

Endcap with Patio | For Lease

4850 Redan Rd | Stone Mountain, GA 30088



Redan Village

- FAMILY DOLLAR
- Little Caesars
- LUPIAN KITCHEN
- Doite.com
- BRU-STERS

SITE



Hairston Square

- CITI TRENDS
- Waffle House
- Taste JAMAICA

Crowe's Crossing

- Kroger
- PAPA JOHN'S
- E-WISH VAULT
- HIRO
- T
- ups

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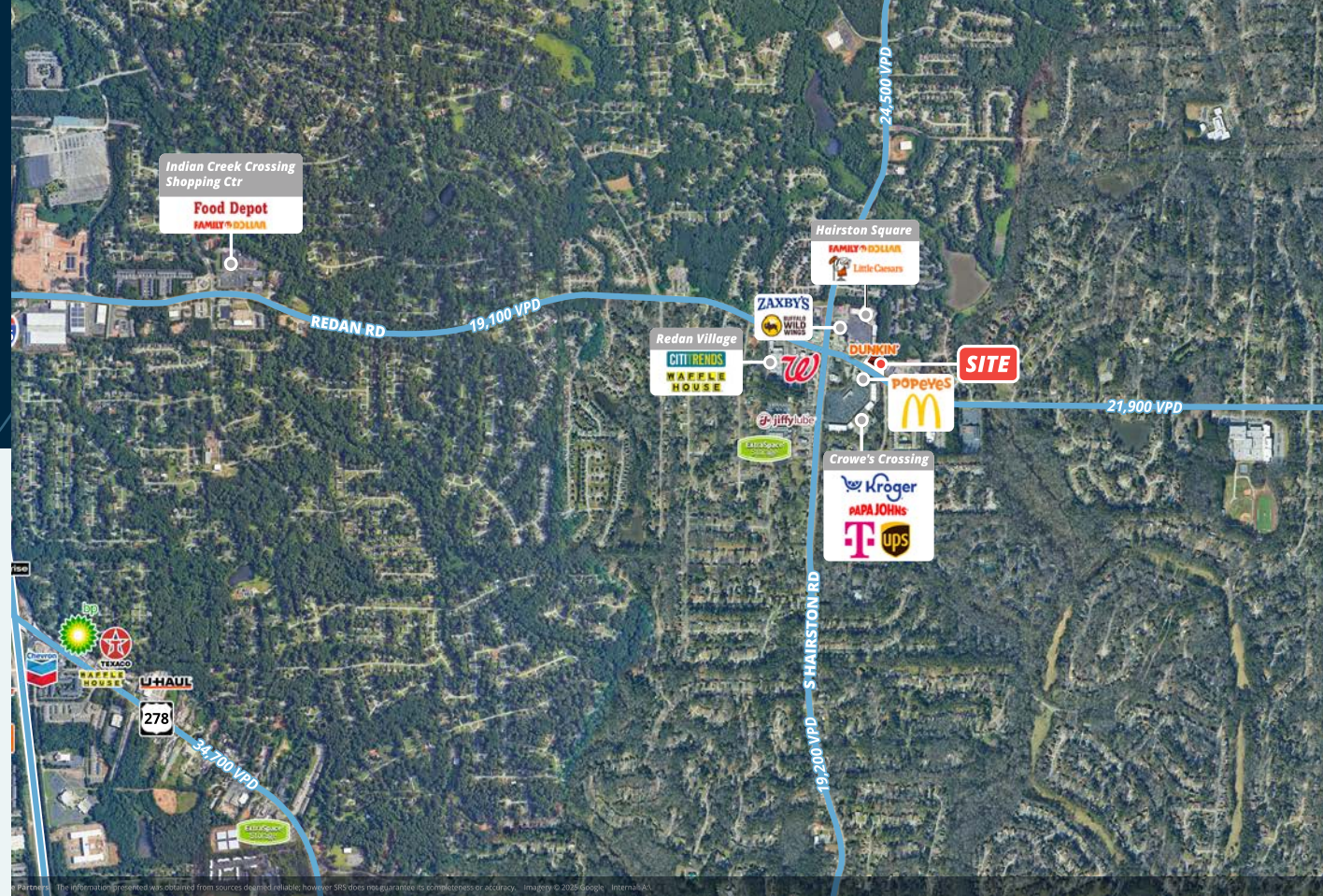
For Lease

4850 Redan Rd
Stone Mountain, GA

Property Specifications

SPACE AVAILABLE

2,500 SF with a covered patio



About the Property

- New construction endcap retail space co-tenanted with Dunkin'
- Directly across from Kroger-anchored center
- Positioned just minutes from I-285 (~195,000 VPD)
- Located approximately 12 minutes from Stone Mountain Park

Traffic Counts

| | |
|---------------|------------|
| Redan Rd | 21,900 VPD |
| S Hairston Rd | 24,500 VPD |
| Panola Rd | 15,200 VPD |

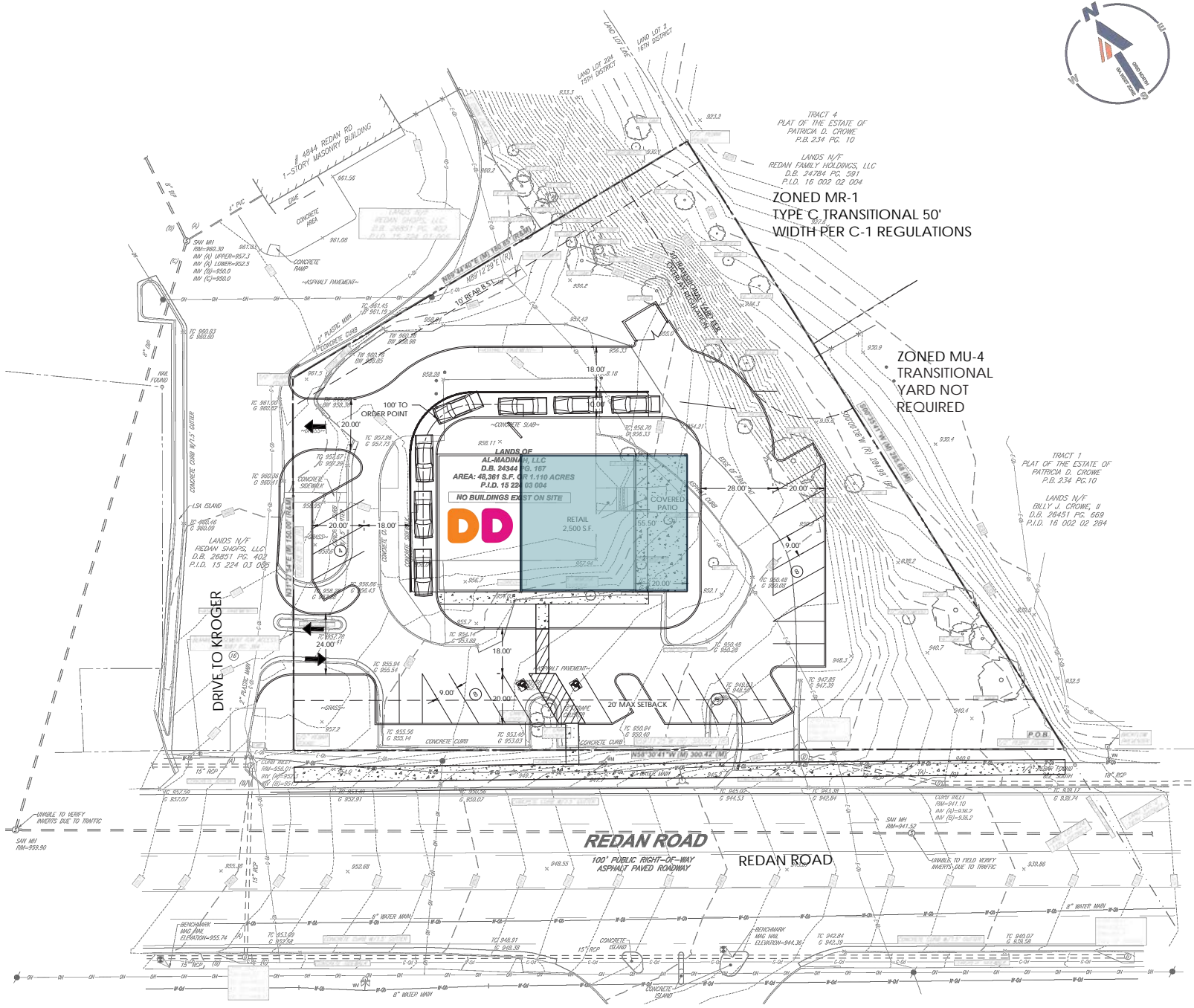
Year: 2025 | Source: GDOT

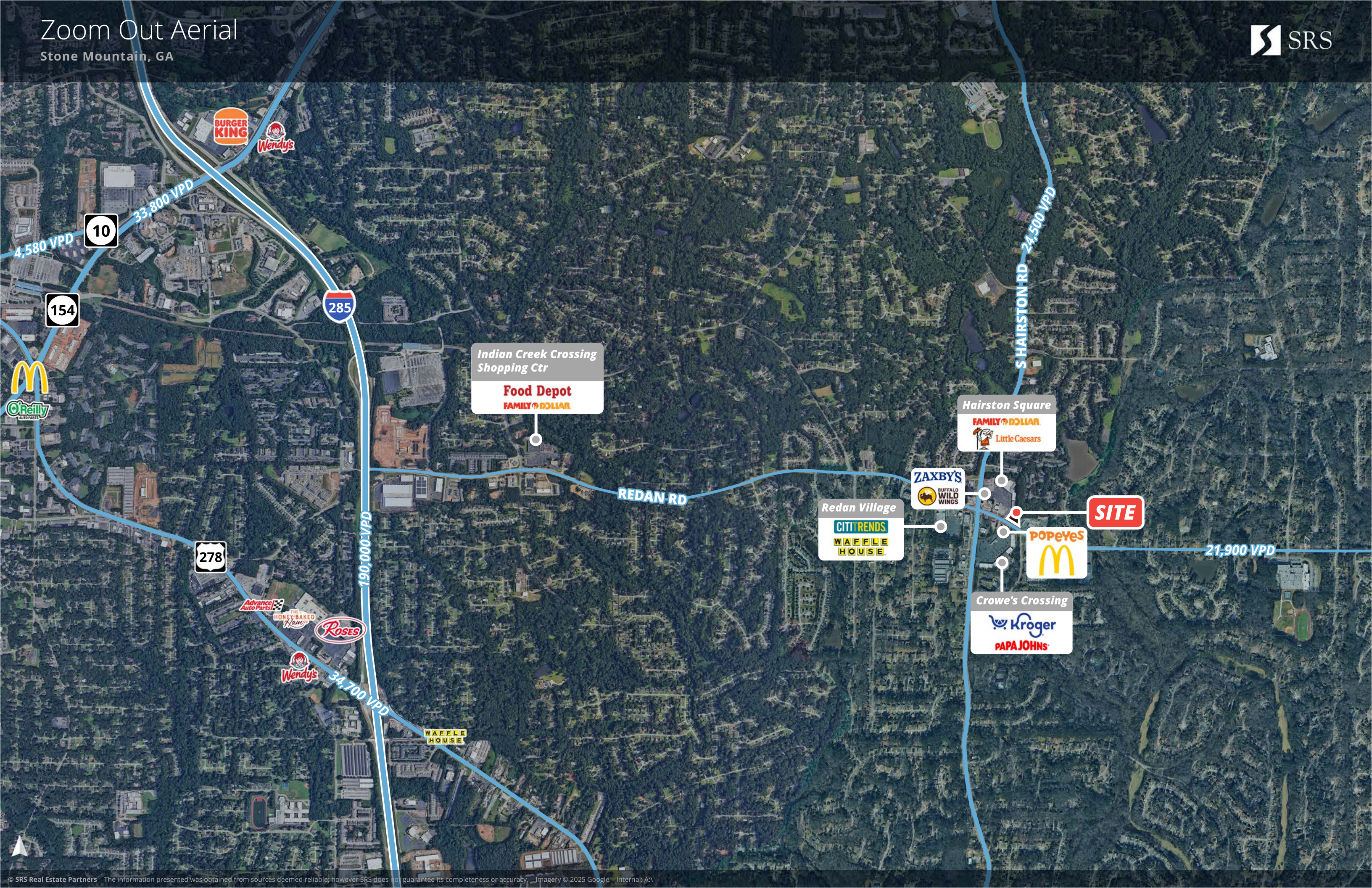
Join These Retailers





| SITE DATA TABLE | | |
|---|------------------------------|-----------|
| SITE ADDRESS: 4850 REDAN ROAD, STONE MOUNTAIN, GA (DeKALB COUNTY) | | |
| CURRENT SITE AREA: 1.11 ACRES (48,361 S.F.) | | |
| CURRENT ZONING: BASE: C-1; OVERLAY: HIDDEN HILLS OVD TIER 2 | | |
| BUILDING TYPE: DUNKIN (1,800 S.F.); RETAIL (2,500 S.F.) | | |
| ZONING REQUIREMENTS | REQUIRED | PROPOSED |
| PARKING REQUIREMENTS | | |
| RESTAURANT | 12 MIN 24 MAX | 25 SPACES |
| MIN: 1 SPACE/150 S.F. MAX: 1 SPACE/75 S.F. | | |
| RETAIL | 5 MIN 13 MAX | |
| MIN: 1 SPACE/500 S.F. MAX: 1 SPACE/200 S.F. | 17 MIN TOTAL 37 MAX TOTAL | |

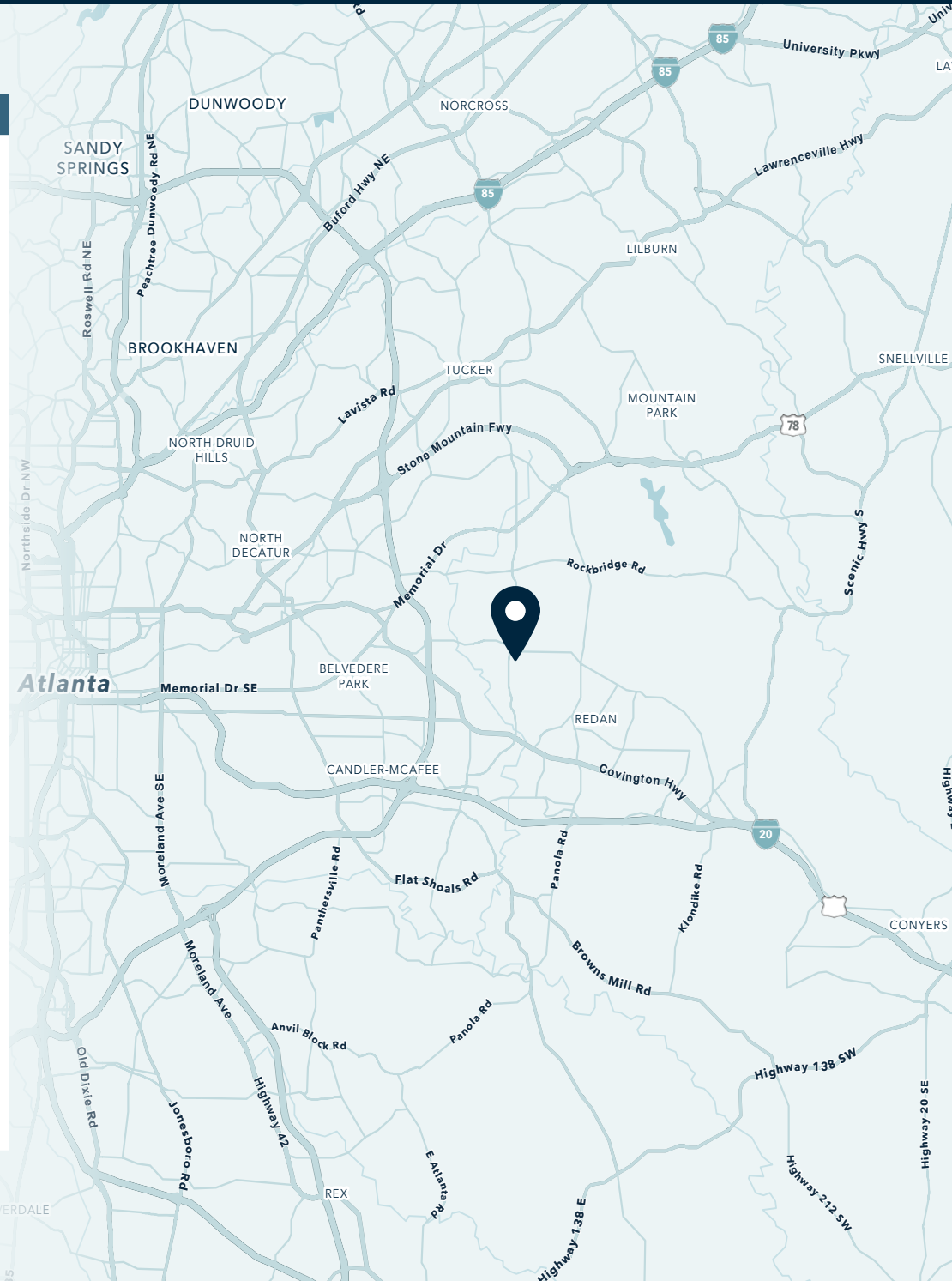






Area Snapshot

| | 1 MILE | 3 MILES | 5 MILES |
|---|----------|----------|----------|
| Population | | | |
| 2025 Estimated Population | 11,849 | 90,991 | 255,116 |
| 2030 Projected Population | 11,531 | 90,842 | 255,863 |
| Proj. Annual Growth 2025 to 2030 | -0.54% | -0.03% | 0.06% |
| Daytime Population | | | |
| 2025 Daytime Population | 7,838 | 60,224 | 187,137 |
| Workers | 1,634 | 14,202 | 59,724 |
| Residents | 6,204 | 46,022 | 127,413 |
| Income | | | |
| 2025 Est. Average Household Income | \$69,530 | \$82,523 | \$86,586 |
| 2025 Est. Median Household Income | \$50,715 | \$62,608 | \$64,424 |
| Households & Growth | | | |
| 2025 Estimated Households | 4,402 | 33,340 | 95,293 |
| 2030 Estimated Households | 4,288 | 33,331 | 95,892 |
| Proj. Annual Growth 2025 to 2030 | -0.52% | -0.01% | 0.13% |
| Race & Ethnicity | | | |
| 2025 Est. White | 4% | 7% | 10% |
| 2025 Est. Black or African American | 85% | 82% | 76% |
| 2025 Est. Asian or Pacific Islander | 3% | 4% | 6% |
| 2025 Est. American Indian or Native Alaskan | 0% | 0% | 0% |
| 2025 Est. Other Races | 8% | 8% | 7% |
| 2025 Est. Hispanic (Any Race) | 5% | 5% | 5% |



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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