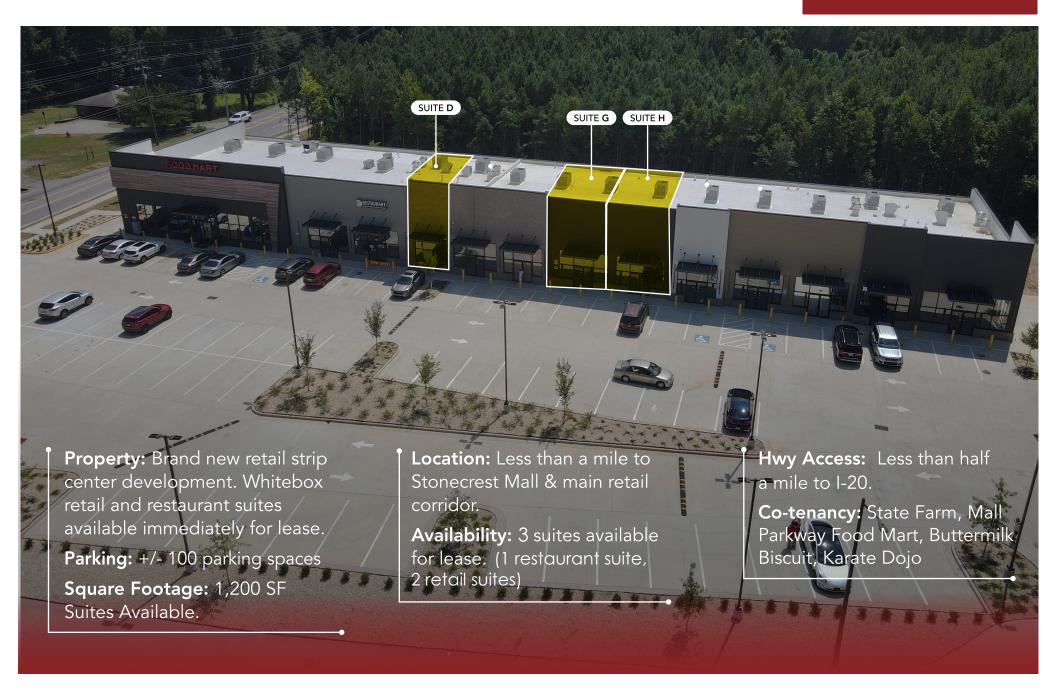


### **PROPERTY OVERVIEW**





## **PROPERTY PHOTOS**











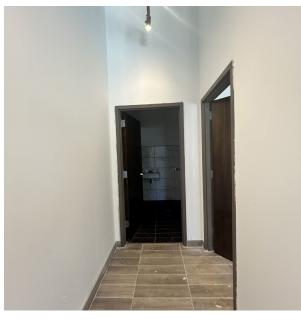


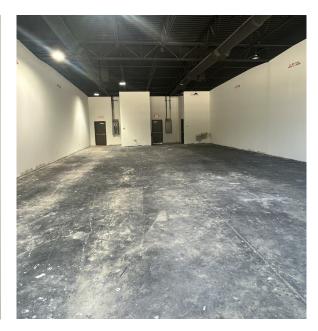


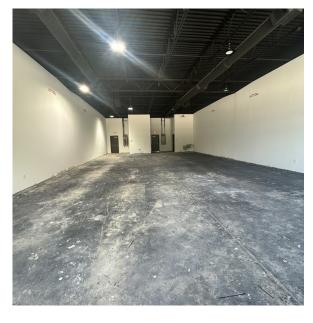
## **INTERIOR PHOTOS**

















IOR NUMBER : 215301 DRAWN BY : YH

CHECKED BY : YS

LONG ARCHITECTURE 3463 Secution 3000 South Dublit, Georgia 30006 770-497-4944 yungarchitecture

YUNG

REVISIONS DATE DESCRIPTION

#### OCCUPANCY LOAD CALCULATION

PER NFPA 101 - LIFE SAFETY

SUITE A: (MERCANTILE) 5,131 SQ.FT

SALES AREA: 3,266 SQ.FT. 3,266 SQ.FT. / 30 PER PERSON = 109 PERSONS

OFFICE: 526 SQ.FT. 526 SQ.FT. / 150 PER PERSON = 4 PERSON

STORAGE / UTILITY ROOM : 287 SQ.FT. 287 SQ.FT. / 300 PER PERSON = 1 PERSON

RESTROOM: 139 SQ.FT.

CORRIDOR: 83 SQ.FT.

WALK IN COOLER & FREEZER: 830 SQ.FT.

TOTAL OCCUPANT LOAD: 114 PERSONS 114 X 0.2 = 22.8" 22.8" / 36" = 0.64 DOOR REQUIRED. (2) 72" DOOR PROVIDED. (1) 36" DOOR PROVIDED.

-DIAGONAL DISTANCE: 99'-0" -DISTANCE BETWEEN EGRESS EXITS: 71'-11" > 99'-0"/2 (NO SPRINKLER)

SUITE B: RETAIL (MERCANTILE) 1,209 SQ.FT.

SALES AREA: 1,145 SQ.FT.
1,145 SQ.FT. / 30 PER PERSON = 38 PERSONS RESTROOM : 64 SQ.FT.

TOTAL OCCUPANT LOAD: 38 PERSONS 38 X 0.2 = 7.6"
7.6" / 36" = 0.21 DOOR REQUIRED.
(1) 72" DOOR PROVIDED.
(1) 36" DOOR PROVIDED.

SUITE C: RESTAURANT (MERCANTILE, LESS THAN 50 OCCUPANT LOAD) 1,209 SQ.FT.

DINING AREA: 390 SQ.FT. 390 SQ.FT. / 15 PER PERSON = 26 PERSONS

PREP.AREA & KITCHEN & SERVICE AREA: 648 SQ.FT. 648 SQ.FT. / 100 PER PERSON = 6 PERSONS

WALK IN COOLER: 67 SQ.FT.

RESTROOM: 67 SQ.ET.

CORRIDOR: 37 SQ.FT.

TOTAL OCCUPANT LOAD: 32 PERSONS 32 X 0.2 = 6.4" | 6.4" / 36" = 0.18 DOOR REQUIRED. (1) 72" DOOR PROVIDED. (1) 36" DOOR PROVIDED.

SUITE D: RESTAURANT (MERCANTILE, LESS THAN 50 OCCUPANT LOAD) 1,229 SQ.FT.

DINING AREA: 405 SQ.FT. 405 SQ.FT. / 15 PER PERSON = 27 PERSONS

PREP. AREA & KITCHEN & SERVICE AREA: 653 SQ.FT. 653 SQ.FT. / 100 PER PERSON = 7 PERSONS

WALK IN COOLER: 67 SQ.FT.

RESTROOM: 67 SQ.FT. CORRIDOR: 37 SQ.FT.

TOTAL OCCUPANT LOAD: 34 PERSONS 34 X 0.2 = 6.8"

34 X 0.2 = 6.8" 6.8" / 36" = 0.19 DOOR REQUIRED. (1) 72" DOOR PROVIDED. (1) 36" DOOR PROVIDED.

SUITE E: RETAIL (MERCANTILE) 1,226 SQ.FT.

SALES AREA: 1,162 SQ.FT.
1,162 SQ.FT. / 30 PER PERSON = 39 PERSONS

RESTROOM : 64 SQ.FT.

TOTAL OCCUPANT LOAD: 39 PERSONS 39 X 0.2 = 7.8" 7.8" / 36" = 0.217 DOOR PEQUIPER

39 X 0.2 = 7.8" 7.8" / 36" = 0.217 DOOR REQUIRED. (1) 72" DOOR PROVIDED. (1) 36" DOOR PROVIDED.

SUITE F: RETAIL (MERCANTILE) 1,224 SQ.FT.

SALES AREA: 1,160 SQ.FT. 1,160 SQ.FT. / 30 PER PERSON = 39 PERSONS

RESTROOM: 64 SQ.FT.

TOTAL OCCUPANT LOAD: 39 PERSONS 39 X 0.2 = 7.8" | 7.8" / 36" = 0.217 DOOR REQUIRED. (1) 72" DOOR PROWDED. (1) 36" DOOR PROWDED.

SUITE G: RETAIL (MERCANTILE) 1,217 SQ.FT.

SALES AREA: 1,153 SQ.FT. 1,153 SQ.FT. / 30 PER PERSON = 38 PERSONS

RESTROOM: 64 SQ.FT.

TOTAL OCCUPANT LOAD: 38 PERSONS
38 X 0.2 = 7.6"
7.6" / 36" = 0.21 DOOR REQUIRED.
(1) 72" DOOR PROVIDED.
(1) 36" DOOR PROVIDED.

SUITE H: RETAIL (MERCANTILE) 1,217 SQ.FT.

SALES AREA : 1,153 SQ.FT. 1,153 SQ.FT. / 30 PER PERSON = 38 PERSONS

RESTROOM: 64 SQ.FT.

TOTAL OCCUPANT LOAD: 38 PERSONS 38 X 0.2 = 7.6" A STANDARD OF THE STANDARD OF

SUITE I: RETAIL (MERCANTILE) 1,225 SQ.FT.

SALES AREA: 1,161 SQ.FT.
1,161 SQ.FT. / 30 PER PERSON = 39 PERSONS

RESTROOM : 64 SQ.FT.

TOTAL OCCUPANT LOAD: 39 PERSONS 39 X 0.2 = 7.8" 7.8" / 36" = 0.217 DOOR REQUIRED. (1) 72" DOOR PROVIDED. (1) 36" DOOR PROVIDED.

SUITE J: RETAIL (MERCANTILE) 1,225 SQ.FT.

SALES AREA: 1,161 SQ.FT. 1,161 SQ.FT. / 30 PER PERSON = 39 PERSONS

RESTROOM: 64 SQ.FT.

TOTAL OCCUPANT LOAD: 39 PERSONS 39 X 0.2 = 7.8" 7.8" / 36" = 0.217 DOOR REQUIRED. (1) 72" DOOR PROVIDED. (1) 36" DOOR PROVIDED.

SUITE K: RETAIL (MERCANTILE) 1,218 SQ.FT

SALES AREA: 1,154 SQ.FT. 1,154 SQ.FT. / 30 PER PERSON = 38 PERSONS

RESTROOM : 64 SQ.FT.

TOTAL OCCUPANT LOAD: 39 PERSONS 38 X 0.2 = 7.6"
7.6" / 36" = 0.21 DOOR REQUIRED.
(1) 72" DOOR PROVIDED.
(1) 36" DOOR PROVIDED.

SUITE L: RESTAURANT (MERCANTILE, LESS THAN 50 OCCUPANT LOAD) 1,225 SQ.FT.

DINING AREA: 422 SQ.FT. 422 SQ.FT. / 15 PER PERSON = 28 PERSONS

PREP. AREA & KITCHEN & SERVICE AREA : 632 SQ.FT. 632 SQ.FT. / 100 PER PERSON =  $6 \cdot PERSONS$ 

WALK IN COOLER: 67 SQ.FT.

RESTROOM : 67 SO ET

CORRIDOR: 37 SQ.FT.

SUITE M: RESTAURANT (MERCANTILE, LESS THAN 50 OCCUPANT LOAD) 1,733 SQ.FT.

DINING AREA: 584 SQ.FT. 584 SQ.FT. / 15 PER PERSON = 39 PERSONS

PREP.AREA & KITCHEN & SERVICE AREA: 978 SQ.FT 978 SQ.FT. / 100 PER PERSON = 10 PERSONS

WALK IN COOLER: 67 SQ.FT.

RESTROOM: 67 SQ.FT.

CORRIDOR: 37 SQ.FT.

TOTAL OCCUPANT LOAD: 49 PERSONS 49 X 0.2 = 9.8" 0.27 DOOR REQUIRED. (1) 72" DOOR PROVIDED. (1) 36" DOOR PROVIDED.

**LEGEND** 

LIFE SAFETY NOTES

1. EXIT SIGNS SHALL BE MOUNTED ABOVE THE DOOR WITH THE NEAREST EDGE OF THE SIGN WITHIN 2" OF THE DOOR FRAME UNLESS NOTED OTHERMSE. 2. EVERY EXIT SIGN SHALL BE LOCATED AND OF SIGN A SIZE, DISTRICTIVE COLOR, AND DESIGN THAT IS READLY VISIBLE AND SHALL PROVIDE CONFRAST WITH DECORATIONS, HITEROR PRIMST, ON OTHER SIGNS.
3. PAING HARDWARE SHALL CONSIST OF COROSS BARS OR PUSH PADS, THE ACTUATION OF WHICH EXTENDS ACROSS NOT LESS THAN ONE-THALF OF

THE WIDTH OF THE DOOR LEAF AND NOT LESS THAN 34", NOR NOT MORE THAN

DEVICE. 5. ALL REQUIRED EXITS SHALL MEET ADA AND OR GEORGIA ACCESSIBILITY CODE

HE MUIT OF THE DUCK LEAF AND TOT LEGS TIME OF THE DUCK TEAT OF THE DUCK LEAF AND THE FLOOR.

4. REQUIRED PANIC HARDWARE AND FIRE EXIT HARDWARE SHALL NOT BE COUPPED WITH ANY LOCKING DEVICE, SET SCREW, OR OTHER ARRANGEMENT THAT PREVENTS THE RELEASE OF THE LATCH WHEN PRESSURE IS APPLIED TO THE RELEASING

DEVICE, PROJUED EXITS SHALL WEST ADI, AND OR CORGINA ACCESSIBILITY CODE

ACCESSERS IN SHORT STRINGENT) FOR CLEARAGE THE INESCHOL, SIGNAGE,
HARDWARE, AND AREA OF REFLIGE AS APPLICABLE

OR ALL PENETRATIONS INFOUCH SHOOK AND FRE BATED PARTITIONS ARE TO BE
SEALED AND PROTECTED IN ACCORDANCE WITH THE SYSTEMS AND LISTING
NUMBERS AS DESCRIBED AND DETAILED ON ULL SHEET

AND FIRE WALL SHALL BE EFFECTIVE! AND PERMANENTLY DESTRIED WITH SHOOK

OR STENCILING ADDRESS AND OF THE WALL SHALL BE EFFECTIVE! AND PERMANENTLY DESTRIED WITH SHALL

BE ACKREWIND SPACED A MAXIMAM OF TWO (2) INCHES HIGH ON A CONTRASTING

BACKGROUND SPACED A MAXIMAM OF TWO (2) INCHES HIGH ON A CONTRASTING

BACKGROUND SPACED A MAXIMAM OF TWO (2) INCHES HIGH ON A CONTRASTING

AND FIRE WALL SHALL BE EFFECTIVE! AND PERMANENTLY DESTRIED WITH A

MINIMALM OF ONE FER HALL OR BANKER. THE HOURLY FIRE RATING SHALL BE

SHEETER FIRE EXTRINGUISHERS ARE SHAFEAC, CONTRACTOR SHALL PROVIDE A

STANDARD WALL MOUNTING BRACKET FOR EACH EXTRINGUISHER.

SHALL NO! SECRET WANDERSHES SHALL WANG A MANUAR ATTING OF 2—A, 10—B, C. FOR

EVERY SOON SOFT EXTRINGUISHERS ARE SHAFEAD.

THE PRINSHED FLOOR AND THE BOTTOM OF EXTRINGUISHER SHALL NOT BE LESS

THAN A HOISE FROM THE FINISHED FLOOR. TRAVEL DISTANCE TO AN EXTINGUISHER

SHALL NO! SEROUL THE FINISHED FLOOR. TRAVEL DISTANCE TO AN EXTINGUISHER

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SHALL NO! SEROUL THE FINISHED FLOOR. TRAVEL DISTANCE TO AN EXTINGUISHER

SHALL NO! SEROUL THE FINISHED FLOOR. TRAVEL DISTANCE TO AN EXTINGUISHER

10. FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 72, 2018 EDITION.

PORTABLE FIRE EXTINGUISHER **◆**--- EGRESS PATH

EMERGENCY LIGHT TYPE K PORTABLE FIRE EXTINGUISHER

MALL PKWY PLAZA 2937 KLONDIKE RD. LITHONIA, GA 30038

LIFE SAFETY PLAN

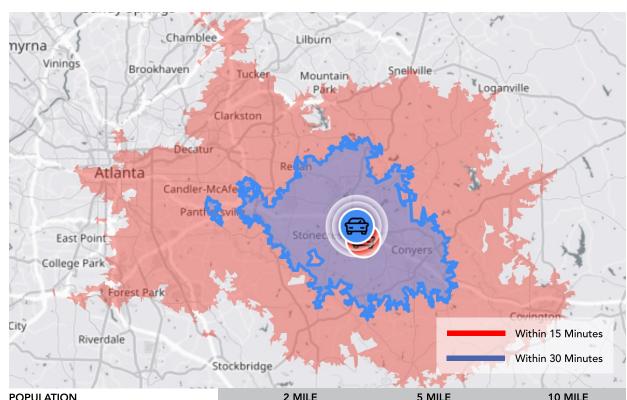
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SHALL NOT EXCEED 75 FEET.

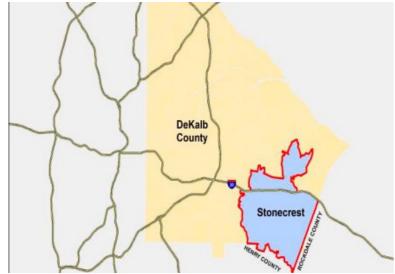
## **AREA DEMOGRAPHICS**





	Stockbridge		
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POPULATION	2 MILE	5 MILE	10 MILE
2020 Population	18,994	121,288	486,052
2024 Population	19,278	120,336	485,925
2029 population projection	19,292	120,461	492,011
Annual Growth 2020-2024	0.4%	-0.2%	0%
Annual Growth 2024-2029	0%	0%	0.3%
Median Age	34.9	36.7	38.6
HOUSING			
Median Home Value	\$225,662	\$185,193	\$219,815
Median Year Built	1998	1993	1986
HOUSEHOLDS			
2020 Households	7,908	44,724	175,318
2024 Households	7,898	44,093	175,152
2029 Households Projection	7,880	44,083	177,250
Annual Growth 2020-2024	1.7%	0.5%	0.3%
Annual Growth 2024-2029	0%	0%	0.2%
Owner Occupied Households	2,759	24,355	105,915
Renter Occupied Households	5,121	19,727	71,335





# BUILT ON **VISION**DRIVEN BY **EXECUTION**

Guided by purpose, driven by accuracy, and grounded in strong relationships. We provide commercial real estate services that go beyond transactions, building trust and value every step of the way.



