

FOR SALE

**1458 SOUTHLAKE PLAZA DRIVE
MORROW, GA**



**1458 Southlake
Plaza Drive**

Fraser Gough
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FOR SALE

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MORROW, GA

PROPERTY HIGHLIGHTS

- ±1.51 acres of surplus land available — a rare infill pad in one of Clayton County’s busiest retail corridors.
- Prominent frontage on Southlake Plaza Drive, directly off Interstate 75.
- Adjacent to an established Cracker Barrel within a dense national-retail node.
- Steps from Southlake Mall and the surrounding big-box and restaurant trade area.
- Strong daytime population — 11,100+ within one mile — driven by area employment and retail.
- Well-suited to retail, quick-service restaurant, or drive-thru development, subject to zoning.

TRAFFIC COUNTS

Interstate 75 - available on request

Southlake Plaza Dr - available on request

AADT, 2025

NEARBY RETAIL

Southlake Mall | Cracker Barrel | surrounding
national retail & restaurant corridor

OFFERING

Sale Price

Site Size

Property Type

County

Contact Broker

±1.51 Acres

Retail / Pad Site

Clayton

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Site Plan

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Demographics

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POPULATION	1 Mile	3 Miles	5 Miles
2020 Population	6,034	77,429	189,085
2025 Population	6,258	78,312	191,584
2030 Projected Population	6,407	79,523	193,782
Annual Growth (2025-2030)	0.47%	0.31%	0.23%

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2020 Households	2,030	27,446	68,558
2025 Households	2,097	28,045	70,378
2030 Projected Households	2,161	28,740	71,908
Annual Growth 2020-2025	0.65%	0.43%	0.53%
Annual Growth (2025-2030)	0.60%	0.49%	0.43%

HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$78,307	\$72,506	\$71,575
Median Household Income	\$68,702	\$56,076	\$55,970

DAYTIME EMPLOYMENT	1 Mile	3 Miles	5 Miles
Total Employees	7,846	37,743	96,098
Total Businesses	3,263	42,183	100,747

POPULATION & HOUSING	1 Mile	3 Miles	5 Miles
Median Age	35.0	34.0	34.9
Median Home Value	\$230,180	\$207,578	\$221,384
Owner-Occupied Housing	53.4%	41.7%	45.2%
Bachelor's Degree or Higher	17.8%	20.4%	20.3%
Diversity Index	83.6	74.7	67.2

CONSUMER SPENDING	1 Mile	3 Miles	5 Miles
Food Away from Home	\$2,964	\$2,724	\$2,663
Entertainment & Recreation	\$2,697	\$2,514	\$2,488
Health Care	\$5,225	\$4,869	\$4,831
Apparel & Services	\$1,717	\$1,640	\$1,618

TOP TAPESTRY SEGMENT

1-3 mile - Family Bonds: multi-generational families with immigrant and non-English-speaking households.

5 mile - Kids and Kin: young, educated, metropolitan renter households.

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