



Industrial/Flex Buildings For Lease

1835 E PARK PLACE BLVD, STONE MOUNTAIN, GA 30067

MOUNTAIN PARK PLACE

RISE PROPERTY GROUP
www.riseprop.com

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FOR VIDEO
WALKTHROUGHS**



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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
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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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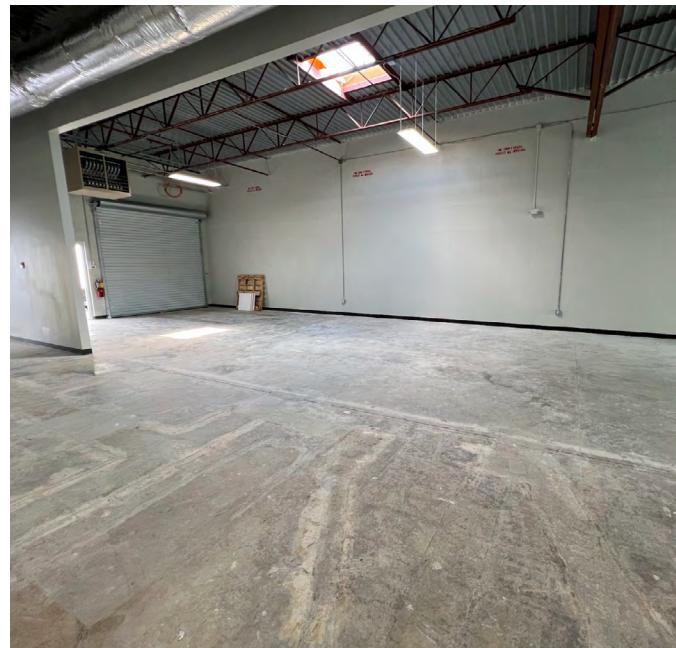


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EXTERIOR PHOTOS

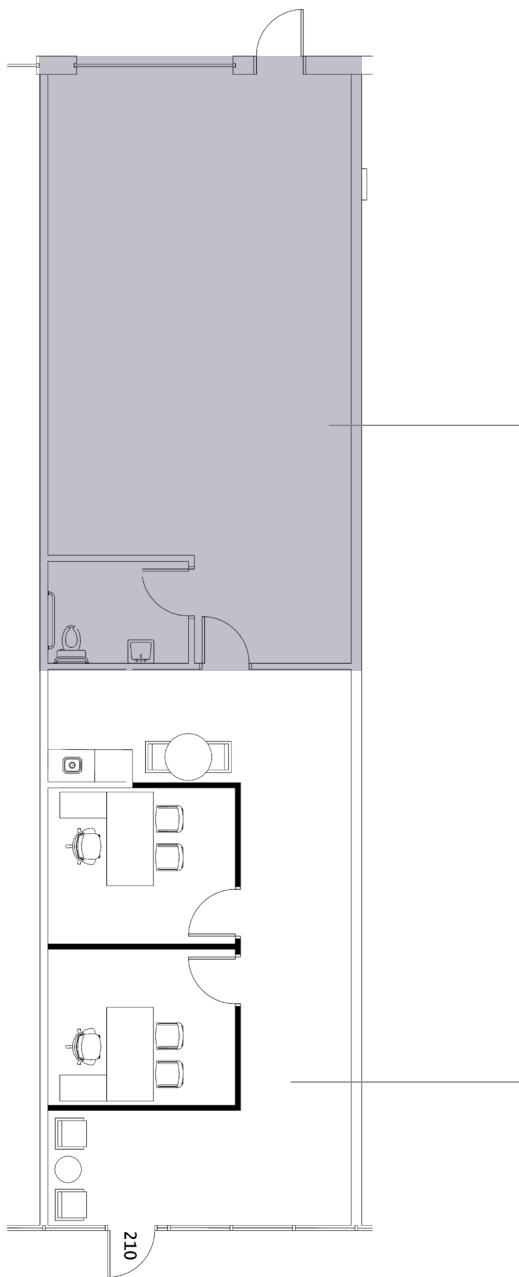


INTERIOR PHOTOS



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

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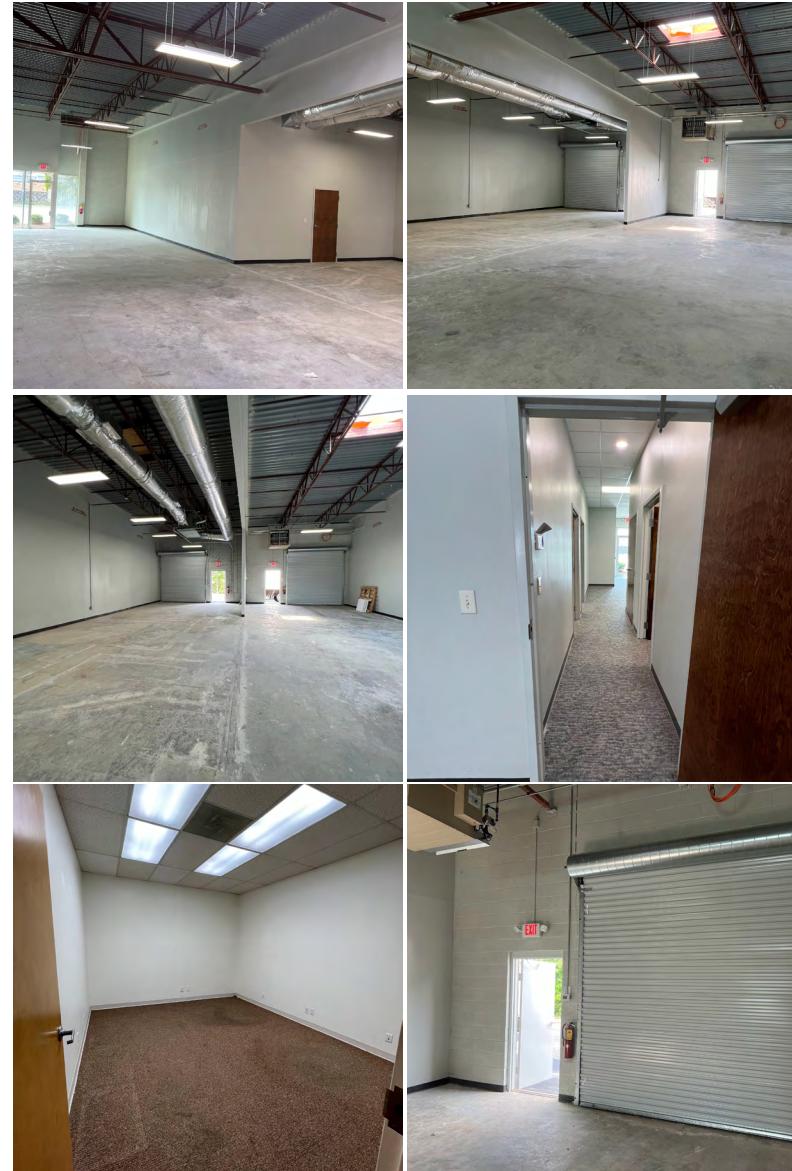
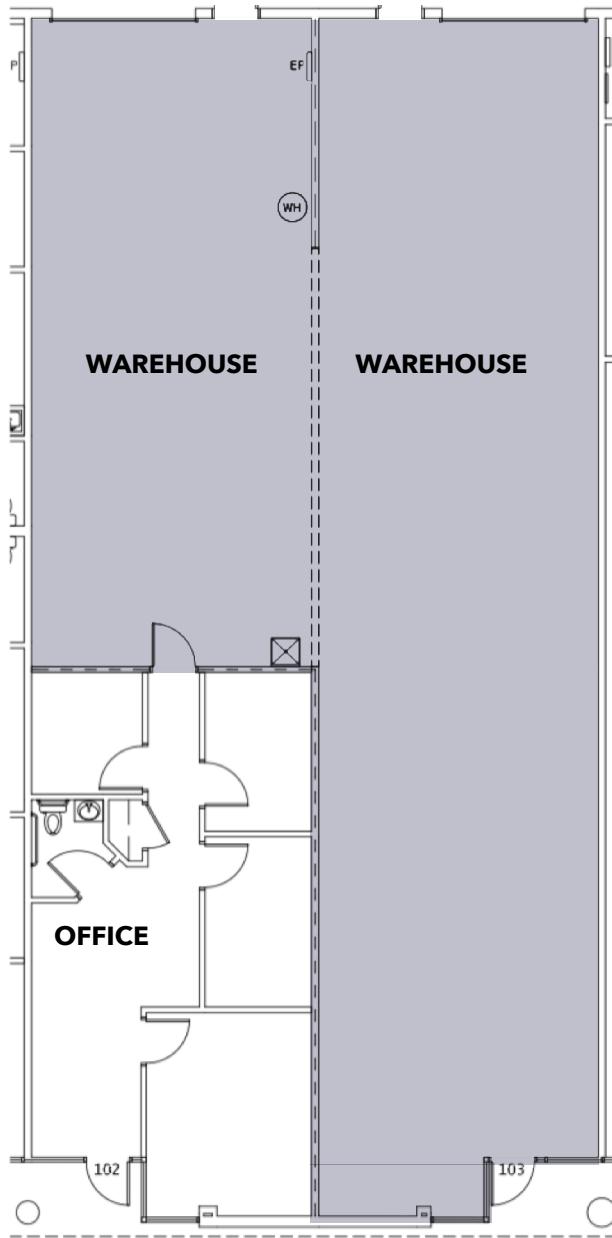


WAREHOUSE

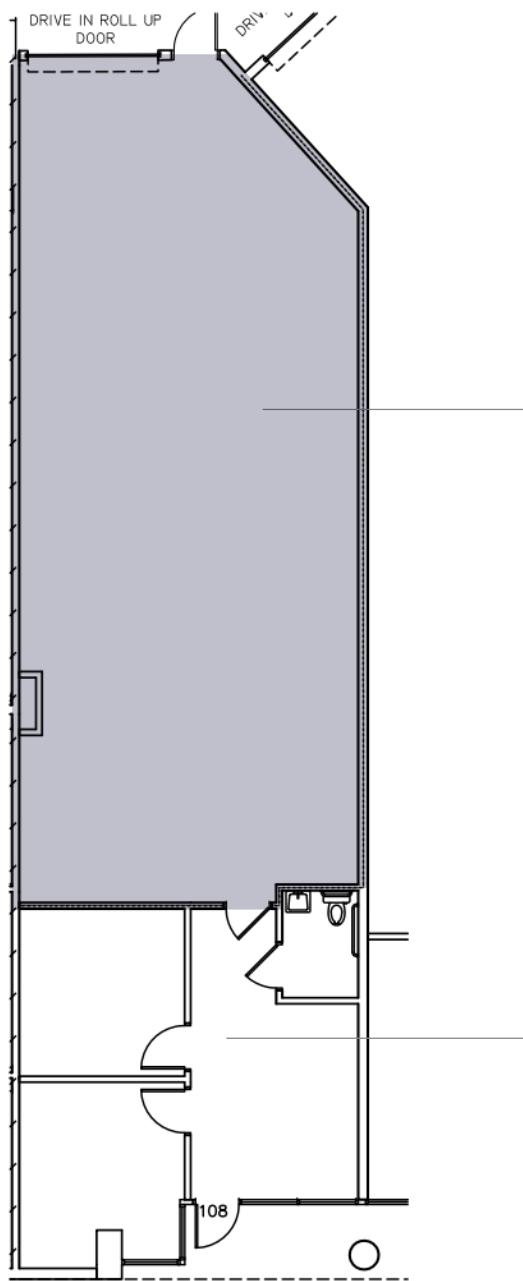
OFFICE



**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



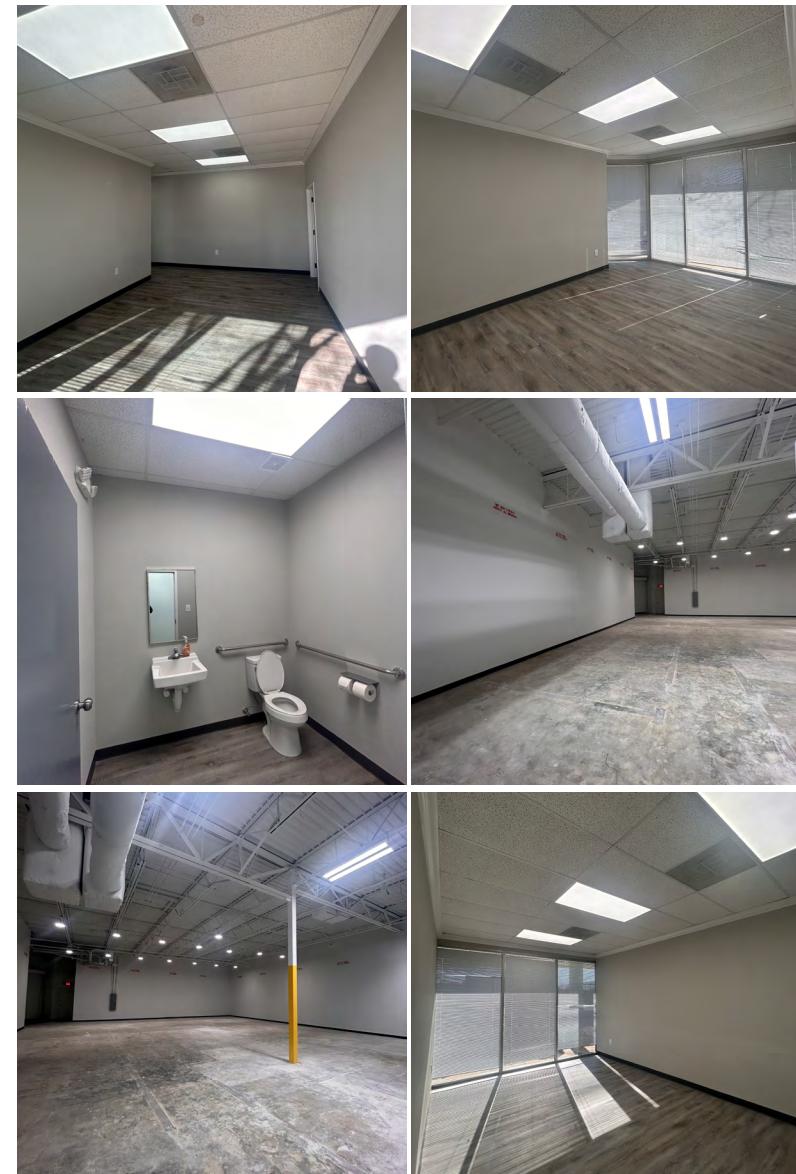
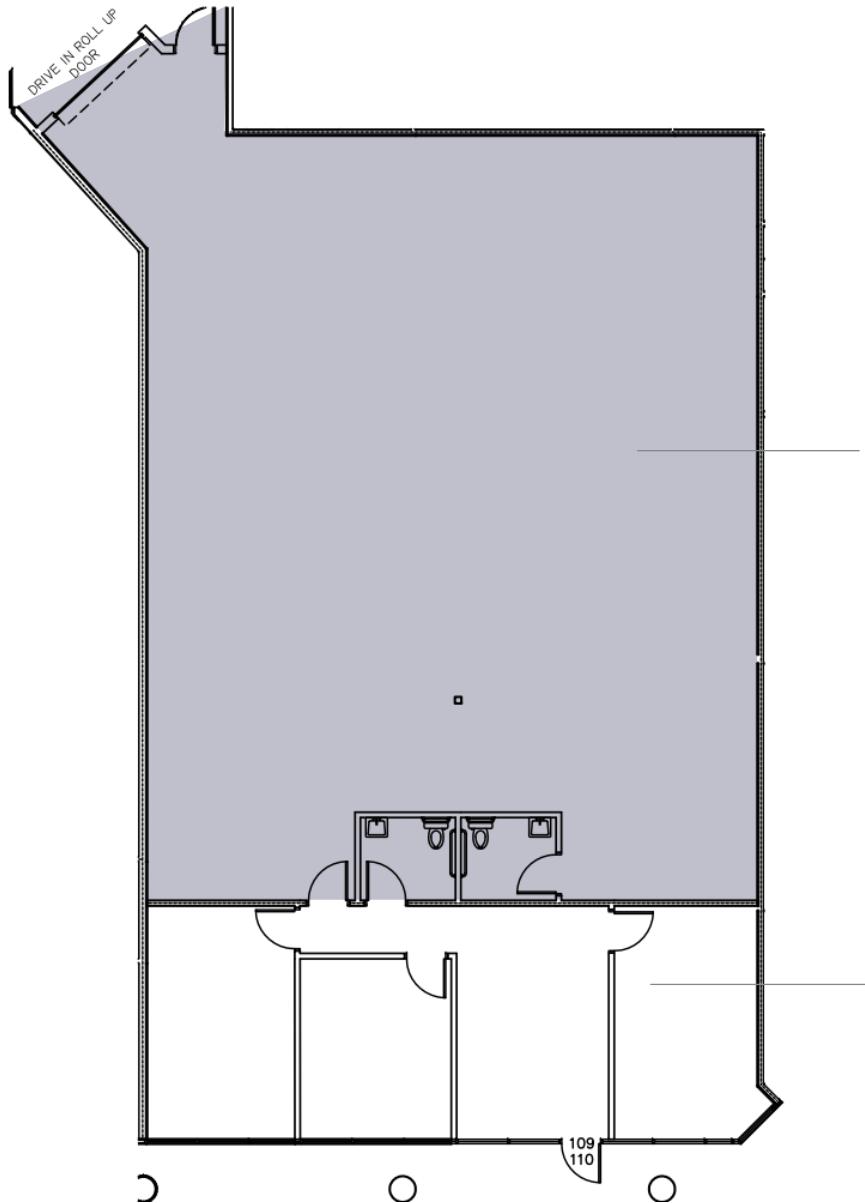
WAREHOUSE

OFFICE

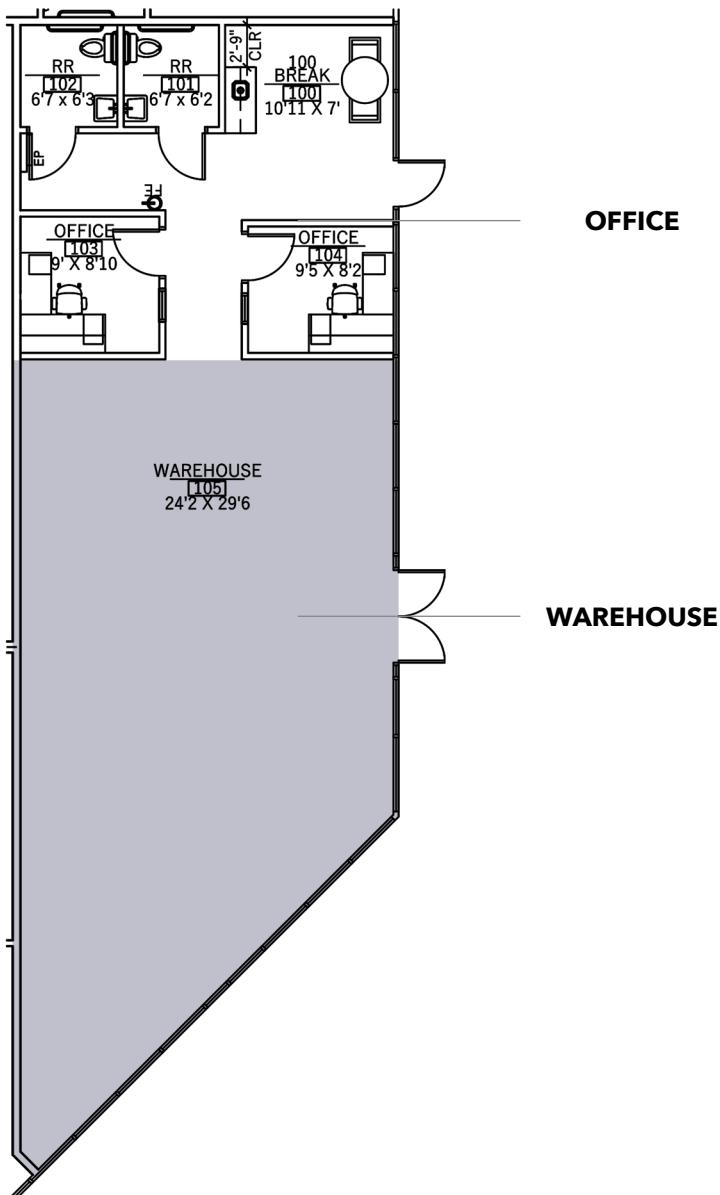


SUITE 110- 4,120 SF | ONE DRIVE IN DOOR | 80% WAREHOUSE, 20% OFFICE

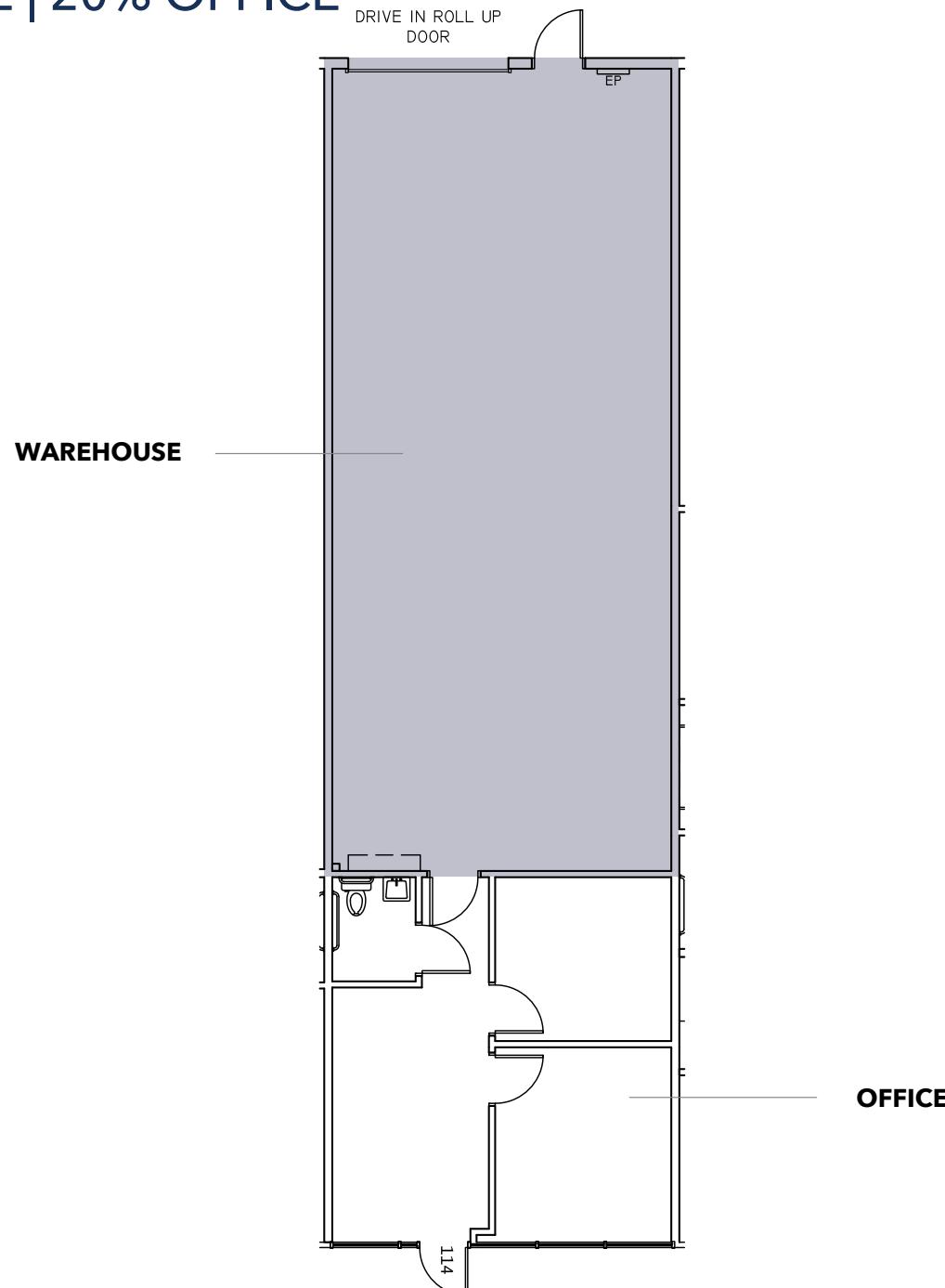
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SUITE 111- OFFICE SUITE WITH MOSTLY OPEN FLOORPLAN | 2,011 SF | TWO ENTRANCES | PRIME CORNER SUITE WITH NATURAL LIGHT



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



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.

Every property is unique. It takes proper skills and expertise to understand the nuances of valuing, marketing, and executing commercial real estate transactions. At Rise Property Group, we provide a standard of excellence to our clients, driven by our principled approach. Our four guiding principles are: relationships, integrity, hustle, and innovation.