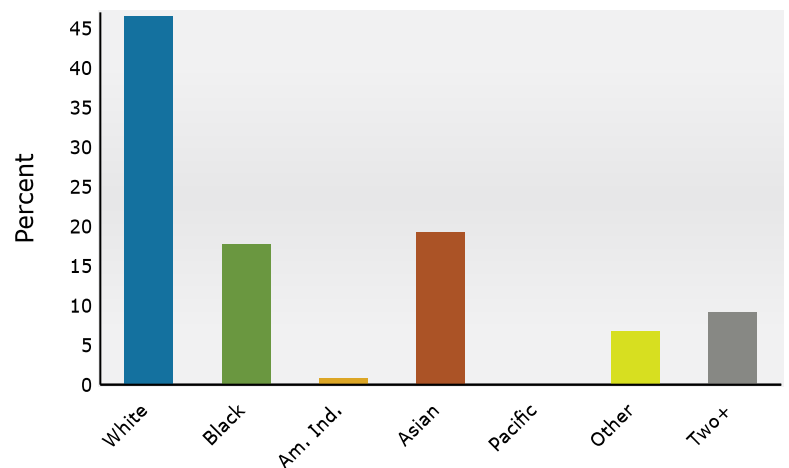
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 14.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.85935
Longitude: -84.13949

| Summary | Census 2010 | Census 2020 | 2024 | 2029 |
|-------------------------------|-------------|-------------|--------|--------|
| Population | 50,263 | 58,736 | 60,493 | 61,761 |
| Households | 17,631 | 19,460 | 19,962 | 20,580 |
| Families | 13,635 | 15,344 | 15,479 | 15,858 |
| Average Household Size | 2.84 | 3.01 | 3.02 | 2.99 |
| Owner Occupied Housing Units | 14,608 | 15,411 | 16,227 | 16,788 |
| Renter Occupied Housing Units | 3,023 | 4,049 | 3,735 | 3,792 |
| Median Age | 40.7 | 40.1 | 40.7 | 41.0 |

| Trends: 2024-2029 Annual Rate | Area | State | National |
|-------------------------------|-------|-------|----------|
| Population | 0.42% | 0.61% | 0.38% |
| Households | 0.61% | 0.86% | 0.64% |
| Families | 0.48% | 0.75% | 0.56% |
| Owner HHs | 0.68% | 1.32% | 0.97% |
| Median Household Income | 3.04% | 3.20% | 2.95% |

| Households by Income | 2024 | | 2029 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 1,059 | 5.3% | 833 | 4.0% |
| \$15,000 - \$24,999 | 805 | 4.0% | 539 | 2.6% |
| \$25,000 - \$34,999 | 1,070 | 5.4% | 756 | 3.7% |
| \$35,000 - \$49,999 | 1,799 | 9.0% | 1,466 | 7.1% |
| \$50,000 - \$74,999 | 3,137 | 15.7% | 2,872 | 14.0% |
| \$75,000 - \$99,999 | 2,594 | 13.0% | 2,686 | 13.1% |
| \$100,000 - \$149,999 | 3,813 | 19.1% | 4,284 | 20.8% |
| \$150,000 - \$199,999 | 2,932 | 14.7% | 3,763 | 18.3% |
| \$200,000+ | 2,753 | 13.8% | 3,381 | 16.4% |

| | | |
|--------------------------|-----------|-----------|
| Median Household Income | \$94,262 | \$109,476 |
| Average Household Income | \$123,668 | \$143,282 |
| Per Capita Income | \$40,700 | \$47,605 |

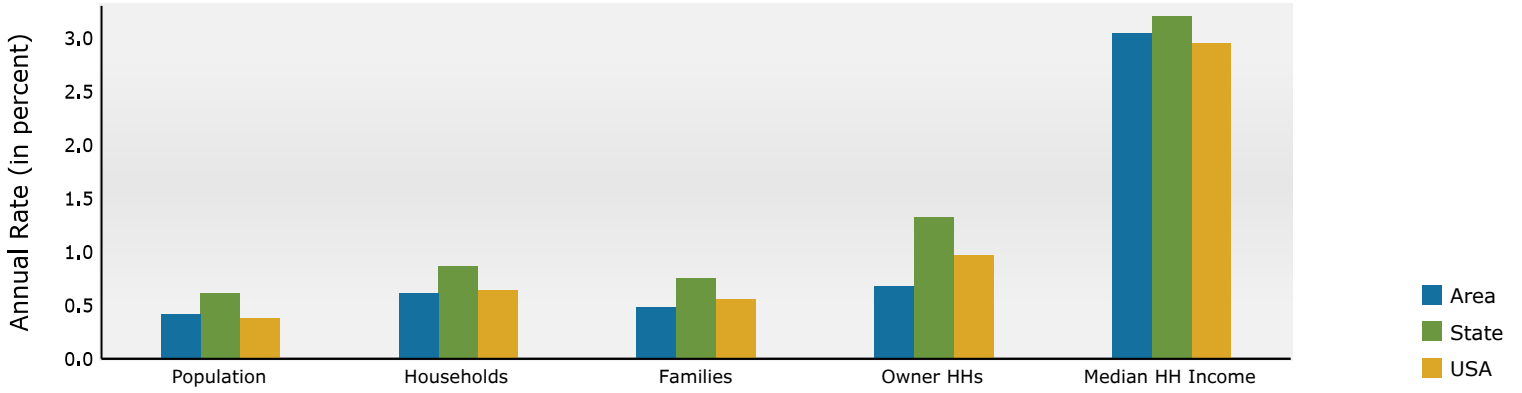
| Population by Age | Census 2010 | | Census 2020 | | 2024 | | 2029 | |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 2,909 | 5.8% | 3,215 | 5.5% | 3,269 | 5.4% | 3,348 | 5.4% |
| 5 - 9 | 3,422 | 6.8% | 3,843 | 6.5% | 3,676 | 6.1% | 3,431 | 5.6% |
| 10 - 14 | 3,676 | 7.3% | 4,446 | 7.6% | 4,146 | 6.9% | 3,854 | 6.2% |
| 15 - 19 | 3,573 | 7.1% | 4,428 | 7.5% | 4,268 | 7.1% | 3,912 | 6.3% |
| 20 - 24 | 2,487 | 4.9% | 3,432 | 5.8% | 3,939 | 6.5% | 3,815 | 6.2% |
| 25 - 34 | 5,214 | 10.4% | 6,159 | 10.5% | 6,612 | 10.9% | 8,125 | 13.2% |
| 35 - 44 | 7,018 | 14.0% | 7,784 | 13.3% | 7,973 | 13.2% | 7,521 | 12.2% |
| 45 - 54 | 8,328 | 16.6% | 8,002 | 13.6% | 8,259 | 13.7% | 8,173 | 13.2% |
| 55 - 64 | 7,361 | 14.6% | 7,907 | 13.5% | 7,715 | 12.8% | 7,544 | 12.2% |
| 65 - 74 | 3,846 | 7.7% | 5,902 | 10.0% | 6,246 | 10.3% | 6,689 | 10.8% |
| 75 - 84 | 1,793 | 3.6% | 2,840 | 4.8% | 3,446 | 5.7% | 4,135 | 6.7% |
| 85+ | 637 | 1.3% | 780 | 1.3% | 945 | 1.6% | 1,214 | 2.0% |

| Race and Ethnicity | Census 2010 | | Census 2020 | | 2024 | | 2029 | |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 30,405 | 60.5% | 23,737 | 40.4% | 22,302 | 36.9% | 21,065 | 34.1% |
| Black Alone | 8,087 | 16.1% | 11,637 | 19.8% | 12,406 | 20.5% | 12,934 | 20.9% |
| American Indian Alone | 242 | 0.5% | 478 | 0.8% | 500 | 0.8% | 514 | 0.8% |
| Asian Alone | 7,470 | 14.9% | 11,418 | 19.4% | 12,708 | 21.0% | 13,744 | 22.3% |
| Pacific Islander Alone | 34 | 0.1% | 27 | 0.0% | 25 | 0.0% | 26 | 0.0% |
| Some Other Race Alone | 2,730 | 5.4% | 6,005 | 10.2% | 6,733 | 11.1% | 7,324 | 11.9% |
| Two or More Races | 1,295 | 2.6% | 5,435 | 9.3% | 5,818 | 9.6% | 6,154 | 10.0% |
| Hispanic Origin (Any Race) | 6,610 | 13.2% | 10,997 | 18.7% | 12,246 | 20.2% | 13,201 | 21.4% |

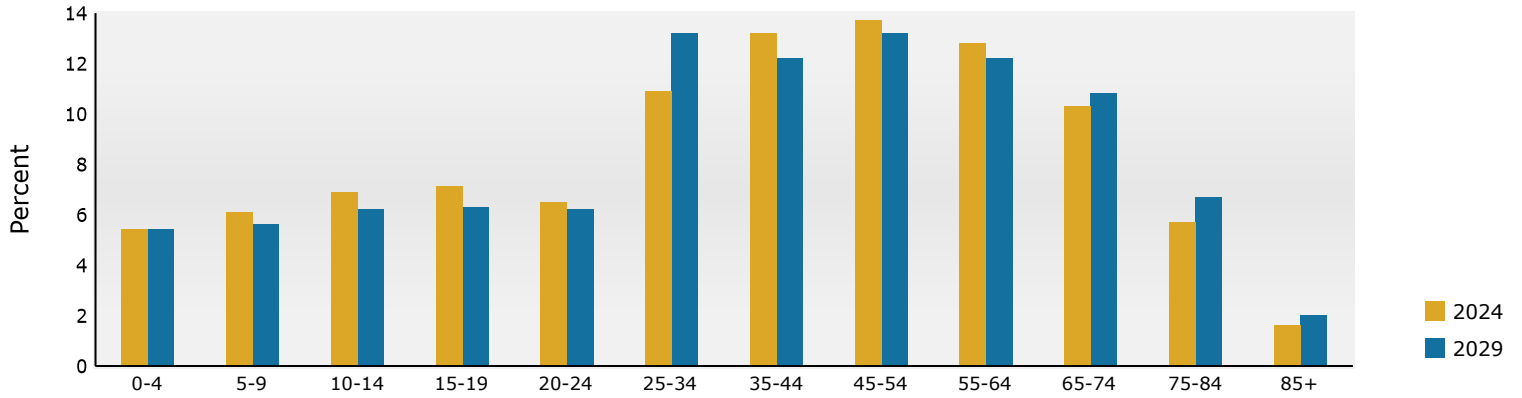
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

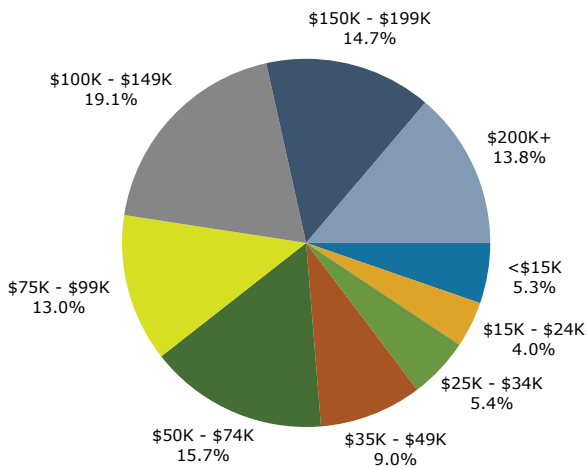
Trends 2024-2029



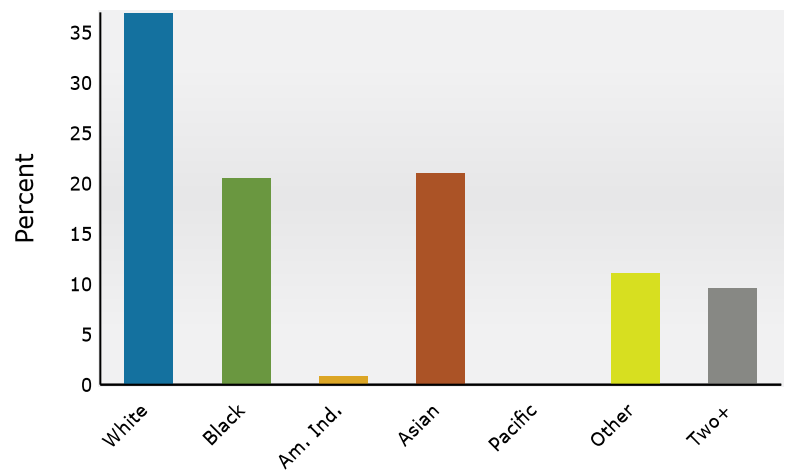
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 20.2%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.85935
Longitude: -84.13949

| Summary | Census 2010 | Census 2020 | 2024 | 2029 |
|-------------------------------|-------------|-------------|---------|---------|
| Population | 185,603 | 208,754 | 210,476 | 213,121 |
| Households | 64,174 | 71,261 | 72,420 | 74,014 |
| Families | 45,321 | 50,544 | 50,329 | 51,136 |
| Average Household Size | 2.88 | 2.92 | 2.90 | 2.87 |
| Owner Occupied Housing Units | 39,444 | 40,926 | 43,601 | 45,719 |
| Renter Occupied Housing Units | 24,729 | 30,335 | 28,819 | 28,295 |
| Median Age | 33.7 | 35.5 | 36.5 | 37.2 |

| Trends: 2024-2029 Annual Rate | Area | State | National |
|-------------------------------|-------|-------|----------|
| Population | 0.25% | 0.61% | 0.38% |
| Households | 0.44% | 0.86% | 0.64% |
| Families | 0.32% | 0.75% | 0.56% |
| Owner HHs | 0.95% | 1.32% | 0.97% |
| Median Household Income | 3.41% | 3.20% | 2.95% |

| Households by Income | 2024 | | 2029 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 4,960 | 6.8% | 4,110 | 5.6% |
| \$15,000 - \$24,999 | 4,709 | 6.5% | 3,379 | 4.6% |
| \$25,000 - \$34,999 | 5,823 | 8.0% | 4,627 | 6.3% |
| \$35,000 - \$49,999 | 8,839 | 12.2% | 7,779 | 10.5% |
| \$50,000 - \$74,999 | 13,194 | 18.2% | 12,390 | 16.7% |
| \$75,000 - \$99,999 | 9,674 | 13.4% | 10,369 | 14.0% |
| \$100,000 - \$149,999 | 12,100 | 16.7% | 14,434 | 19.5% |
| \$150,000 - \$199,999 | 6,987 | 9.6% | 9,331 | 12.6% |
| \$200,000+ | 6,134 | 8.5% | 7,593 | 10.3% |

| | | |
|--------------------------|----------|-----------|
| Median Household Income | \$71,573 | \$84,639 |
| Average Household Income | \$98,655 | \$115,211 |
| Per Capita Income | \$33,917 | \$39,973 |

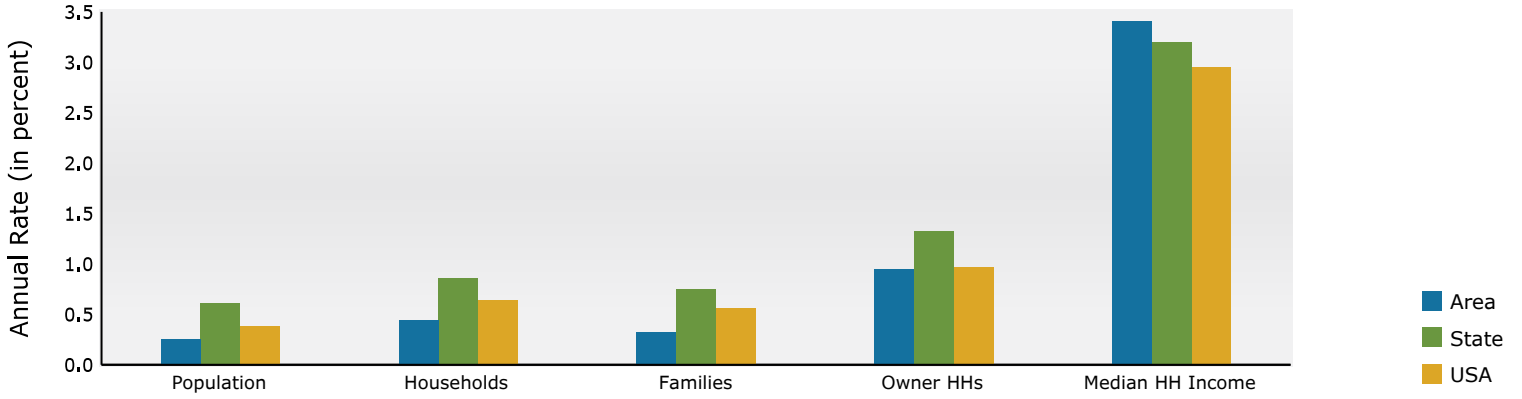
| Population by Age | Census 2010 | | Census 2020 | | 2024 | | 2029 | |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 15,012 | 8.1% | 13,847 | 6.6% | 13,598 | 6.5% | 13,503 | 6.3% |
| 5 - 9 | 14,163 | 7.6% | 14,698 | 7.0% | 13,969 | 6.6% | 13,114 | 6.2% |
| 10 - 14 | 13,518 | 7.3% | 15,756 | 7.5% | 14,394 | 6.8% | 13,630 | 6.4% |
| 15 - 19 | 12,656 | 6.8% | 14,942 | 7.2% | 14,698 | 7.0% | 13,932 | 6.5% |
| 20 - 24 | 12,567 | 6.8% | 13,755 | 6.6% | 14,932 | 7.1% | 15,192 | 7.1% |
| 25 - 34 | 28,454 | 15.3% | 29,766 | 14.3% | 29,182 | 13.9% | 30,631 | 14.4% |
| 35 - 44 | 27,768 | 15.0% | 29,573 | 14.2% | 29,960 | 14.2% | 29,167 | 13.7% |
| 45 - 54 | 26,312 | 14.2% | 26,773 | 12.8% | 27,410 | 13.0% | 27,311 | 12.8% |
| 55 - 64 | 19,245 | 10.4% | 24,296 | 11.6% | 23,972 | 11.4% | 23,412 | 11.0% |
| 65 - 74 | 9,337 | 5.0% | 15,979 | 7.7% | 17,215 | 8.2% | 19,371 | 9.1% |
| 75 - 84 | 4,773 | 2.6% | 7,052 | 3.4% | 8,542 | 4.1% | 10,675 | 5.0% |
| 85+ | 1,799 | 1.0% | 2,316 | 1.1% | 2,605 | 1.2% | 3,184 | 1.5% |

| Race and Ethnicity | Census 2010 | | Census 2020 | | 2024 | | 2029 | |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 82,880 | 44.7% | 58,333 | 27.9% | 54,447 | 25.9% | 51,287 | 24.1% |
| Black Alone | 53,983 | 29.1% | 62,837 | 30.1% | 64,244 | 30.5% | 65,053 | 30.5% |
| American Indian Alone | 1,215 | 0.7% | 2,476 | 1.2% | 2,470 | 1.2% | 2,492 | 1.2% |
| Asian Alone | 19,269 | 10.4% | 27,273 | 13.1% | 29,301 | 13.9% | 31,175 | 14.6% |
| Pacific Islander Alone | 157 | 0.1% | 123 | 0.1% | 105 | 0.0% | 106 | 0.0% |
| Some Other Race Alone | 22,074 | 11.9% | 35,735 | 17.1% | 37,430 | 17.8% | 39,734 | 18.6% |
| Two or More Races | 6,026 | 3.2% | 21,978 | 10.5% | 22,479 | 10.7% | 23,274 | 10.9% |
| Hispanic Origin (Any Race) | 47,516 | 25.6% | 60,538 | 29.0% | 63,139 | 30.0% | 66,405 | 31.2% |

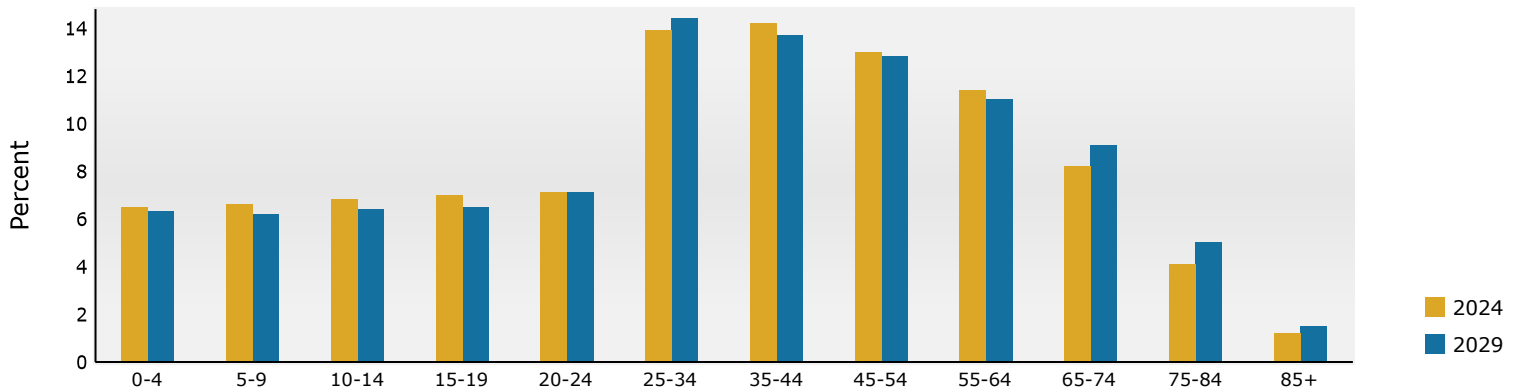
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

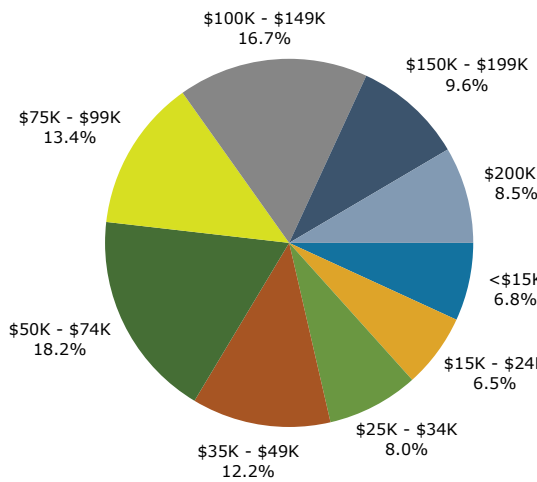
Trends 2024-2029



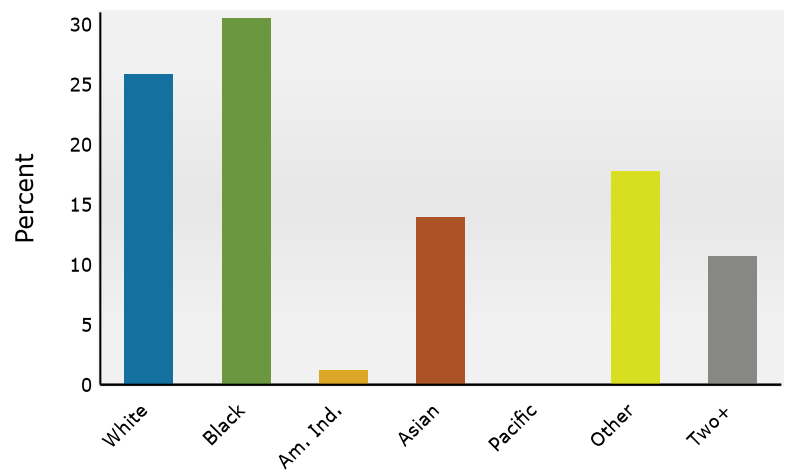
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 30.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Executive Summary

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.85935
Longitude: -84.13949

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2010 Population | 5,142 | 50,263 | 185,603 |
| 2020 Population | 5,892 | 58,736 | 208,754 |
| 2024 Population | 6,307 | 60,493 | 210,476 |
| 2029 Population | 6,488 | 61,761 | 213,121 |
| 2010-2020 Annual Rate | 1.37% | 1.57% | 1.18% |
| 2020-2024 Annual Rate | 1.61% | 0.70% | 0.19% |
| 2024-2029 Annual Rate | 0.57% | 0.42% | 0.25% |
| 2020 Male Population | 49.3% | 49.1% | 49.0% |
| 2020 Female Population | 50.7% | 50.9% | 51.0% |
| 2020 Median Age | 42.4 | 40.1 | 35.5 |
| 2024 Male Population | 49.8% | 49.8% | 49.6% |
| 2024 Female Population | 50.2% | 50.2% | 50.4% |
| 2024 Median Age | 42.5 | 40.7 | 36.5 |

In the identified area, the current year population is 210,476. In 2020, the Census count in the area was 208,754. The rate of change since 2020 was 0.19% annually. The five-year projection for the population in the area is 213,121 representing a change of 0.25% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 36.5, compared to U.S. median age of 39.3.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2024 White Alone | 46.5% | 36.9% | 25.9% |
| 2024 Black Alone | 17.7% | 20.5% | 30.5% |
| 2024 American Indian/Alaska Native Alone | 0.8% | 0.8% | 1.2% |
| 2024 Asian Alone | 19.3% | 21.0% | 13.9% |
| 2024 Pacific Islander Alone | 0.1% | 0.0% | 0.0% |
| 2024 Other Race | 6.7% | 11.1% | 17.8% |
| 2024 Two or More Races | 9.1% | 9.6% | 10.7% |
| 2024 Hispanic Origin (Any Race) | 14.5% | 20.2% | 30.0% |

Persons of Hispanic origin represent 30.0% of the population in the identified area compared to 19.6% 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 87.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2024 Wealth Index | 106 | 121 | 84 |
| 2010 Households | 1,773 | 17,631 | 64,174 |
| 2020 Households | 1,874 | 19,460 | 71,261 |
| 2024 Households | 1,989 | 19,962 | 72,420 |
| 2029 Households | 2,060 | 20,580 | 74,014 |
| 2010-2020 Annual Rate | 0.56% | 0.99% | 1.05% |
| 2020-2024 Annual Rate | 1.41% | 0.60% | 0.38% |
| 2024-2029 Annual Rate | 0.70% | 0.61% | 0.44% |
| 2024 Average Household Size | 3.17 | 3.02 | 2.90 |

The household count in this area has changed from 71,261 in 2020 to 72,420 in the current year, a change of 0.38% annually. The five-year projection of households is 74,014, a change of 0.44% annually from the current year total. Average household size is currently 2.90, compared to 2.92 in the year 2020. The number of families in the current year is 50,329 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.85935
Longitude: -84.13949

| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|-----------|-----------|-----------|
| Mortgage Income | | | |
| 2024 Percent of Income for Mortgage | 25.8% | 25.8% | 31.4% |
| Median Household Income | | | |
| 2024 Median Household Income | \$96,474 | \$94,262 | \$71,573 |
| 2029 Median Household Income | \$111,195 | \$109,476 | \$84,639 |
| 2024-2029 Annual Rate | 2.88% | 3.04% | 3.41% |
| Average Household Income | | | |
| 2024 Average Household Income | \$115,637 | \$123,668 | \$98,655 |
| 2029 Average Household Income | \$134,955 | \$143,282 | \$115,211 |
| 2024-2029 Annual Rate | 3.14% | 2.99% | 3.15% |
| Per Capita Income | | | |
| 2024 Per Capita Income | \$37,302 | \$40,700 | \$33,917 |
| 2029 Per Capita Income | \$43,831 | \$47,605 | \$39,973 |
| 2024-2029 Annual Rate | 3.28% | 3.18% | 3.34% |
| GINI Index | | | |
| 2024 Gini Index | 35.5 | 36.7 | 39.9 |
| Households by Income | | | |

Current median household income is \$71,573 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$84,639 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$98,655 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$115,211 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$33,917 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$39,973 in five years, compared to \$51,203 for all U.S. households.

| | | | |
|------------------------------------|-------|--------|--------|
| Housing | | | |
| 2024 Housing Affordability Index | 94 | 94 | 77 |
| 2010 Total Housing Units | 1,873 | 18,811 | 70,902 |
| 2010 Owner Occupied Housing Units | 1,620 | 14,608 | 39,444 |
| 2010 Renter Occupied Housing Units | 153 | 3,023 | 24,729 |
| 2010 Vacant Housing Units | 100 | 1,180 | 6,728 |
| 2020 Total Housing Units | 1,947 | 20,179 | 75,139 |
| 2020 Owner Occupied Housing Units | 1,676 | 15,411 | 40,926 |
| 2020 Renter Occupied Housing Units | 198 | 4,049 | 30,335 |
| 2020 Vacant Housing Units | 60 | 718 | 3,868 |
| 2024 Total Housing Units | 2,042 | 20,597 | 76,140 |
| 2024 Owner Occupied Housing Units | 1,813 | 16,227 | 43,601 |
| 2024 Renter Occupied Housing Units | 176 | 3,735 | 28,819 |
| 2024 Vacant Housing Units | 53 | 635 | 3,720 |
| 2029 Total Housing Units | 2,117 | 21,251 | 77,988 |
| 2029 Owner Occupied Housing Units | 1,902 | 16,788 | 45,719 |
| 2029 Renter Occupied Housing Units | 158 | 3,792 | 28,295 |
| 2029 Vacant Housing Units | 57 | 671 | 3,974 |
| Socioeconomic Status Index | | | |
| 2024 Socioeconomic Status Index | 56.6 | 50.5 | 45.1 |

Currently, 57.3% of the 76,140 housing units in the area are owner occupied; 37.9%, renter occupied; and 4.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 75,139 housing units in the area and 5.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.31%. Median home value in the area is \$359,269, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.90% annually to \$394,755.

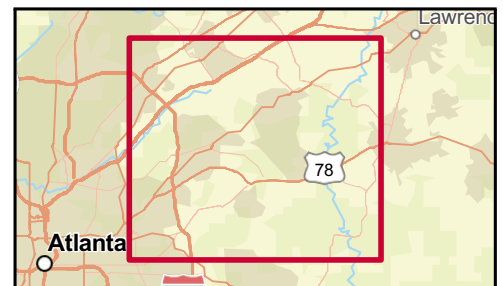
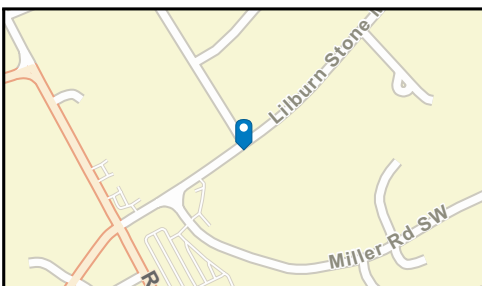
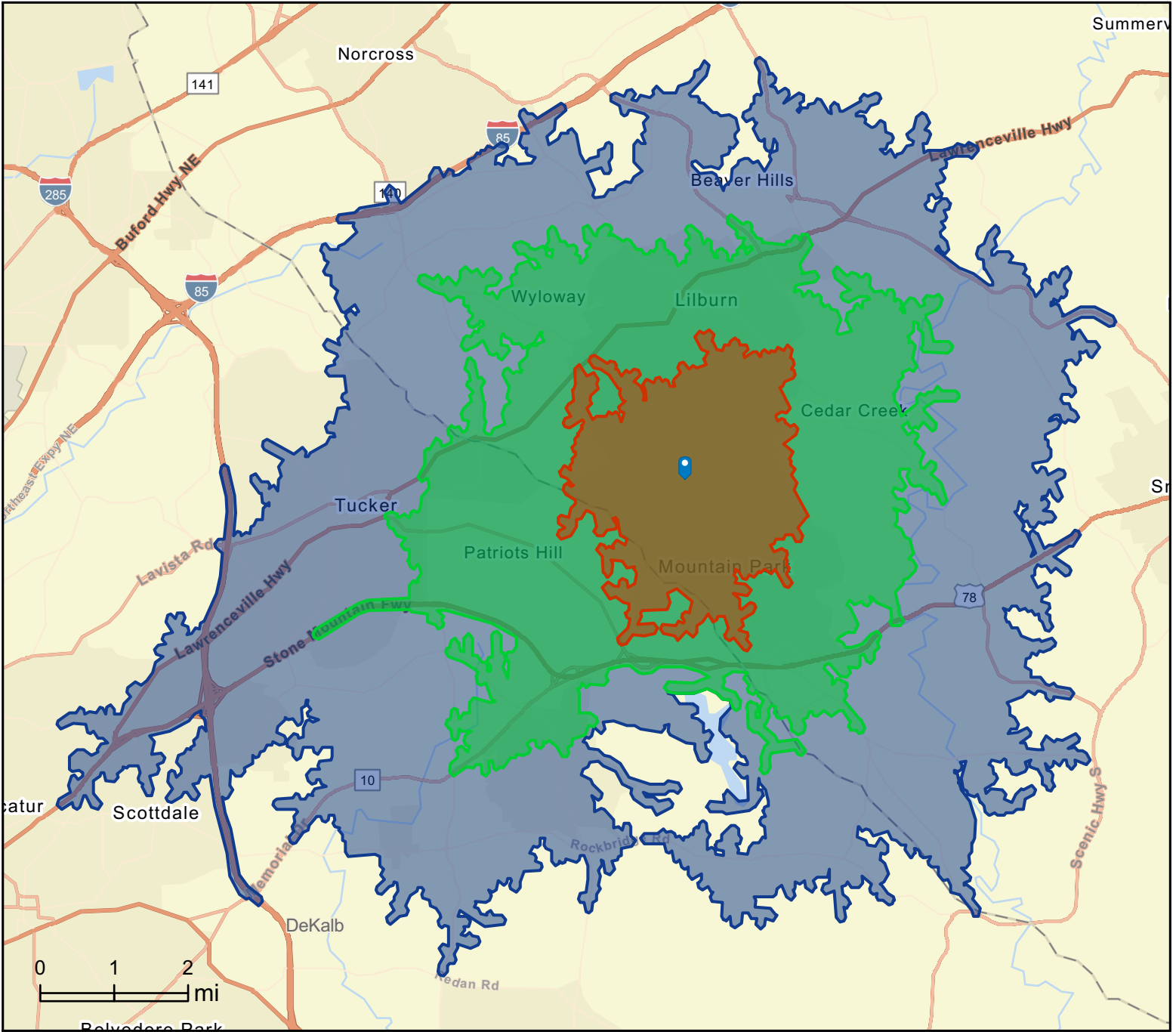
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Site Map

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 33.85935
Longitude: -84.13949



Economic Development Profile

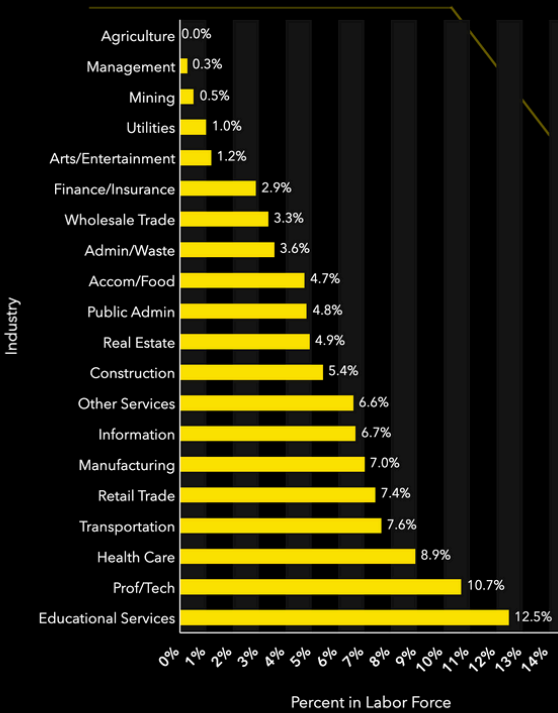
Economic Development Profile

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047

Ring of 1 mile



Labor Force by Industry



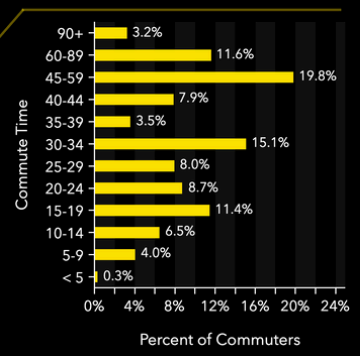
Employment

Workforce Overview

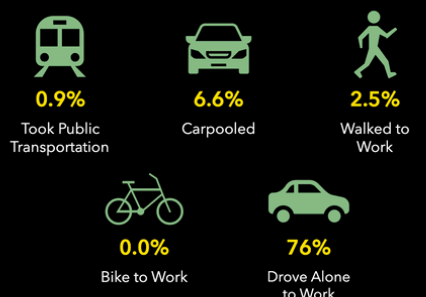
Businesses



Commute Time: Minutes



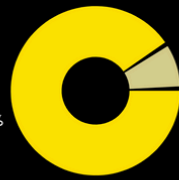
Transportation to Work



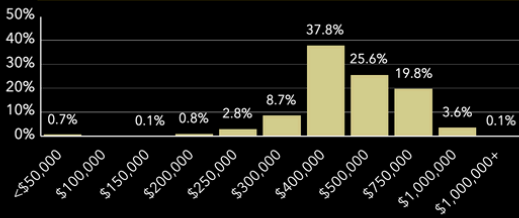
Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

Economic Development Profile

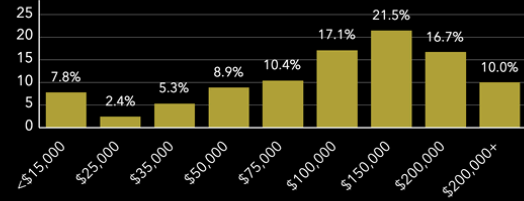
Home Ownership



Home Value

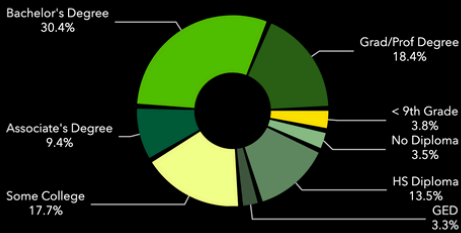


Household Income



Community Overview

Educational Attainment



Tapestry segments

| | | | |
|----|--|-------------------------------|---|
| 5A | Comfortable Empty Nesters 1,143 households | 57.5% of Households | ▼ |
| 1D | Savvy Suburbanites 518 households | 26.0% of Households | ▼ |
| 4B | Home Improvement 328 households | 16.5% of Households | ▼ |

Key Facts

| | | |
|-------------------------------------|---|--|
| 2,042 Total Housing Units | 94 Housing Affordability Index | 190 Households Below the Poverty Level |
| 42.5 Median Age | \$78,288 Median Disposable Income | 6,307 Total Population |
| 106 Wealth Index | 78 Diversity Index | 34 Total Crime Index |

Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

Economic Development Profile

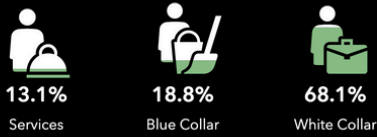
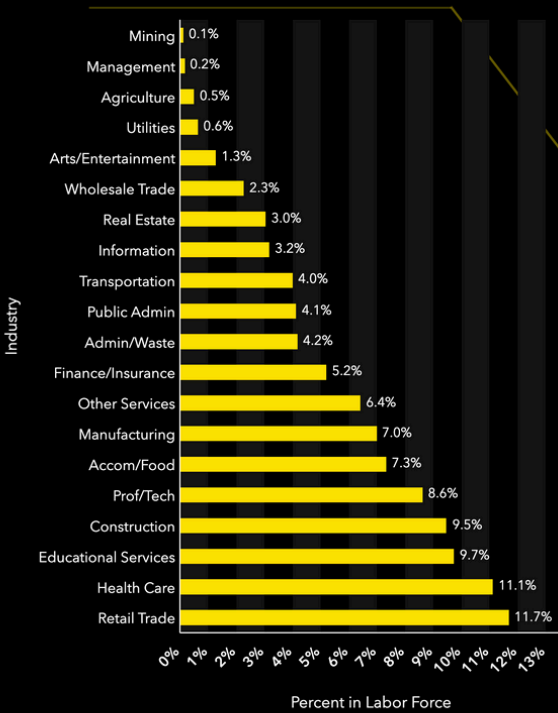
Economic Development Profile

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047

Ring of 3 miles



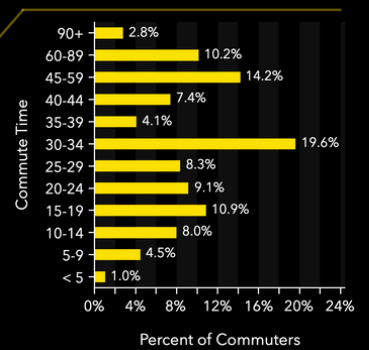
Labor Force by Industry



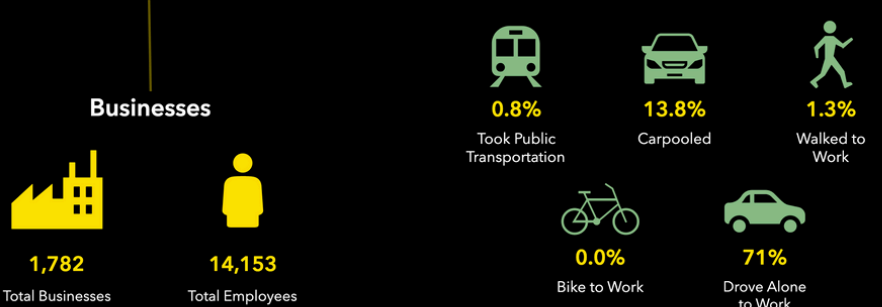
Employment

Workforce Overview

Commute Time: Minutes



Transportation to Work



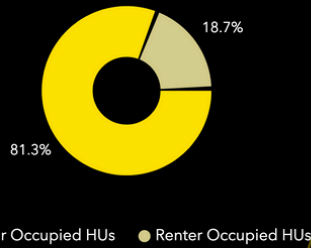
Businesses



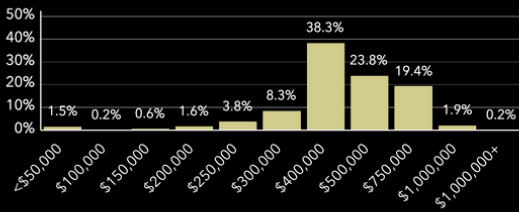
Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

Economic Development Profile

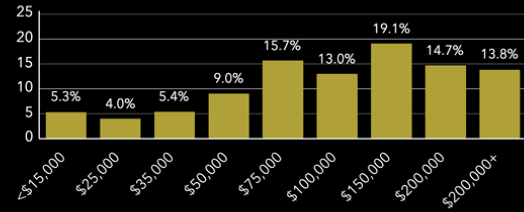
Home Ownership



Home Value

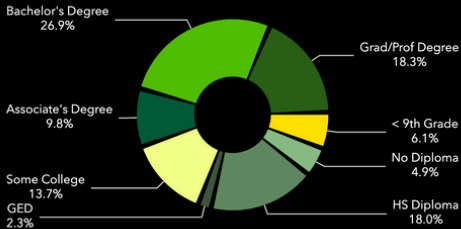


Household Income



Community Overview

Educational Attainment



Key Facts

| | | |
|--------------------------------------|---|--|
| 20,597 Total Housing Units | 94 Housing Affordability Index | 1,522 Households Below the Poverty Level |
| 40.7 Median Age | \$76,547 Median Disposable Income | 60,493 Total Population |
| 121 Wealth Index | 84 Diversity Index | 66 Total Crime Index |

Tapestry segments

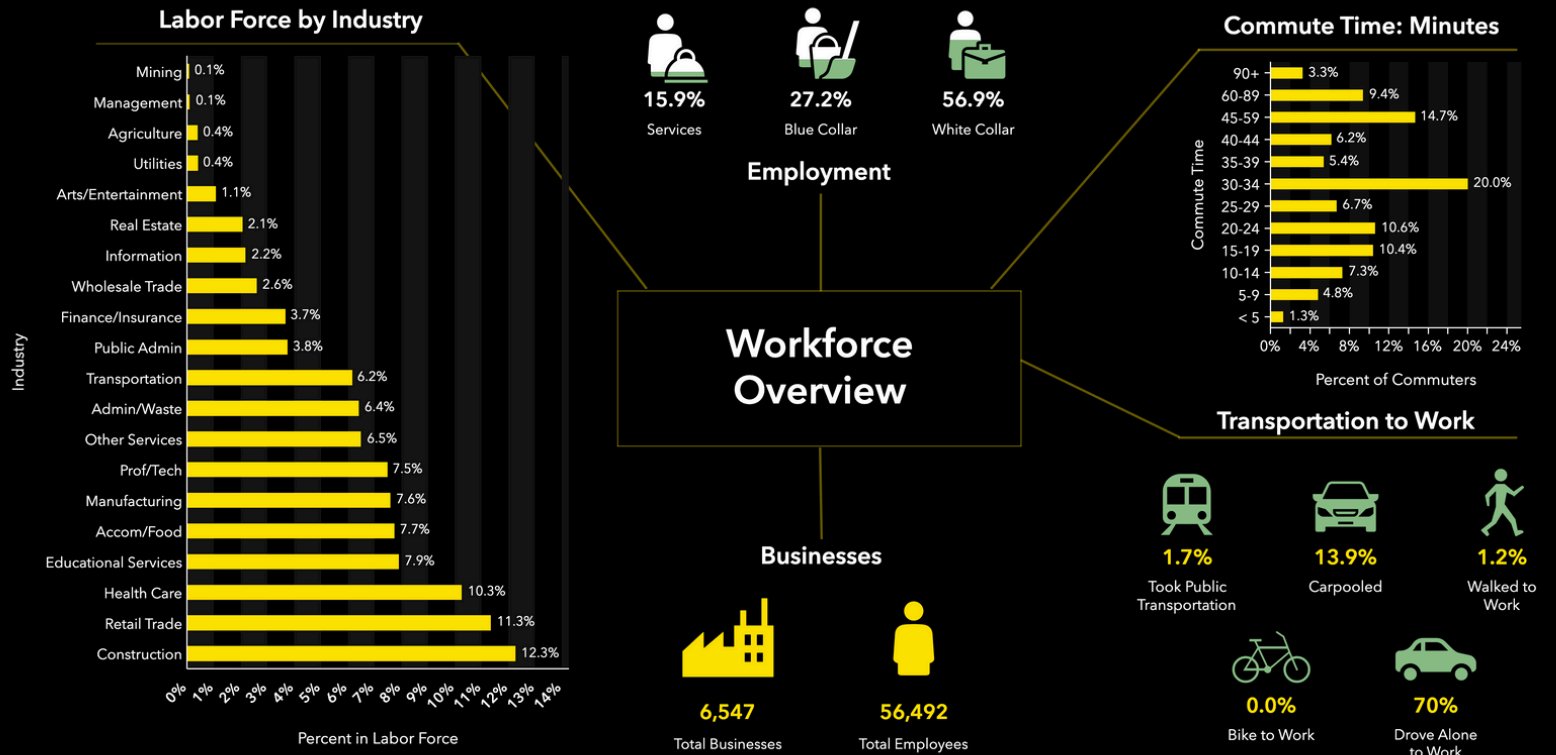
| | | | |
|----|--|-------------------------------|---|
| 4B | Home Improvement 4,623 households | 23.2% of Households | ▼ |
| 1D | Savvy Suburbanites 2,920 households | 14.6% of Households | ▼ |
| 5A | Comfortable Empty Nesters 2,002 households | 10.0% of Households | ▼ |

Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

Economic Development Profile

Economic Development Profile

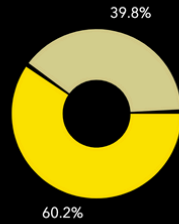
5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
Ring of 5 miles



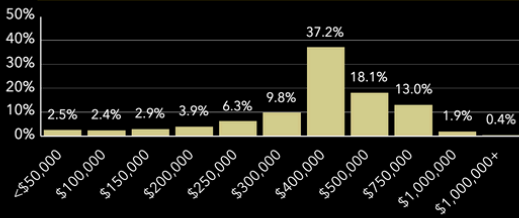
Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

Economic Development Profile

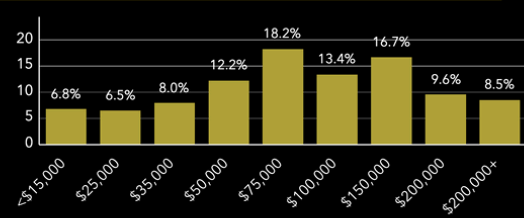
Home Ownership



Home Value



Household Income



Community Overview

Educational Attainment



Key Facts

| | | |
|--------------------------------------|---|--|
| 76,140 Total Housing Units | 77 Housing Affordability Index | 8,365 Households Below the Poverty Level |
| 36.5 Median Age | \$57,543 Median Disposable Income | 210,476 Total Population |
| 84 Wealth Index | 87 Diversity Index | 88 Total Crime Index |

Tapestry segments

| | | |
|-----|--|-------------------------------|
| 4B | Home Improvement 9,674 households | 13.4% of Households |
| 13C | NeWest Residents 9,642 households | 13.3% of Households |
| 7C | Urban Edge Families 8,604 households | 11.9% of Households |

Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

What's in My Community?



What's in My Community?

Places that make your life richer and community better

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
1 mile



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2025 Esri

What's in My Community?



What's in My Community?

Places that make your life richer and community better

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
3 miles



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2025 Esri

What's in My Community?



What's in My Community?

Places that make your life richer and community better

5314 Lilburn Stone Mountain Rd SW, Lilburn, Georgia, 30047
5 miles



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2025 Esri

FOR SALE

\$245,500.00



5314 Lilburn Stone Mountain Rd, Lilburn, GA 30047