

FOR SALE

4.084+/- Acres in the City of Atlanta

524-582 Whitehall Street, Atlanta, GA 30303

**King** Realty, Inc.

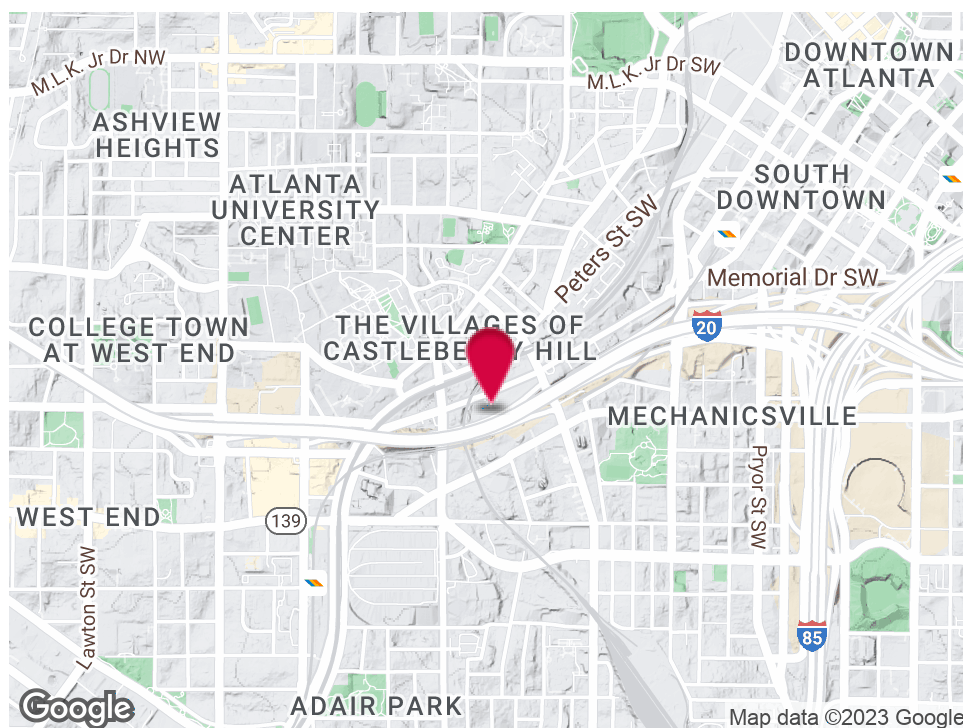


### LISTING SUMMARY

**Lot Size:** 1.85 Acres  
**Building Size:** 5,600 SF  
**Zoning:** I2

### PROPERTY HIGHLIGHTS

- Fenced & Paved
- Level Topo
- All Utilities
- I-20 Visibility
- Excellent Access to I-20



For More Information Contact:  
**STEVE RATCHFORD, SIOR, CCIM**  
Senior Vice President  
404.942.2003  
sratchford@kingindustrial.com



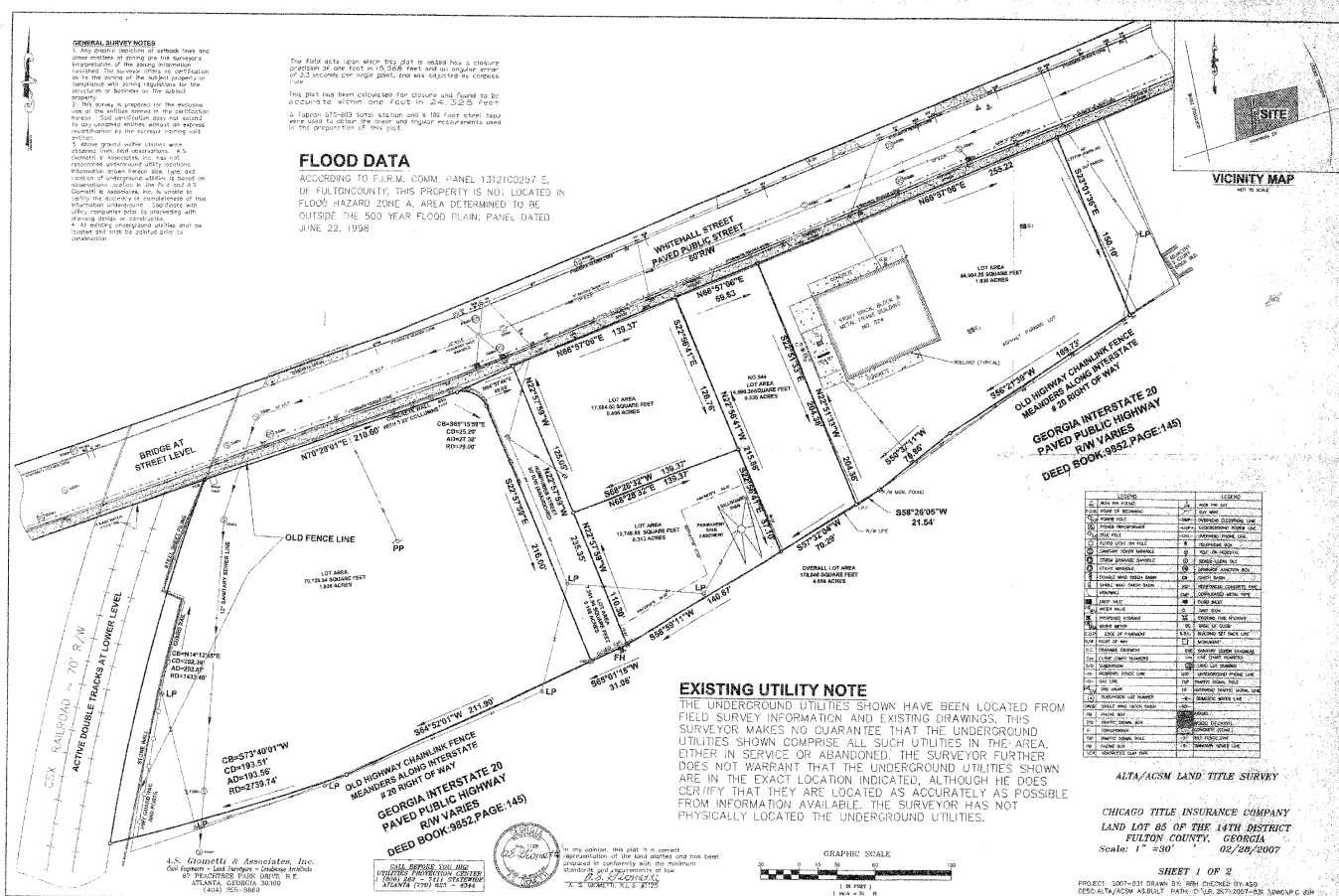
1920 Monroe Dr., NE. Atlanta, GA 30324 • 404.942.2000 • www.kingindustrial.com  
Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions

FOR SALE

4.084+/- Acres in the City of Atlanta

524 & 544 Whitehall Street, Atlanta, GA 30303

**King** Realty, Inc.



Site Plan

For More Information Contact:  
**STEVE RATCHFORD, SIOR, CCIM**  
Senior Vice President  
404.942.2003  
sratchford@kingindustrial.com



1920 Monroe Dr., NE. Atlanta, GA 30324 • 404.942.2000 • www.kingindustrial.com  
Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions

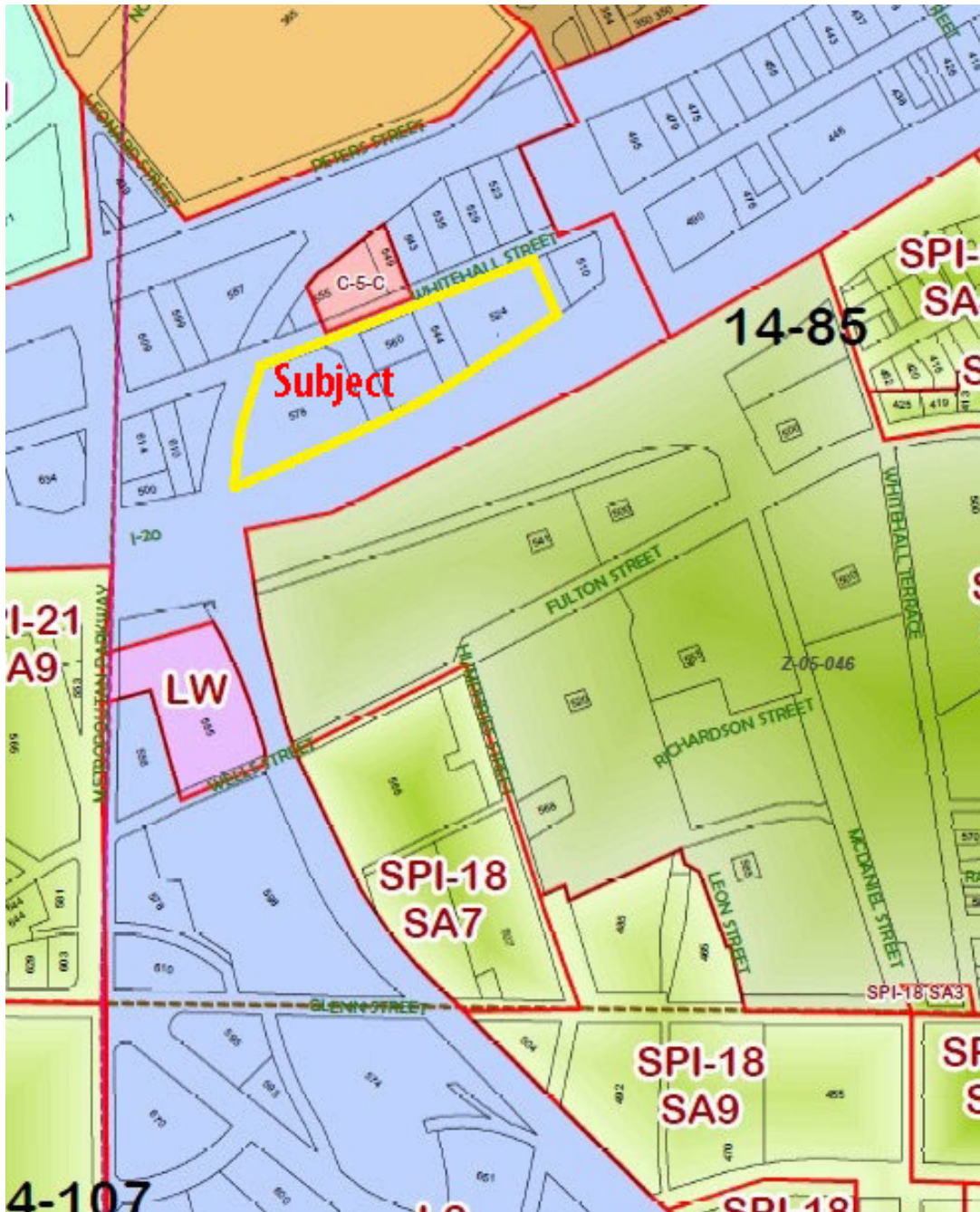


FOR SALE

4.084+/- Acres in the City of Atlanta

524 & 544 Whitehall Street, Atlanta, GA 30303

**King** Realty, Inc.



Zoning Map

For More Information Contact:  
**STEVE RATCHFORD, SIOR, CCIM**  
Senior Vice President  
404.942.2003  
sratchford@kingindustrial.com



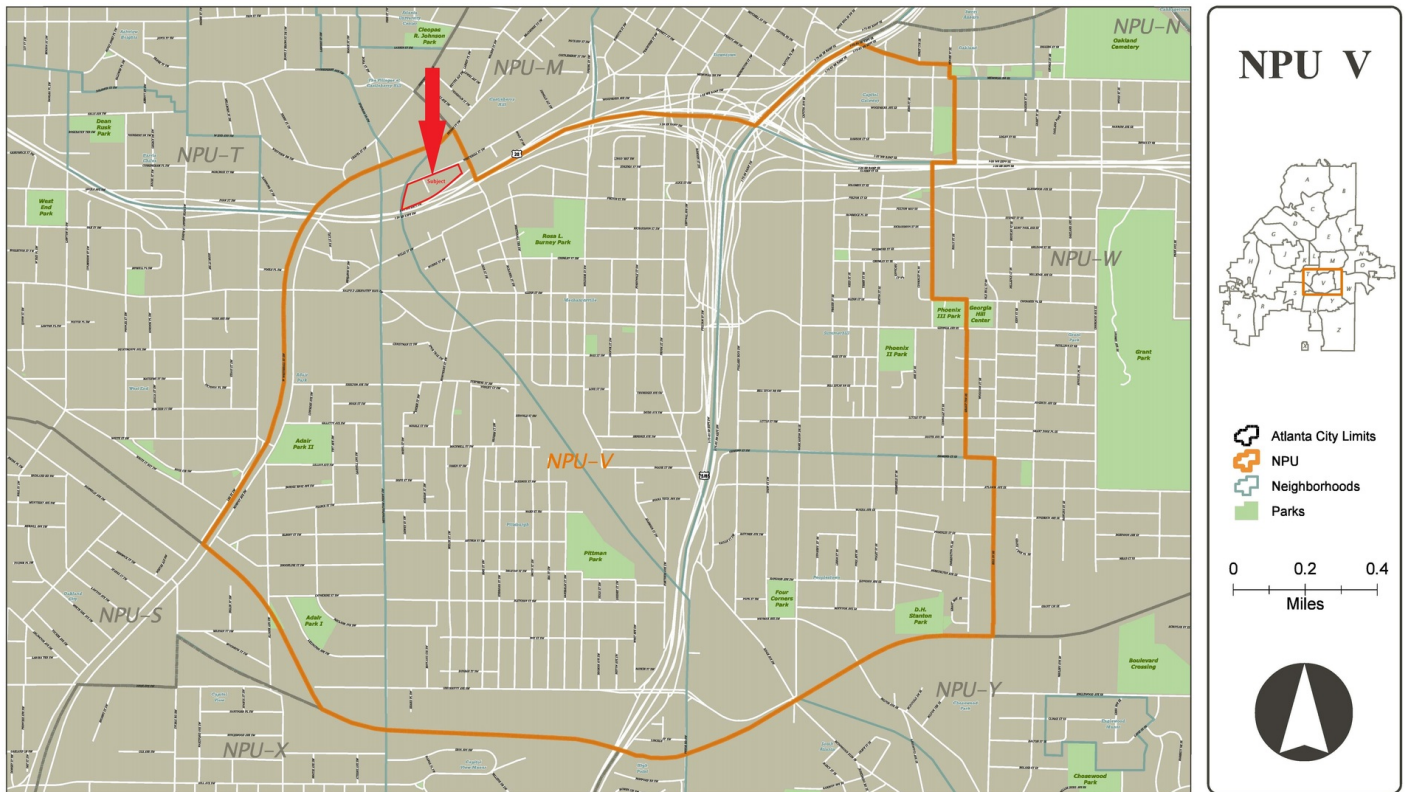
FOR SALE

4.084+/- Acres in the City of Atlanta

524 & 544 Whitehall Street, Atlanta, GA 30303

**King** Realty, Inc.

## NEIGHBORHOOD AND NPU MAP



For More Information Contact:  
**STEVE RATCHFORD, SIOR, CCIM**  
Senior Vice President  
404.942.2003  
sratchford@kingindustrial.com



## Executive Summary

Whitehall Street Site  
560 Whitehall St SW, Atlanta, Georgia, 30303  
Rings: 1, 3, 5 mile radii

Prepared by Stephen Ratchford  
Latitude: 33.74268  
Longitude: -84.40586

|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2000 Population        | 19,989 | 141,085 | 304,424 |
| 2010 Population        | 18,210 | 135,870 | 289,630 |
| 2016 Population        | 20,219 | 147,141 | 312,868 |
| 2021 Population        | 21,570 | 156,344 | 333,023 |
| 2000-2010 Annual Rate  | -0.93% | -0.38%  | -0.50%  |
| 2010-2016 Annual Rate  | 1.69%  | 1.28%   | 1.24%   |
| 2016-2021 Annual Rate  | 1.30%  | 1.22%   | 1.26%   |
| 2016 Male Population   | 49.6%  | 52.6%   | 51.2%   |
| 2016 Female Population | 50.4%  | 47.4%   | 48.8%   |
| 2016 Median Age        | 24.8   | 30.6    | 32.9    |

In the identified area, the current year population is 312,868. In 2010, the Census count in the area was 289,630. The rate of change since 2010 was 1.24% annually. The five-year projection for the population in the area is 333,023 representing a change of 1.26% annually from 2016 to 2021. Currently, the population is 51.2% male and 48.8% female.

### Median Age

The median age in this area is 24.8, compared to U.S. median age of 38.0.

### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2016 White Alone                         | 5.3%  | 25.5% | 33.3% |
| 2016 Black Alone                         | 90.9% | 65.2% | 58.1% |
| 2016 American Indian/Alaska Native Alone | 0.2%  | 0.2%  | 0.2%  |
| 2016 Asian Alone                         | 0.9%  | 5.2%  | 4.3%  |
| 2016 Pacific Islander Alone              | 0.0%  | 0.0%  | 0.0%  |
| 2016 Other Race                          | 0.7%  | 1.2%  | 1.7%  |
| 2016 Two or More Races                   | 2.1%  | 2.6%  | 2.4%  |
| 2016 Hispanic Origin (Any Race)          | 2.8%  | 3.6%  | 4.5%  |

Persons of Hispanic origin represent 4.5% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.9 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

|                             |       |        |         |
|-----------------------------|-------|--------|---------|
| 2000 Households             | 5,933 | 50,575 | 118,852 |
| 2010 Households             | 6,021 | 54,354 | 124,788 |
| 2016 Total Households       | 6,719 | 58,885 | 134,808 |
| 2021 Total Households       | 7,336 | 63,261 | 144,363 |
| 2000-2010 Annual Rate       | 0.15% | 0.72%  | 0.49%   |
| 2010-2016 Annual Rate       | 1.77% | 1.29%  | 1.24%   |
| 2016-2021 Annual Rate       | 1.77% | 1.44%  | 1.38%   |
| 2016 Average Household Size | 2.07  | 2.06   | 2.09    |

The household count in this area has changed from 124,788 in 2010 to 134,808 in the current year, a change of 1.24% annually. The five-year projection of households is 144,363, a change of 1.38% annually from the current year total. Average household size is currently 2.09, compared to 2.09 in the year 2010. The number of families in the current year is 53,627 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

November 29, 2016

## Executive Summary

Whitehall Street Site  
560 Whitehall St SW, Atlanta, Georgia, 30303  
Rings: 1, 3, 5 mile radii

Prepared by Stephen Ratchford  
Latitude: 33.74268  
Longitude: -84.40586

|                                 | 1 mile   | 3 miles  | 5 miles  |
|---------------------------------|----------|----------|----------|
| <b>Median Household Income</b>  |          |          |          |
| 2016 Median Household Income    | \$22,678 | \$35,489 | \$41,768 |
| 2021 Median Household Income    | \$22,882 | \$36,043 | \$47,902 |
| 2016-2021 Annual Rate           | 0.18%    | 0.31%    | 2.78%    |
| <b>Average Household Income</b> |          |          |          |
| 2016 Average Household Income   | \$37,809 | \$58,214 | \$70,264 |
| 2021 Average Household Income   | \$40,236 | \$64,058 | \$77,083 |
| 2016-2021 Annual Rate           | 1.25%    | 1.93%    | 1.87%    |
| <b>Per Capita Income</b>        |          |          |          |
| 2016 Per Capita Income          | \$15,852 | \$26,662 | \$32,046 |
| 2021 Per Capita Income          | \$16,794 | \$29,163 | \$35,081 |
| 2016-2021 Annual Rate           | 1.16%    | 1.81%    | 1.83%    |

### Households by Income

Current median household income is \$41,768 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$47,902 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$70,264 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$77,083 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$32,046 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$35,081 in five years, compared to \$32,025 for all U.S. households

|                                    |       |        |         |
|------------------------------------|-------|--------|---------|
| <b>Housing</b>                     |       |        |         |
| 2000 Total Housing Units           | 6,656 | 58,000 | 132,958 |
| 2000 Owner Occupied Housing Units  | 912   | 17,012 | 47,373  |
| 2000 Renter Occupied Housing Units | 5,021 | 33,562 | 71,479  |
| 2000 Vacant Housing Units          | 723   | 7,426  | 14,106  |
| 2010 Total Housing Units           | 7,635 | 70,973 | 155,768 |
| 2010 Owner Occupied Housing Units  | 1,193 | 19,911 | 52,031  |
| 2010 Renter Occupied Housing Units | 4,828 | 34,443 | 72,757  |
| 2010 Vacant Housing Units          | 1,614 | 16,619 | 30,980  |
| 2016 Total Housing Units           | 8,465 | 76,511 | 167,260 |
| 2016 Owner Occupied Housing Units  | 1,057 | 18,512 | 48,961  |
| 2016 Renter Occupied Housing Units | 5,661 | 40,373 | 85,846  |
| 2016 Vacant Housing Units          | 1,746 | 17,626 | 32,452  |
| 2021 Total Housing Units           | 9,228 | 81,752 | 178,207 |
| 2021 Owner Occupied Housing Units  | 1,128 | 19,565 | 51,741  |
| 2021 Renter Occupied Housing Units | 6,208 | 43,696 | 92,622  |
| 2021 Vacant Housing Units          | 1,892 | 18,491 | 33,844  |

Currently, 29.3% of the 167,260 housing units in the area are owner occupied; 51.3%, renter occupied; and 19.4% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 155,768 housing units in the area - 33.4% owner occupied, 46.7% renter occupied, and 19.9% vacant. The annual rate of change in housing units since 2010 is 3.21%. Median home value in the area is \$208,244, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.79% annually to \$239,013.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

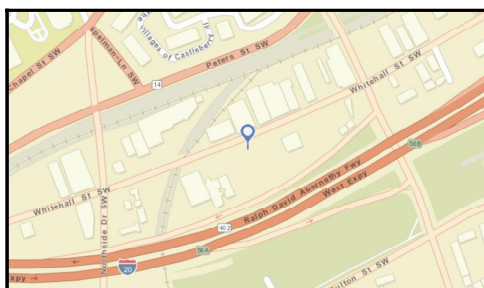
November 29, 2016



## Traffic Count Map - Close Up

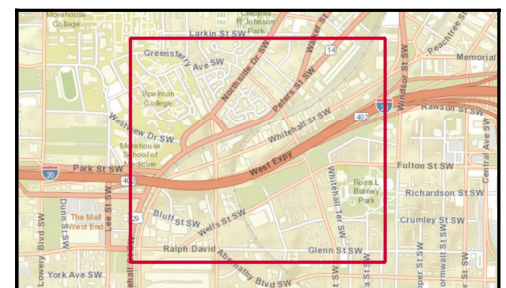
Whitehall Street Site  
560 Whitehall St SW, Atlanta, Georgia, 30303  
Rings: 1, 3, 5 mile radii

Prepared by Stephen Ratchford  
Latitude: 33.74268  
Longitude: -84.40586



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

November 29, 2016

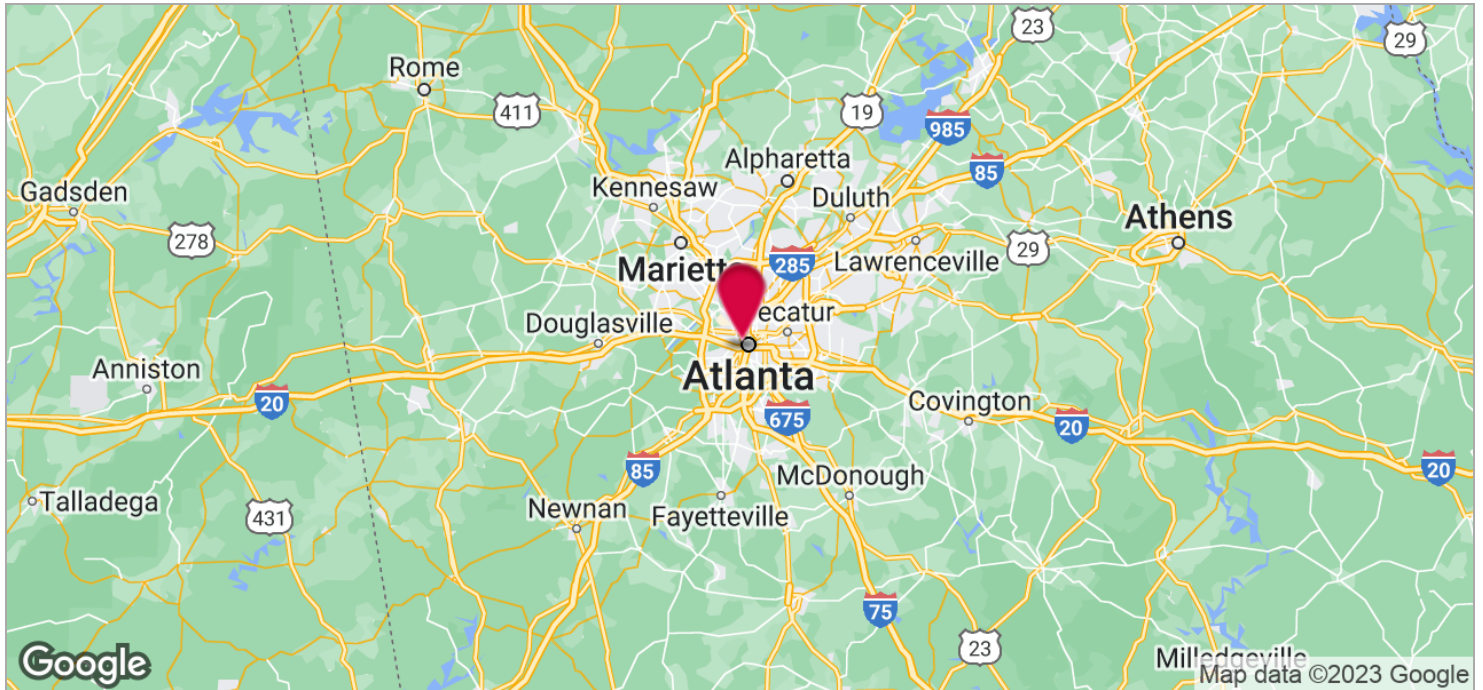


FOR SALE

4.084+/- Acres in the City of Atlanta

524-582 Whitehall Street, Atlanta, GA 30303

**King** Realty, Inc.



For More Information Contact:  
**STEVE RATCHFORD, SIOR, CCIM**  
Senior Vice President  
404.942.2003  
sratchford@kingindustrial.com



1920 Monroe Dr., NE. Atlanta, GA 30324 • 404.942.2000 • [www.kingindustrial.com](http://www.kingindustrial.com)  
Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions