



1835 E PARK PLACE BLVD, STONE MOUNTAIN, GA 30067

MOUNTAIN PARK PLACE



PROPERTY OVERVIEW & AVAILABILITY

- Buildings A & B
- 4.75 AC Lot | 54,675 Total SF
- Built 1987 | Renovated 2023
- Rate: \$13.50/SF + \$4.17/SF NNNs
- Each suite has private entrance/exit and drive in door
- Zoning C3
- 151 Total Parking Spaces
- E Park Place Blvd - 29,000 Vehicles Per Day
- Direct access to Hwy 78, Walmart, Stone Mountain, and new Costco mixed-use development
- Average 2 mile Household income - \$102,037

AVAILABLE SPACES

SUITE UNIT DESCRIPTION

Building A

Suite 102	3,451 SF Two Drive in Doors 70% Warehouse, 30% Office
Suite 108	1,989 SF One Drive in Door 80% Warehouse, 20% Office
Suite 110	4,120 SF One Drive in Door 80% Warehouse, 20% Office
Suite 111	2,011 SF One Drive in Door 75% Warehouse, 25% Office
Suite 114	1,761 SF One Drive in Door 80% Warehouse, 20% Office

Building B

Suite 210	1,639 SF One Drive in Door 80% Warehouse, 20% Office
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WALKTHROUGHS](#)

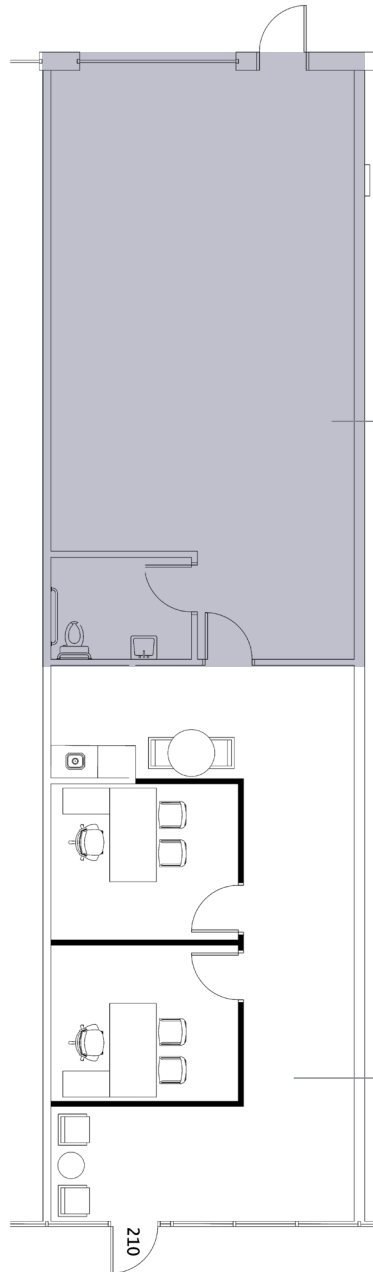
EXTERIOR PHOTOS



INTERIOR PHOTOS

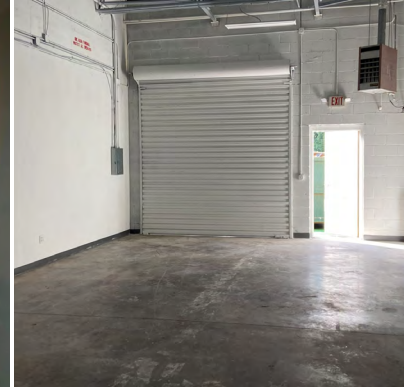
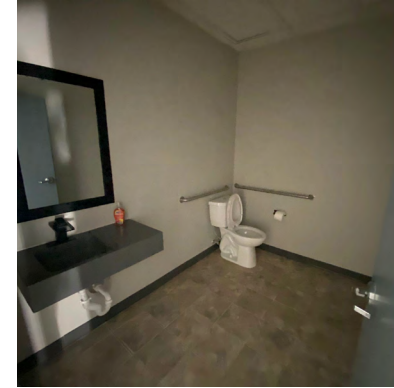


SUITE 210- 1,639 SF | ROLL UP DOOR | 2 OFFICES | 1 BREAK ROOM | 50% WAREHOUSE | 50% OFFICE

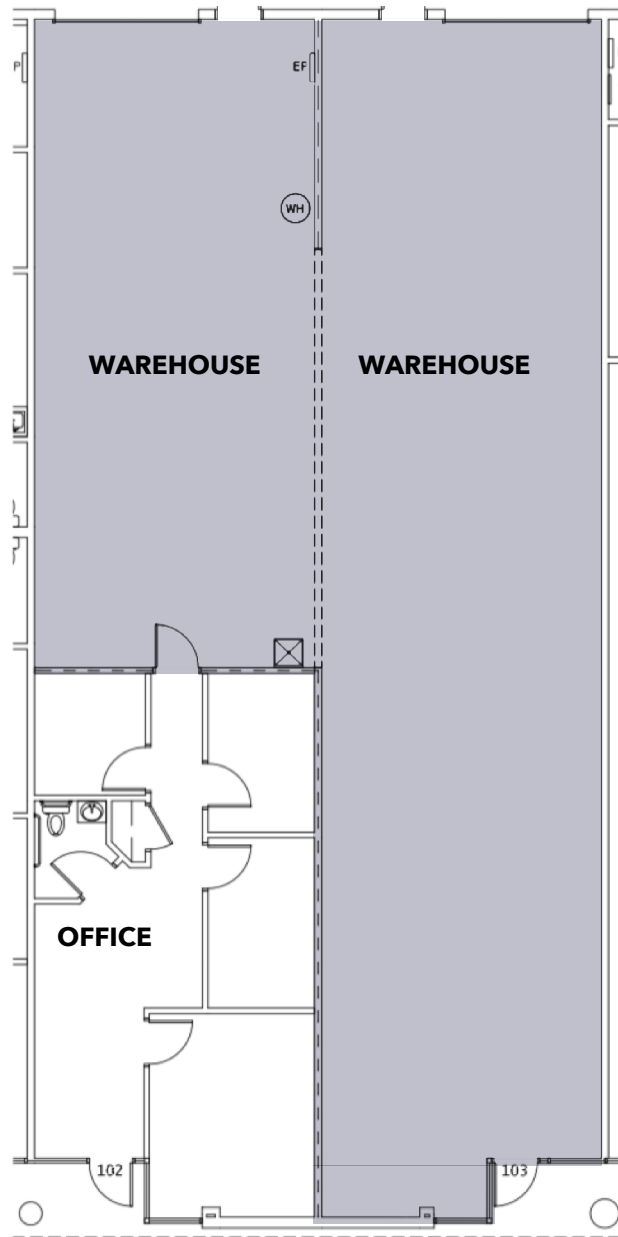


WAREHOUSE

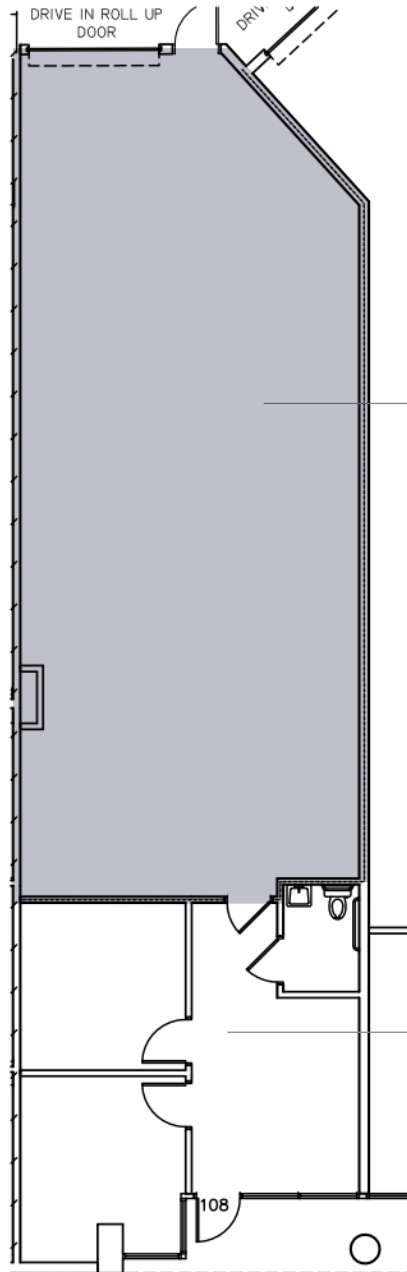
OFFICE



SUITE 102- 3,451 SF | TWO ROLL UP DOORS | 70% WAREHOUSE AND 30% OFFICE



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

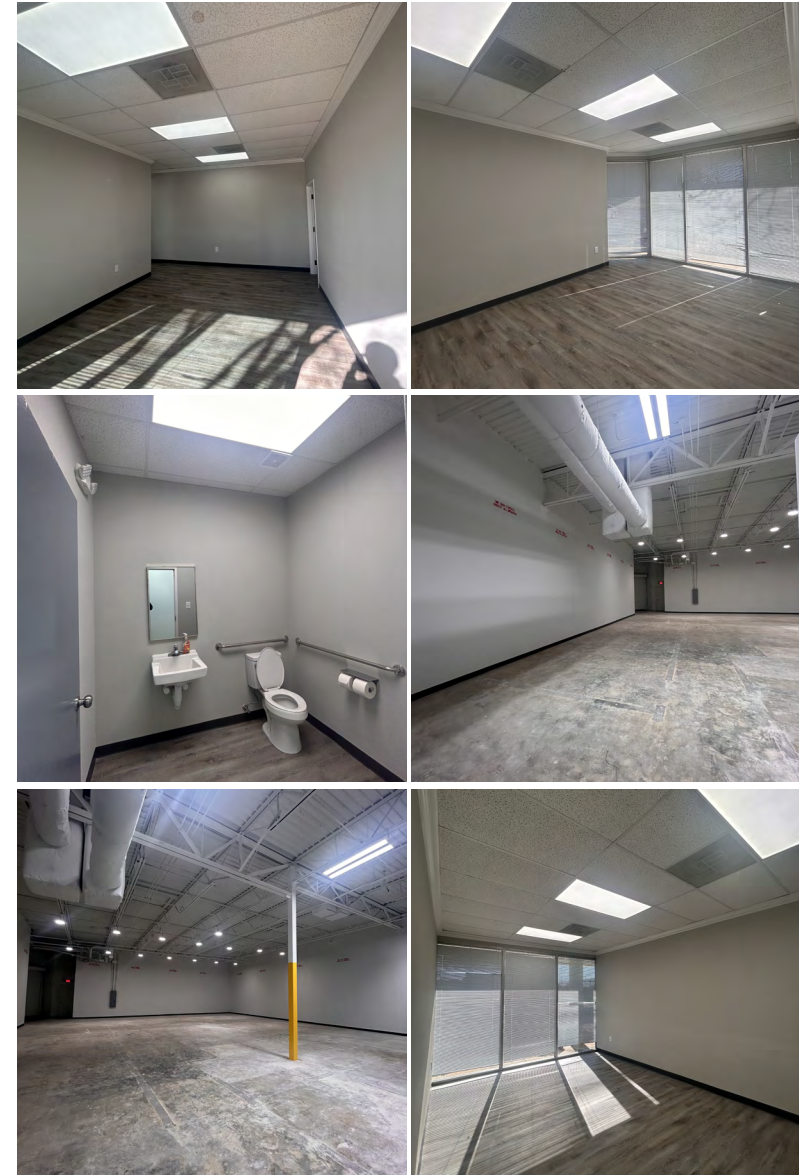
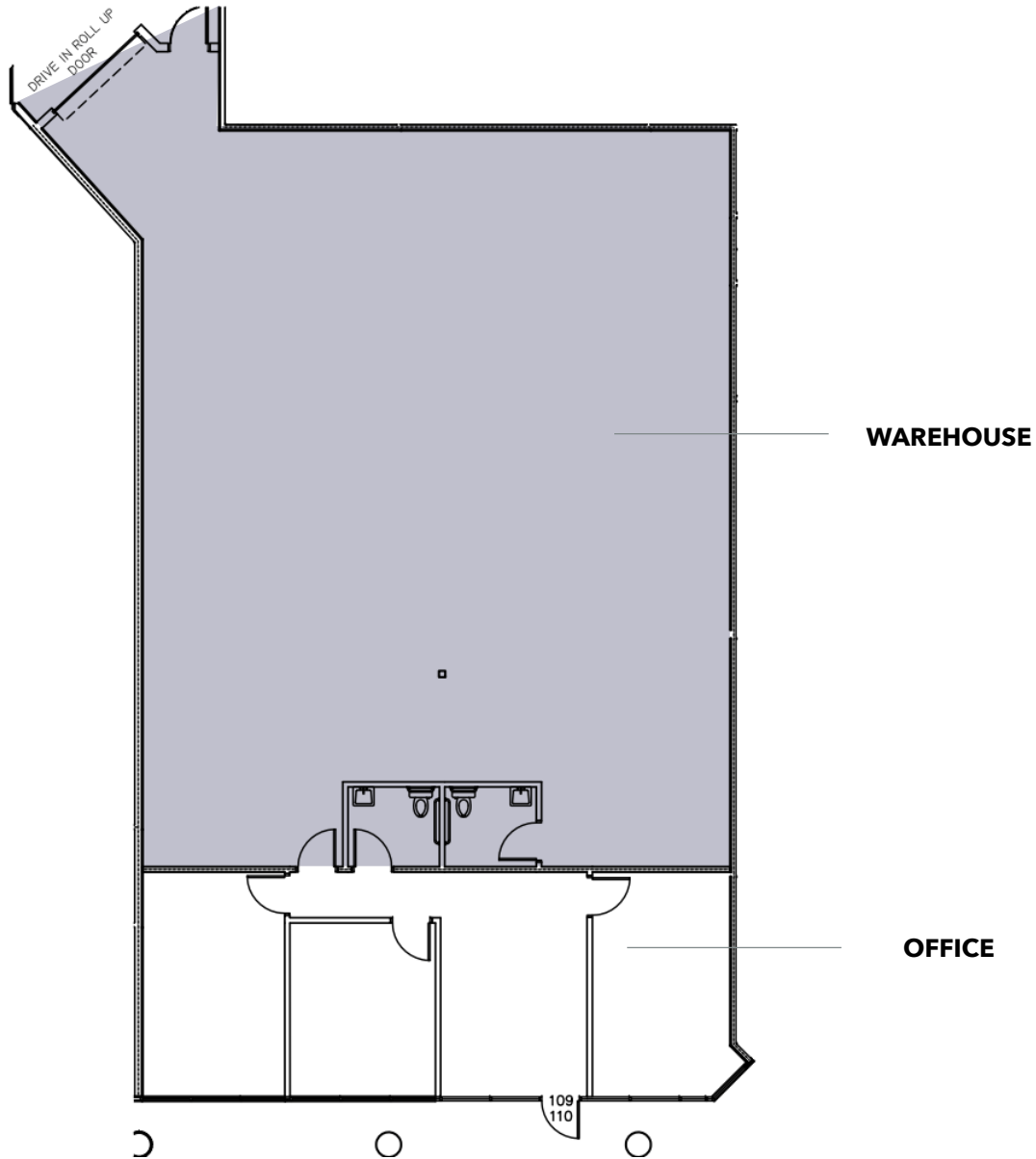


WAREHOUSE

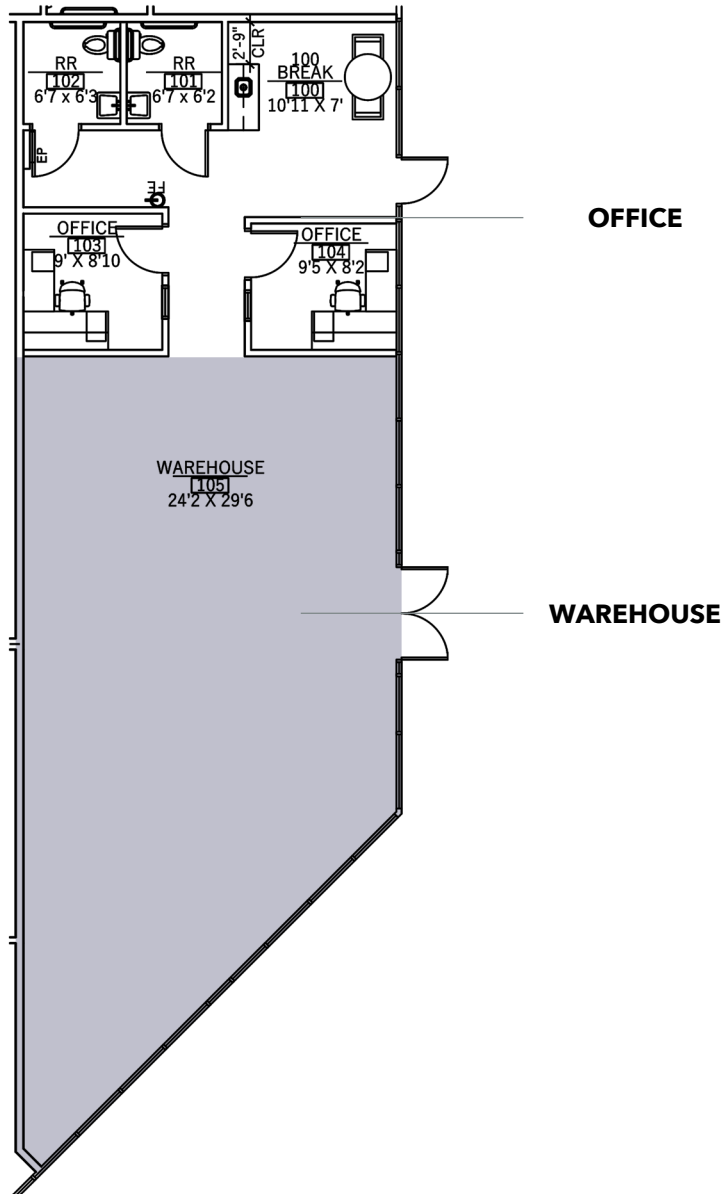
OFFICE



SUITE 110- 4,120 SF | ONE DRIVE IN DOOR | 80% WAREHOUSE, 20% OFFICE

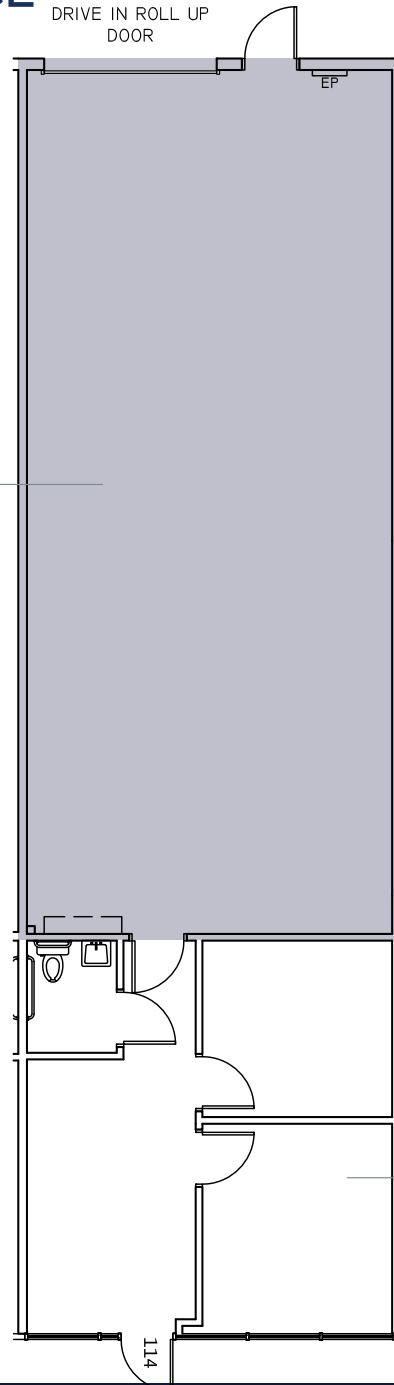


SUITE 111- OFFICE SUITE WITH MOSTLY OPEN FLOORPLAN | 2,011 SF | TWO ENTRANCES | PRIME CORNER SUITE WITH NATURAL LIGHT



SUITE 114- 1,761 SF | ROLL UP DOOR | 80% WAREHOUSE | 20% OFFICE

WAREHOUSE



OFFICE

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



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BUILDING RELATIONSHIPS. EXECUTING DEALS.

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