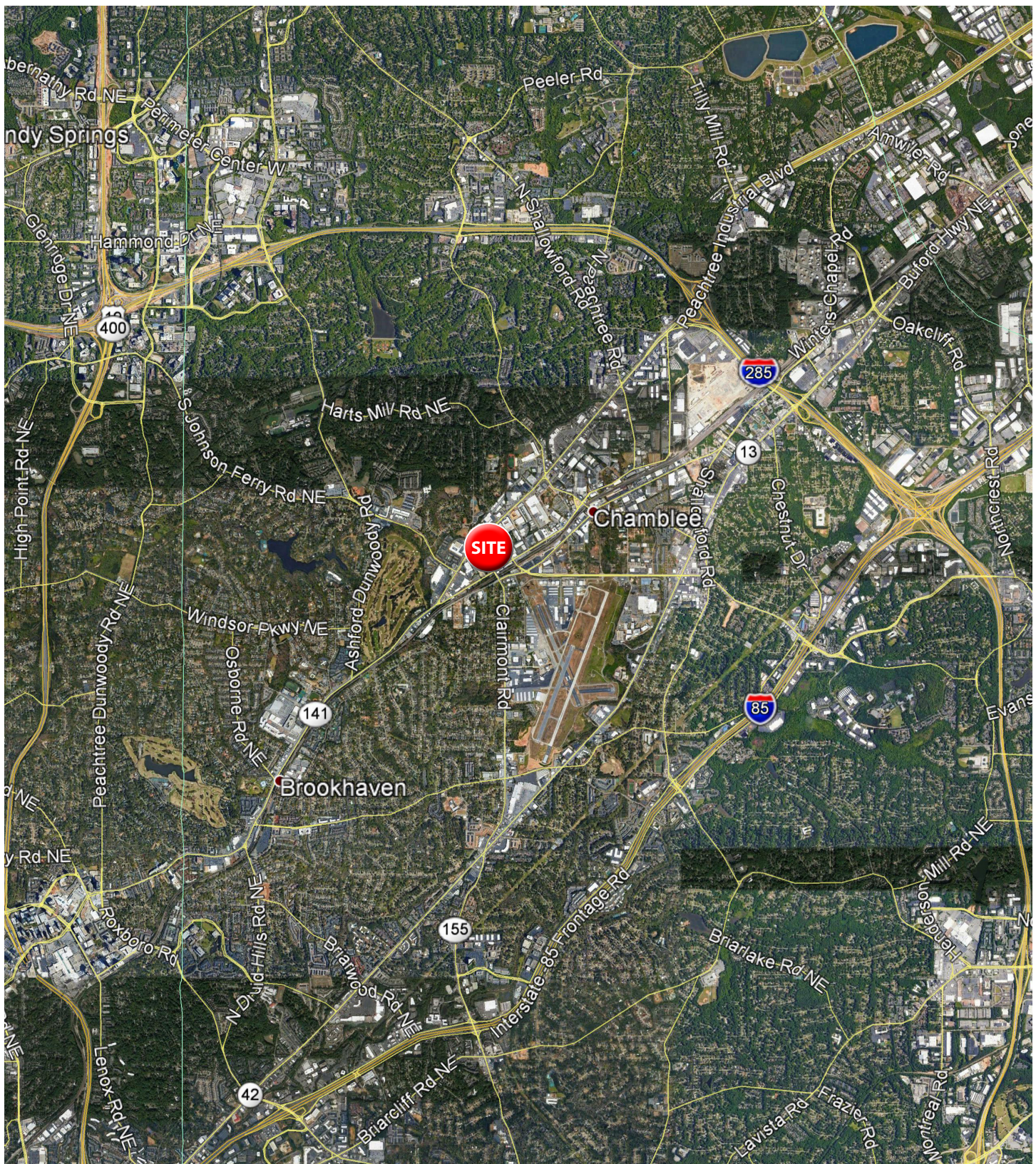# WRSINC
REAL ESTATE INVESTMENTS

CHAMBLEE VILLAGE

1871 CHAMBLEE TUCKER ROAD
CHAMBLEE, GA 30341

Max Dufour, Leasing
843.654.7859
max.dufour@wrsrealty.com

CLAIRMONT ROAD

Walmart
Save money. Live better.

PEACHTREE INDUSTRIAL BLVD.

CHAMBLEE TUCKER ROAD

WRS INC
REAL ESTATE INVESTMENTS
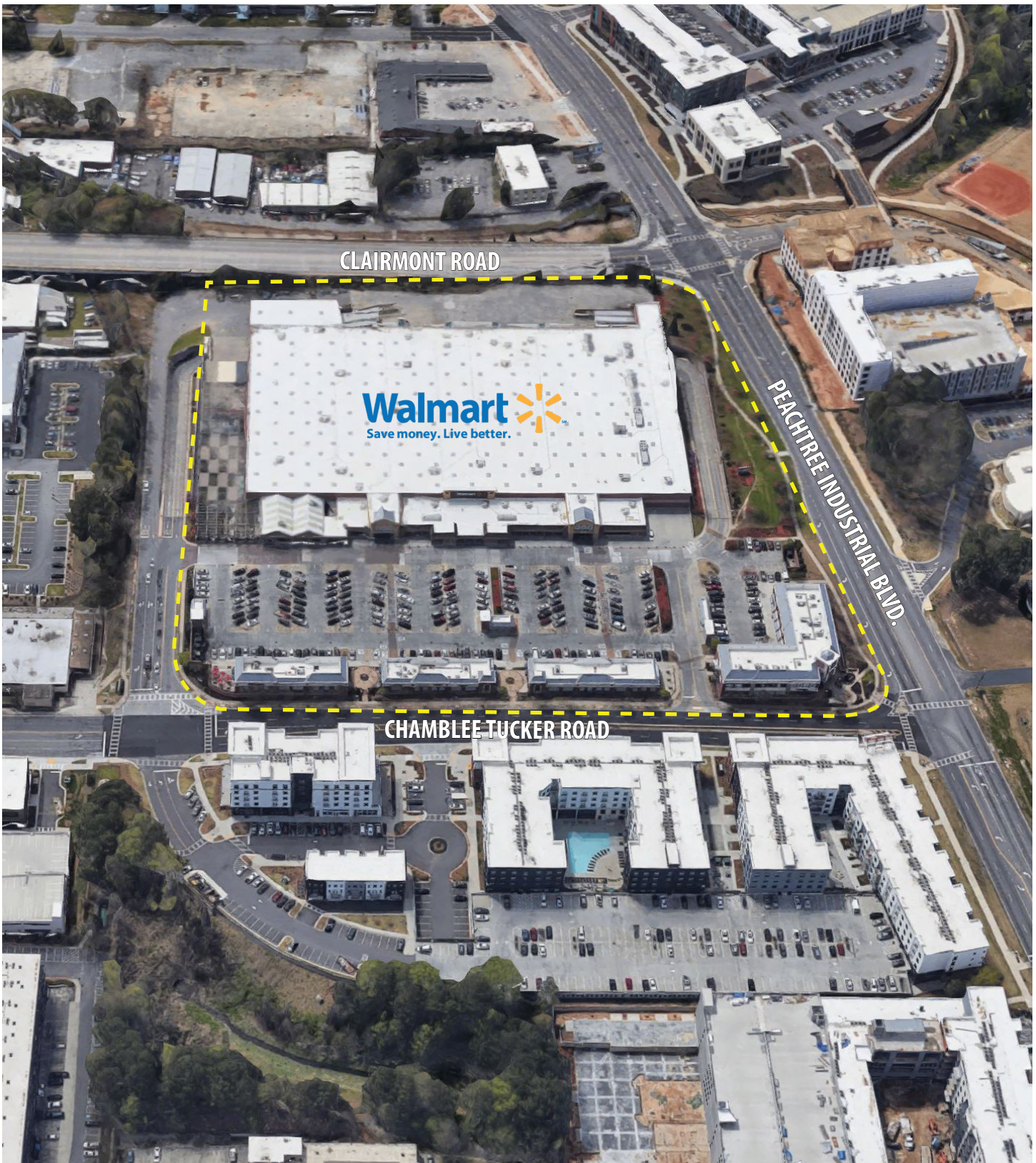
Building 1 - First Floor

A - Fugi Massage

B - Georgia Clinic, PC

C - Game Stop

D - AVAILABLE 2,800 SF

Building 1 - Second Floor

A - Aloire Beauty World

B - Renew Med Spa

C - Hemp Haven

D & E - Atlanta Eye Care

F & G - AVAILABLE 3,259 SF (MEDICAL SPACE)

Building 2

A- So Amazing Salon Suites

Building 3

A - Sally Beauty

B - Chamblee Tobacco

C - Nail Salon

D - American Deli

Building 4

A - Wok Dragon

B - DigiBites Food Hub

CLAIRMONT RD. — 14,700 VPD

PEACHTREE INDUSTRIAL BLVD. — 38,292 VPD

Walmart
Save money. Live better.

CHAMBLEE TUCKER RD. — 20,202 VPD

F.K.A. BELL DRIVE or DEERE DRIVE (VARIABLE R/W)
CHAMBLEE-TUCKER ROAD

BLDG. 1 SECOND FLOOR — A B C D E

BLDG. 1 FIRST FLOOR — A B C D

G F

BLDG. 4 — B A
BLDG. 3 — C D B A
BLDG. 2 — A

TRADE AREA SNAPSHOT

Estimated Population
141,044

Estimated Households
61,595

Average HH Income
$180,894

Median HH Income
$122,552

Total Businesses
15,234

Total Employees
120,454

Lat/Lon: 33.8848/-84.3079

| Trade Area	Trade Area
Population	
2023 Estimated Population	141,044
2028 Projected Population	145,358
2020 Census Population	141,670
2010 Census Population	125,688
Projected Annual Growth 2023 to 2028	0.6%
Historical Annual Growth 2010 to 2023	0.9%
Households	
2023 Estimated Households	61,595
2028 Projected Households	64,047
2020 Census Households	61,209
2010 Census Households	51,863
Projected Annual Growth 2023 to 2028	0.8%
Historical Annual Growth 2010 to 2023	1.4%
Age	
2023 Est. Population Under 10 Years	13.1%
2023 Est. Population 10 to 19 Years	10.6%
2023 Est. Population 20 to 29 Years	16.3%
2023 Est. Population 30 to 44 Years	24.5%
2023 Est. Population 45 to 59 Years	18.2%
2023 Est. Population 60 to 74 Years	11.9%
2023 Est. Population 75 Years or Over	5.3%
2023 Est. Median Age	35.3
Marital Status & Gender	
2023 Est. Male Population	50.2%
2023 Est. Female Population	49.8%
2023 Est. Never Married	43.1%
2023 Est. Now Married	39.6%
2023 Est. Separated or Divorced	13.8%
2023 Est. Widowed	3.5%
Income	
2023 Est. HH Income $200,000 or More	25.7%
2023 Est. HH Income $150,000 to $199,999	9.9%
2023 Est. HH Income $100,000 to $149,999	15.4%
2023 Est. HH Income $75,000 to $99,999	11.5%
2023 Est. HH Income $50,000 to $74,999	13.3%
2023 Est. HH Income $35,000 to $49,999	7.0%
2023 Est. HH Income $25,000 to $34,999	5.6%
2023 Est. HH Income $15,000 to $24,999	5.2%
2023 Est. HH Income Under $15,000	6.5%
2023 Est. Average Household Income	$180,894
2023 Est. Median Household Income	$122,552
2023 Est. Per Capita Income	$79,081
2023 Est. Total Businesses	15,234
2023 Est. Total Employees	120,454

Lat/Lon: 33.8848/-84.3079

Trade Area	Trade Area
Race	
2023 Est. White	53.8%
2023 Est. Black	19.3%
2023 Est. Asian or Pacific Islander	8.7%
2023 Est. American Indian or Alaska Native	0.9%
2023 Est. Other Races	17.3%
Hispanic	
2023 Est. Hispanic Population	27,925
2023 Est. Hispanic Population	19.8%
2028 Proj. Hispanic Population	20.0%
2020 Hispanic Population	29.8%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	98,962
2023 Est. Elementary (Grade Level 0 to 8)	7.2%
2023 Est. Some High School (Grade Level 9 to 11)	3.2%
2023 Est. High School Graduate	12.1%
2023 Est. Some College	10.1%
2023 Est. Associate Degree Only	4.5%
2023 Est. Bachelor Degree Only	36.2%
2023 Est. Graduate Degree	26.8%
Housing	
2023 Est. Total Housing Units	66,825
2023 Est. Owner-Occupied	52.5%
2023 Est. Renter-Occupied	39.6%
2023 Est. Vacant Housing	7.8%
Homes Built by Year	
2023 Homes Built 2010 or later	15.7%
2023 Homes Built 2000 to 2009	16.3%
2023 Homes Built 1990 to 1999	12.7%
2023 Homes Built 1980 to 1989	11.7%
2023 Homes Built 1970 to 1979	10.4%
2023 Homes Built 1960 to 1969	12.2%
2023 Homes Built 1950 to 1959	10.1%
2023 Homes Built Before 1949	3.2%
Home Values	
2023 Home Value $1,000,000 or More	12.5%
2023 Home Value $500,000 to $999,999	33.7%
2023 Home Value $400,000 to $499,999	13.9%
2023 Home Value $300,000 to $399,999	16.0%
2023 Home Value $200,000 to $299,999	16.3%
2023 Home Value $150,000 to $199,999	4.4%
2023 Home Value $100,000 to $149,999	1.6%
2023 Home Value $50,000 to $99,999	1.0%
2023 Home Value $25,000 to $49,999	0.2%
2023 Home Value Under $25,000	0.6%
2023 Median Home Value	$531,128
2023 Median Rent	$1,370

Lat/Lon: 33.8848/-84.3079

Trade Area	Trade Area
Labor Force	
2023 Est. Labor Population Age 16 Years or Over	113,174
2023 Est. Civilian Employed	75.2%
2023 Est. Civilian Unemployed	1.3%
2023 Est. in Armed Forces	0.2%
2023 Est. not in Labor Force	23.3%
2023 Labor Force Males	49.9%
2023 Labor Force Females	50.1%
Occupation	
2023 Occupation: Population Age 16 Years or Over	85,114
2023 Mgmt, Business, & Financial Operations	26.4%
2023 Professional, Related	30.1%
2023 Service	11.2%
2023 Sales, Office	17.5%
2023 Farming, Fishing, Forestry	-
2023 Construction, Extraction, Maintenance	6.6%
2023 Production, Transport, Material Moving	8.2%
2023 White Collar Workers	74.0%
2023 Blue Collar Workers	26.0%
Transportation to Work	
2023 Drive to Work Alone	51.4%
2023 Drive to Work in Carpool	8.3%
2023 Travel to Work by Public Transportation	2.4%
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	1.0%
2023 Other Means	1.1%
2023 Work at Home	35.8%
Travel Time	
2023 Travel to Work in 14 Minutes or Less	17.1%
2023 Travel to Work in 15 to 29 Minutes	49.9%
2023 Travel to Work in 30 to 59 Minutes	29.7%
2023 Travel to Work in 60 Minutes or More	3.3%
2023 Average Travel Time to Work	22.8
Consumer Expenditure	
2023 Est. Total Household Expenditure	$6.83 B
2023 Est. Apparel	$248.41 M
2023 Est. Contributions, Gifts	$448.61 M
2023 Est. Education, Reading	$267.09 M
2023 Est. Entertainment	$399.77 M
2023 Est. Food, Beverages, Tobacco	$1.01 B
2023 Est. Furnishings, Equipment	$246.18 M
2023 Est. Health Care, Insurance	$594.25 M
2023 Est. Household Operations, Shelter, Utilities	$2.18 B
2023 Est. Miscellaneous Expenses	$130.77 M
2023 Est. Personal Care	$91.26 M
2023 Est. Transportation	$1.21 B
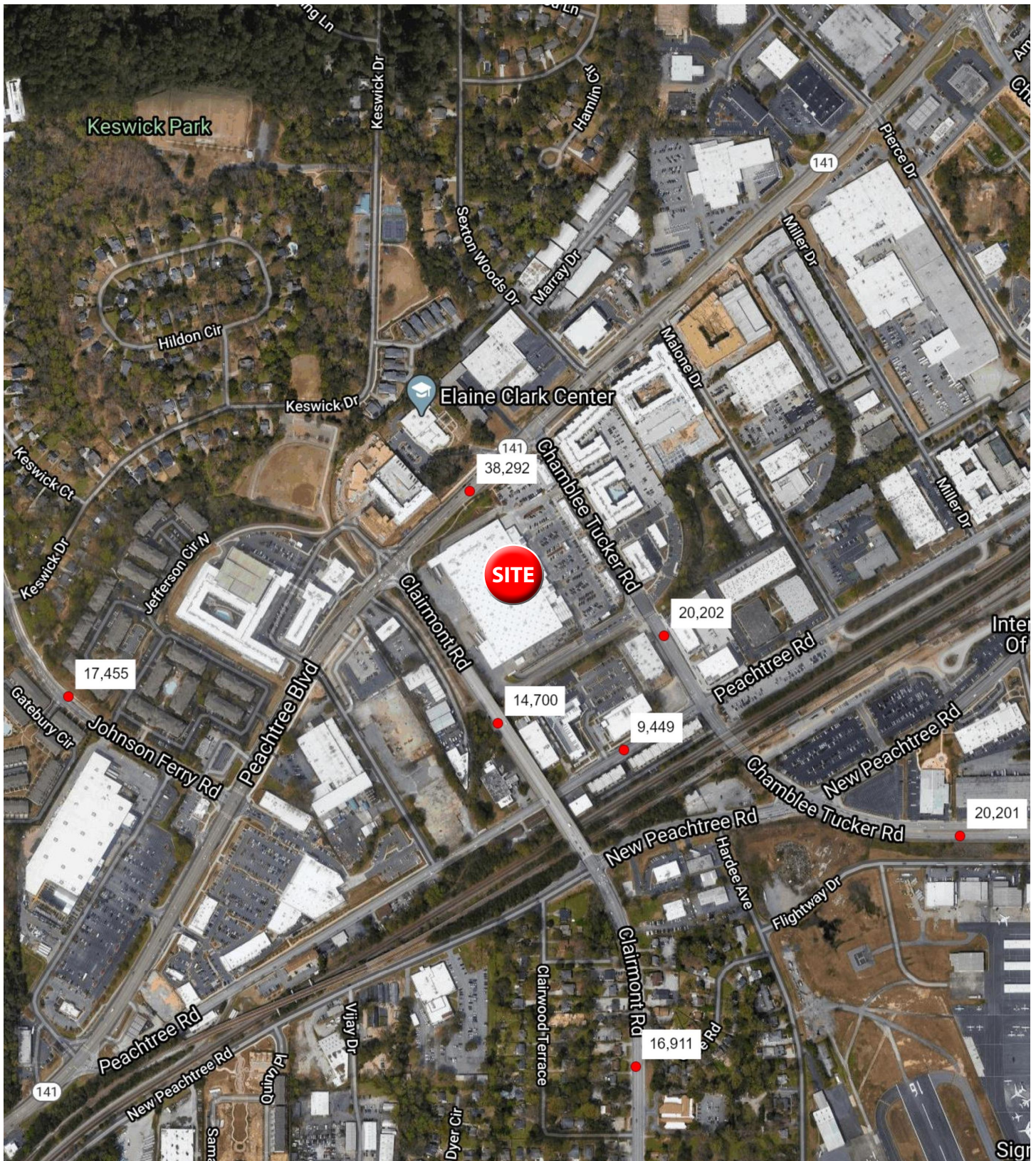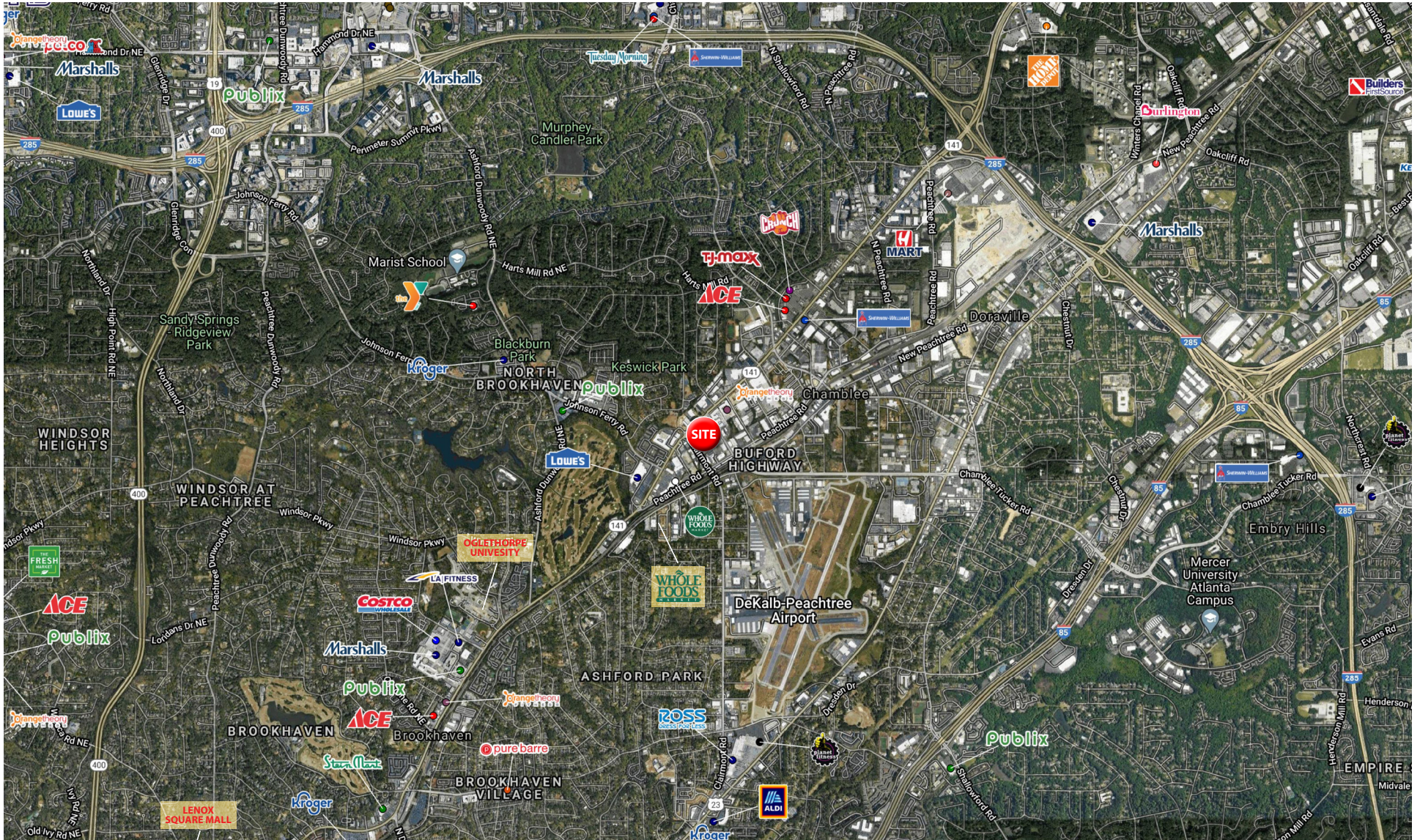
WRS INC

REAL ESTATE INVESTMENTS

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