



- Built 1987 | Renovated 2024
- Each suite is newly renovated with a drive in door, storefront entrance, and rear exit
- Zoning C-2 - General Commercial
- Ceiling height - 16'
- Drive in door - 9' x 10'
- 151 Total Parking Spaces
- Direct access to Hwy 78, Walmart, Stone Mountain, and new Costco mixed-use development
- Average household income within 2 miles - \$104,000

## AVAILABLE SPACES

SUITE	UNIT DESCRIPTION
<i>Building A</i>	
<b>Suite 108</b>	1,989 SF   One Drive in Door   80% Warehouse, 20% Office
<b>Suite 115</b>	2,200 SF   One Drive in Door   80% Warehouse, 20% Office

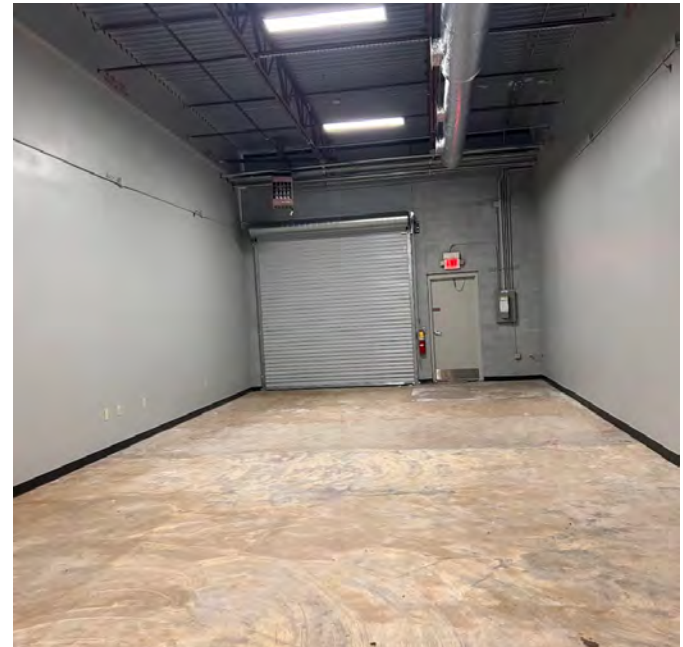
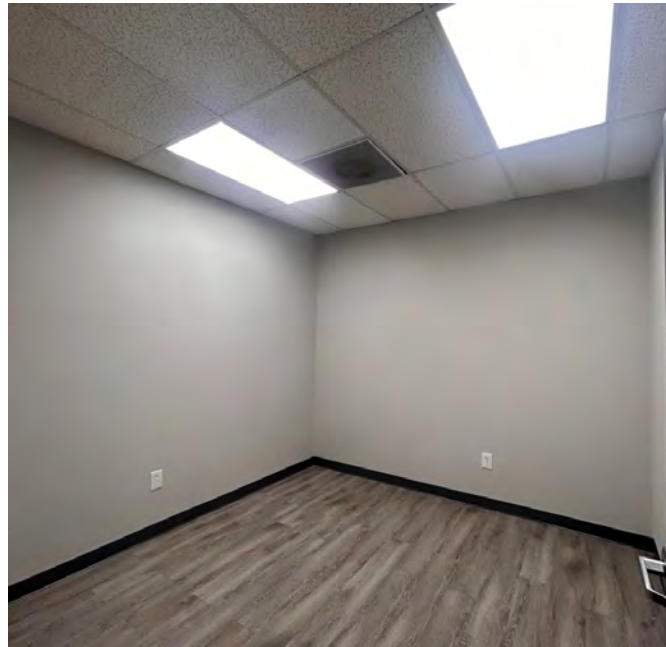


[CLICK HERE FOR VIDEO WALKTHROUGHS](#)

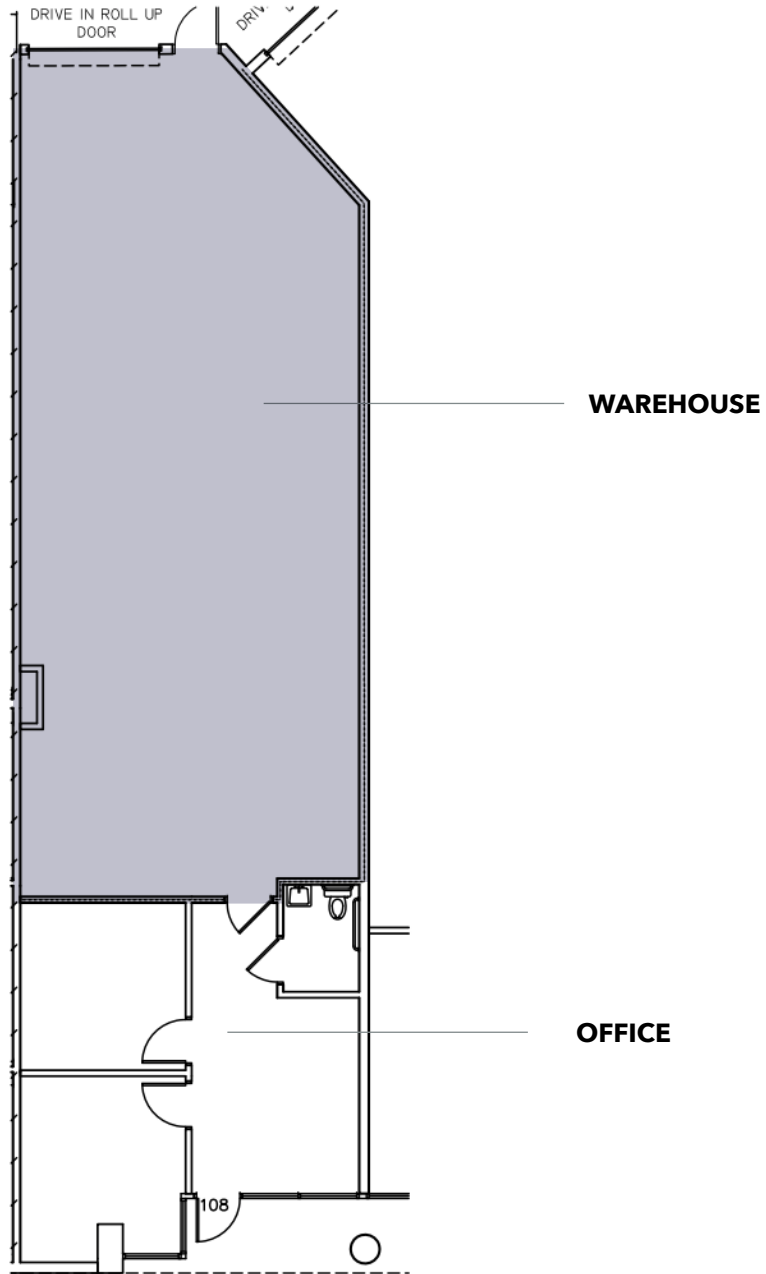
# EXTERIOR PHOTOS



# INTERIOR PHOTOS

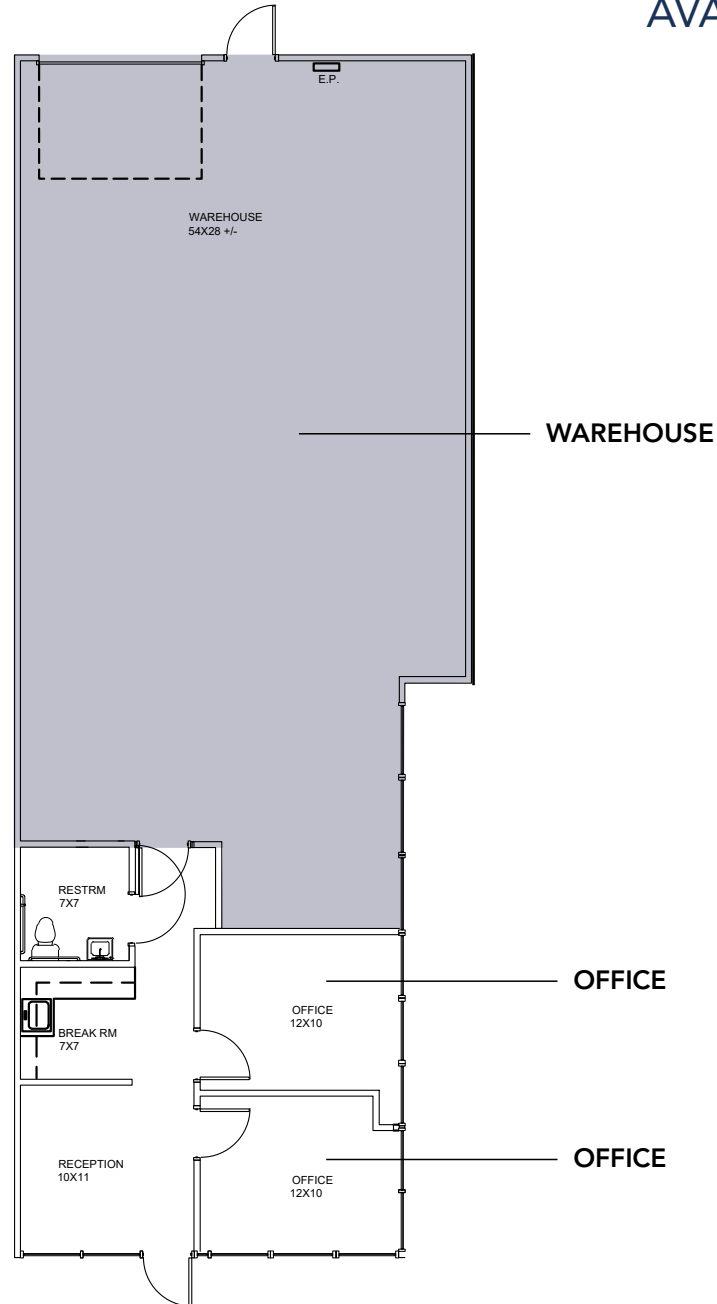


# SUITE 108- 1,989 SF | ONE DRIVE IN DOOR | 80% WAREHOUSE, 20% OFFICE

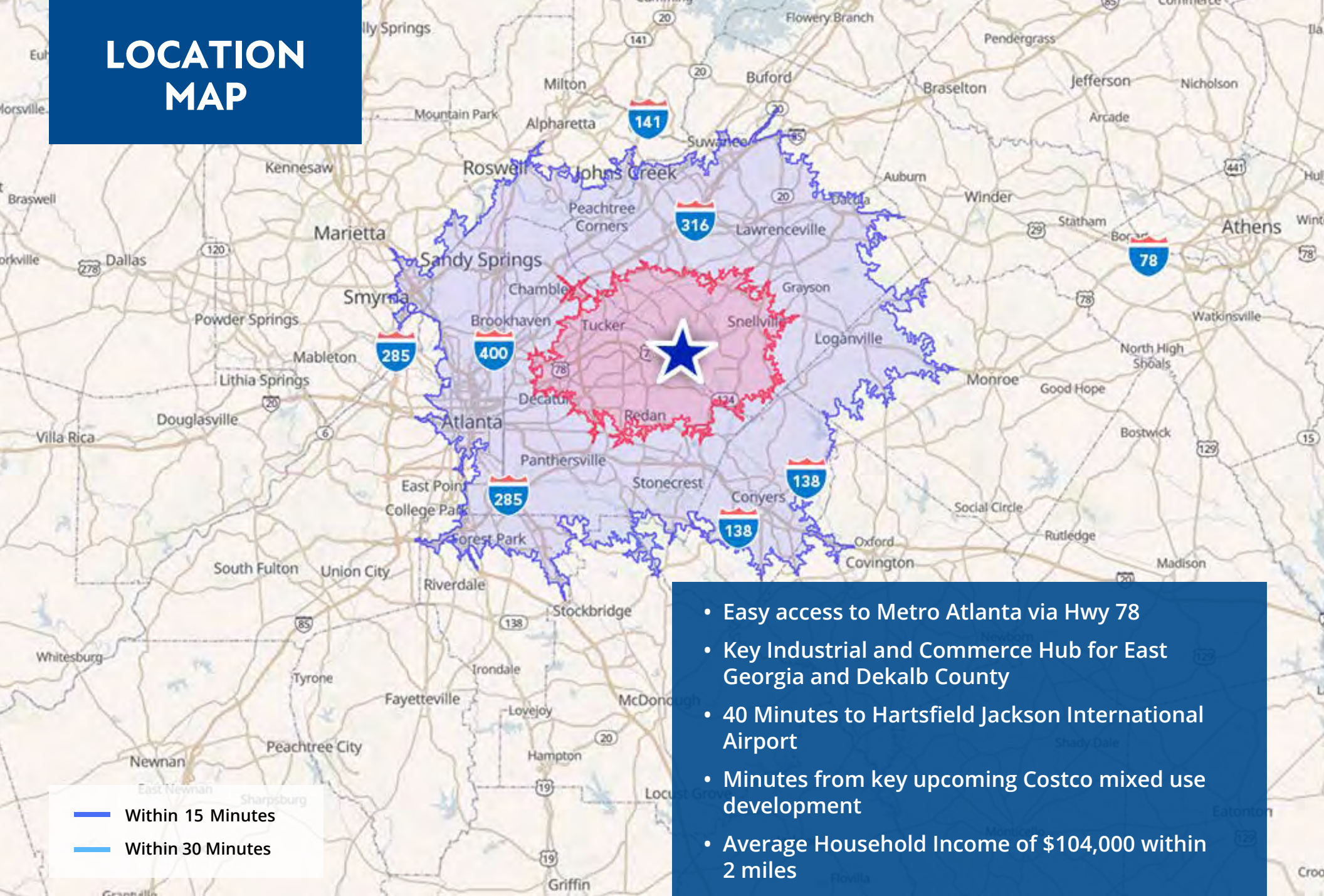


# SUITE 115- 2,200 SF | ONE DRIVE IN DOOR | 80% WAREHOUSE, 20% OFFICE

AVAILABLE IN JANUARY 2026



# LOCATION MAP



- Easy access to Metro Atlanta via Hwy 78
- Key Industrial and Commerce Hub for East Georgia and Dekalb County
- 40 Minutes to Hartsfield Jackson International Airport
- Minutes from key upcoming Costco mixed use development
- Average Household Income of \$104,000 within 2 miles

# AREA DEMOGRAPHICS



## Population

	2 mile	5 mile	10 mile
2010 Population	15,611	149,833	722,058
2022 Population	16,225	159,272	807,873
2027 Population Projection	16,792	164,638	841,371
Annual Growth 2010-2022	0.3%	0.5%	1.0%
Annual Growth 2022-2027	0.7%	0.7%	0.8%
Median Age	44.1	38.3	36.3
Bachelor's Degree or Higher	44%	36%	31%
U.S. Armed Forces	1	89	464

## Households

	2 mile	5 mile	10 mile
2010 Households	5,870	52,889	256,913
2022 Households	6,094	56,087	286,643
2027 Household Projection	6,301	57,905	298,087
Annual Growth 2010-2022	-0.1%	0.1%	0.4%
Annual Growth 2022-2027	0.7%	0.6%	0.8%
Owner Occupied Households	5,267	43,518	180,962
Renter Occupied Households	1,034	14,387	117,125
Avg Household Size	2.7	2.8	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$222.7M	\$1.8B	\$8.4B

## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$104,037	\$91,432	\$79,808
Median Household Income	\$84,436	\$70,773	\$60,324
< \$25,000	583	7,520	47,171
\$25,000 - 50,000	1,026	11,559	72,008
\$50,000 - 75,000	1,130	10,872	57,924
\$75,000 - 100,000	816	7,578	36,443
\$100,000 - 125,000	884	5,980	25,203
\$125,000 - 150,000	437	4,133	15,931
\$150,000 - 200,000	684	4,603	16,542
\$200,000+	534	3,844	15,421

EXCLUSIVELY LISTED BY:



**CADEN HERRING**

Director

404.769.3112

[caden@riseprop.com](mailto:caden@riseprop.com)



**JORDEN ALBRIGHT**

Director

404.285.4529

[jorden@riseprop.com](mailto:jorden@riseprop.com)