

MULTI-USE PROPERTY FOR SALE

40,453+/- SF Office/Loft Building

KING Industrial
Realty, Inc.



2179 Bouldercrest Road, Atlanta, GA 30316

OFFERING SUMMARY

Lot Size: 2.5 Acres
Year Built: 1967
Building Size: 40,453+/-SF
Zoning: MU-5

PROPERTY HIGHLIGHTS

- Partially Completed Office Condo Development
- 18' Clear Ceiling Height
- 7 Drive-In Doors
- (2) 1,600 Amps, 600 VAC, 3 Phase Panels
- 2016 Taxes \$6,787



For More Information Contact:

STEVE RATCHFORD, SIOR, CCIM

Senior Vice President

404.942.2003

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INDUSTRIAL PROPERTY FOR SALE

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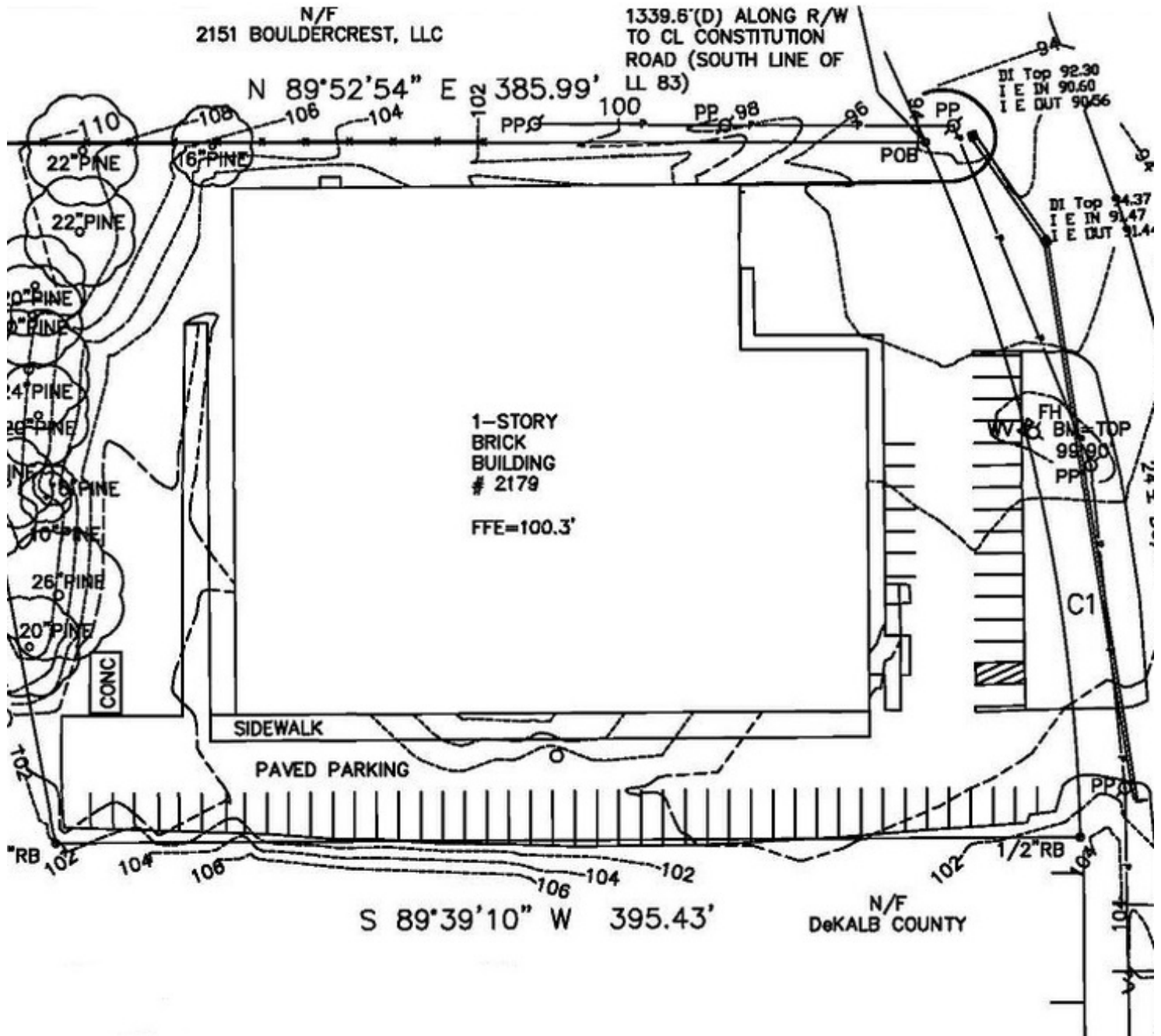
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Site Plan

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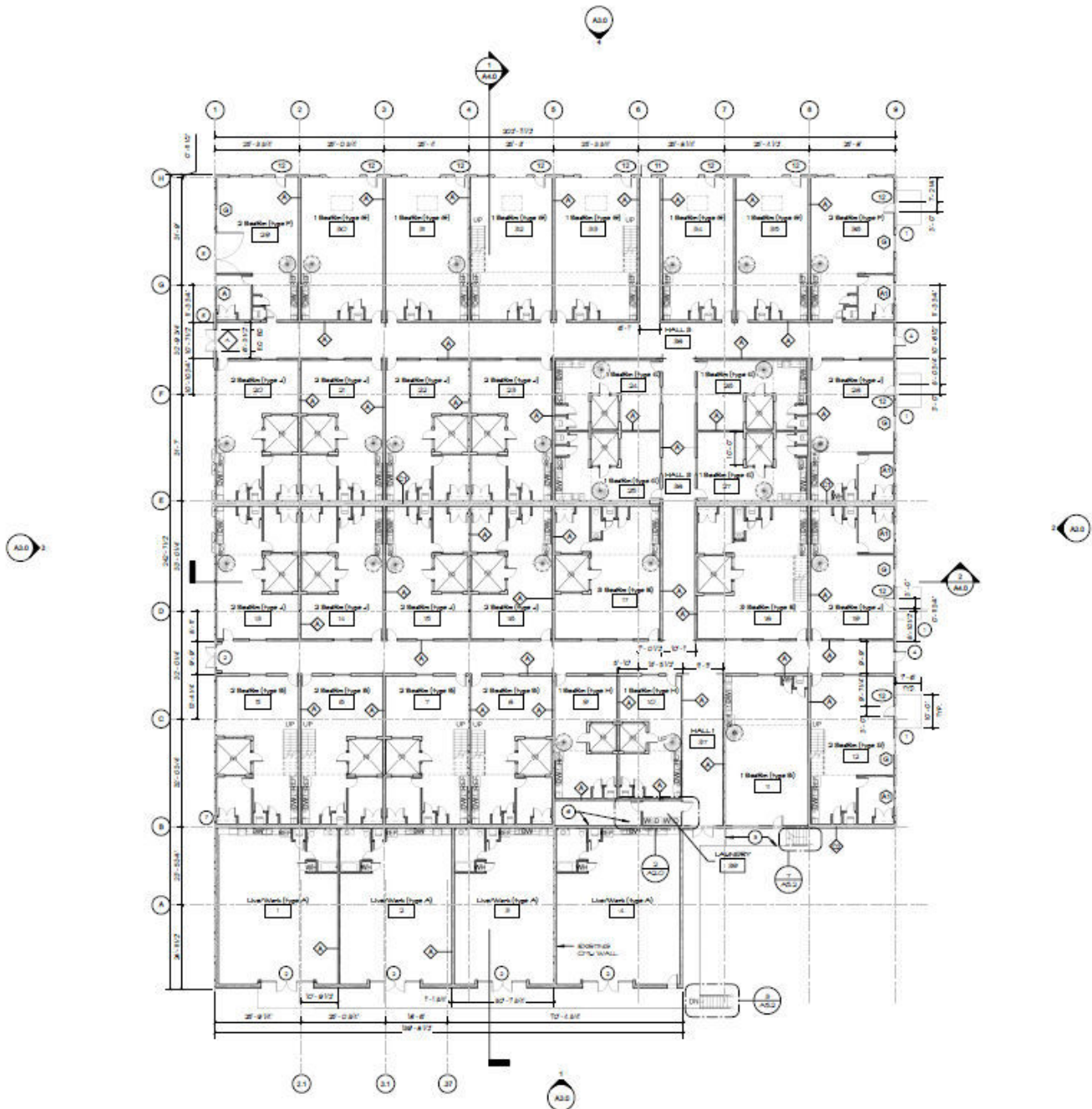
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Floor Plan

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Executive Summary

2179 Bouldercrest Rd SE, Atlanta, Georgia, 30316
Drive Time: 5, 10, 15 minute radii

Prepared by Stephen Ratchford
Latitude: 33.69355
Longitude: -84.32180

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	11,819	78,671	282,734
2010 Population	10,676	73,554	267,445
2016 Population	11,174	76,251	279,708
2021 Population	11,789	79,869	293,342
2000-2010 Annual Rate	-1.01%	-0.67%	-0.55%
2010-2016 Annual Rate	0.73%	0.58%	0.72%
2016-2021 Annual Rate	1.08%	0.93%	0.96%
2016 Male Population	45.4%	46.7%	48.1%
2016 Female Population	54.6%	53.3%	51.9%
2016 Median Age	35.6	35.2	35.1

In the identified area, the current year population is 279,708. In 2010, the Census count in the area was 267,445. The rate of change since 2010 was 0.72% annually. The five-year projection for the population in the area is 293,342 representing a change of 0.96% annually from 2016 to 2021. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 35.6, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	13.0%	14.6%	18.8%
2016 Black Alone	82.9%	81.1%	73.8%
2016 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2016 Asian Alone	0.5%	0.7%	1.9%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	1.5%	1.5%	3.2%
2016 Two or More Races	2.0%	1.9%	2.1%
2016 Hispanic Origin (Any Race)	3.1%	3.3%	6.4%

Persons of Hispanic origin represent 6.4% 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 49.0 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	3,948	26,035	96,432
2010 Households	4,089	27,640	101,798
2016 Total Households	4,234	28,612	106,365
2021 Total Households	4,440	29,899	111,580
2000-2010 Annual Rate	0.35%	0.60%	0.54%
2010-2016 Annual Rate	0.56%	0.55%	0.70%
2016-2021 Annual Rate	0.95%	0.88%	0.96%
2016 Average Household Size	2.46	2.61	2.55

The household count in this area has changed from 101,798 in 2010 to 106,365 in the current year, a change of 0.70% annually. The five-year projection of households is 111,580, a change of 0.96% annually from the current year total. Average household size is currently 2.55, compared to 2.55 in the year 2010. The number of families in the current year is 62,615 in the specified area.

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Median Household Income			
2016 Median Household Income	\$38,047	\$39,368	\$41,151
2021 Median Household Income	\$40,479	\$42,564	\$46,448
2016-2021 Annual Rate	1.25%	1.57%	2.45%
Average Household Income			
2016 Average Household Income	\$50,700	\$54,893	\$59,208
2021 Average Household Income	\$55,692	\$60,625	\$64,976
2016-2021 Annual Rate	1.90%	2.01%	1.88%
Per Capita Income			
2016 Per Capita Income	\$18,891	\$21,057	\$23,043
2021 Per Capita Income	\$20,542	\$23,131	\$25,172
2016-2021 Annual Rate	1.69%	1.90%	1.78%

Households by Income

Current median household income is \$41,151 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$46,448 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$59,208 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$64,976 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$23,043 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$25,172 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	4,216	27,724	103,124
2000 Owner Occupied Housing Units	2,270	14,581	53,974
2000 Renter Occupied Housing Units	1,678	11,454	42,458
2000 Vacant Housing Units	268	1,689	6,692
2010 Total Housing Units	5,092	32,601	119,612
2010 Owner Occupied Housing Units	2,636	16,648	58,669
2010 Renter Occupied Housing Units	1,453	10,992	43,129
2010 Vacant Housing Units	1,003	4,961	17,814
2016 Total Housing Units	5,271	33,488	124,610
2016 Owner Occupied Housing Units	2,482	15,791	55,668
2016 Renter Occupied Housing Units	1,752	12,821	50,697
2016 Vacant Housing Units	1,037	4,876	18,245
2021 Total Housing Units	5,492	34,980	131,048
2021 Owner Occupied Housing Units	2,603	16,492	57,991
2021 Renter Occupied Housing Units	1,837	13,407	53,589
2021 Vacant Housing Units	1,052	5,081	19,468

Currently, 44.7% of the 124,610 housing units in the area are owner occupied; 40.7% are renter occupied; and 14.6% 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 119,612 housing units in the area - 49.0% owner occupied, 36.1% renter occupied, and 14.9% vacant. The annual rate of change in housing units since 2010 is 1.84%. Median home value in the area is \$138,121, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.60% annually to \$172,944.

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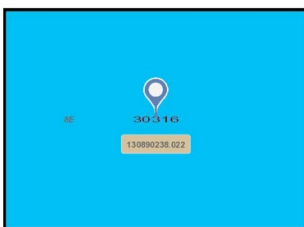
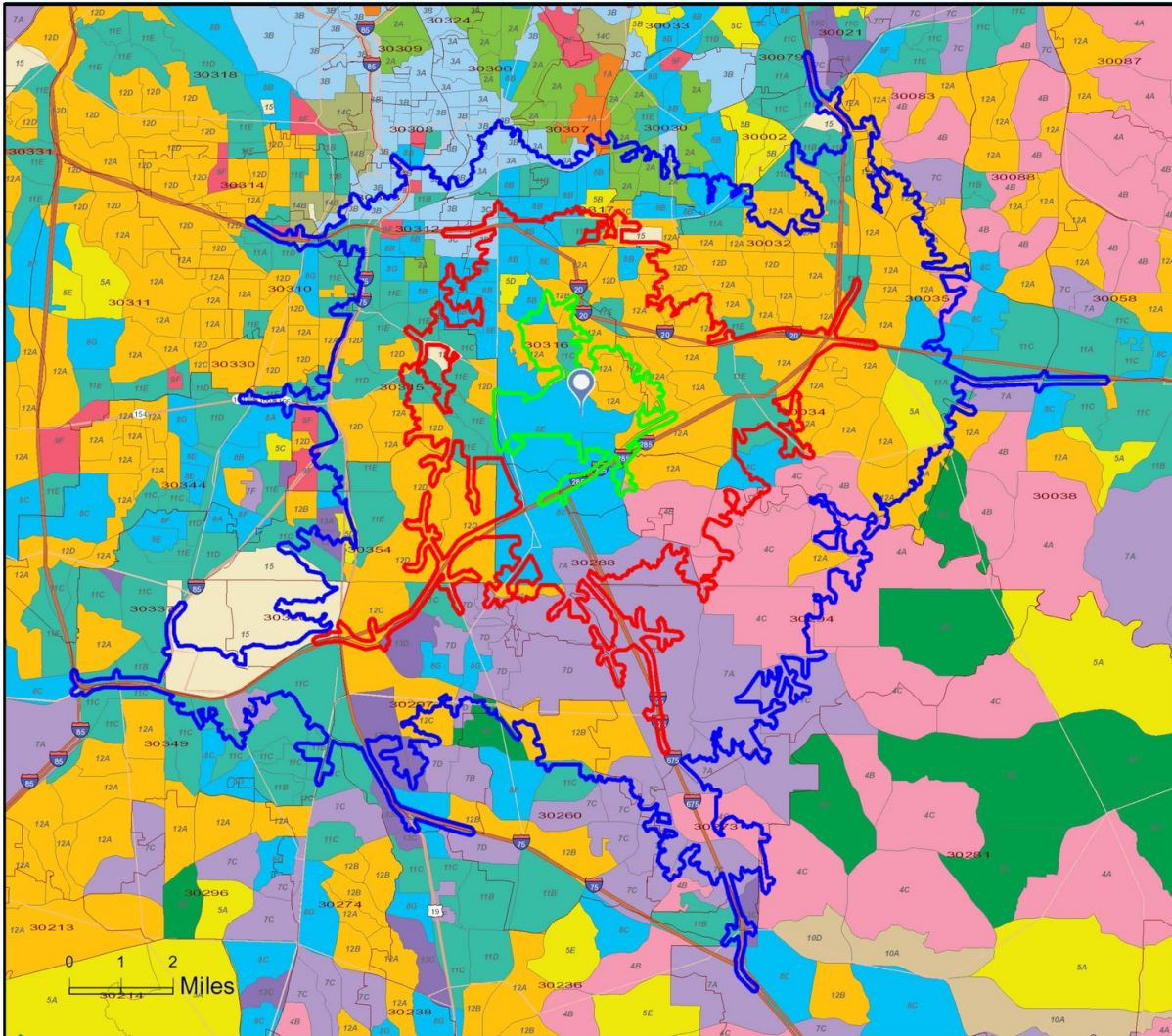
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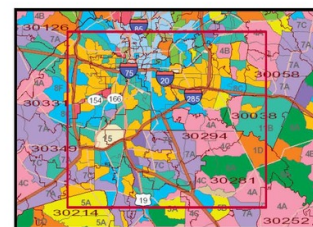
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Source: Esri

Tapestry LifeMode

- | | |
|---|---|
| ■ L1: Affluent Estates | ■ L8: Middle Ground |
| ■ L2: Upscale Avenues | ■ L9: Senior Styles |
| ■ L3: Uptown Individuals | ■ L10: Rustic Outposts |
| ■ L4: Family Landscapes | ■ L11: Midtown Singles |
| ■ L5: GenXurban | ■ L12: Hometown |
| ■ L6: Cozy Country | ■ L13: Next Wave |
| ■ L7: Ethnic Enclaves | ■ L14: Scholars and Patriots |



Dominant Tapestry Map - 5 min, 10 min & 15 min Drive Times

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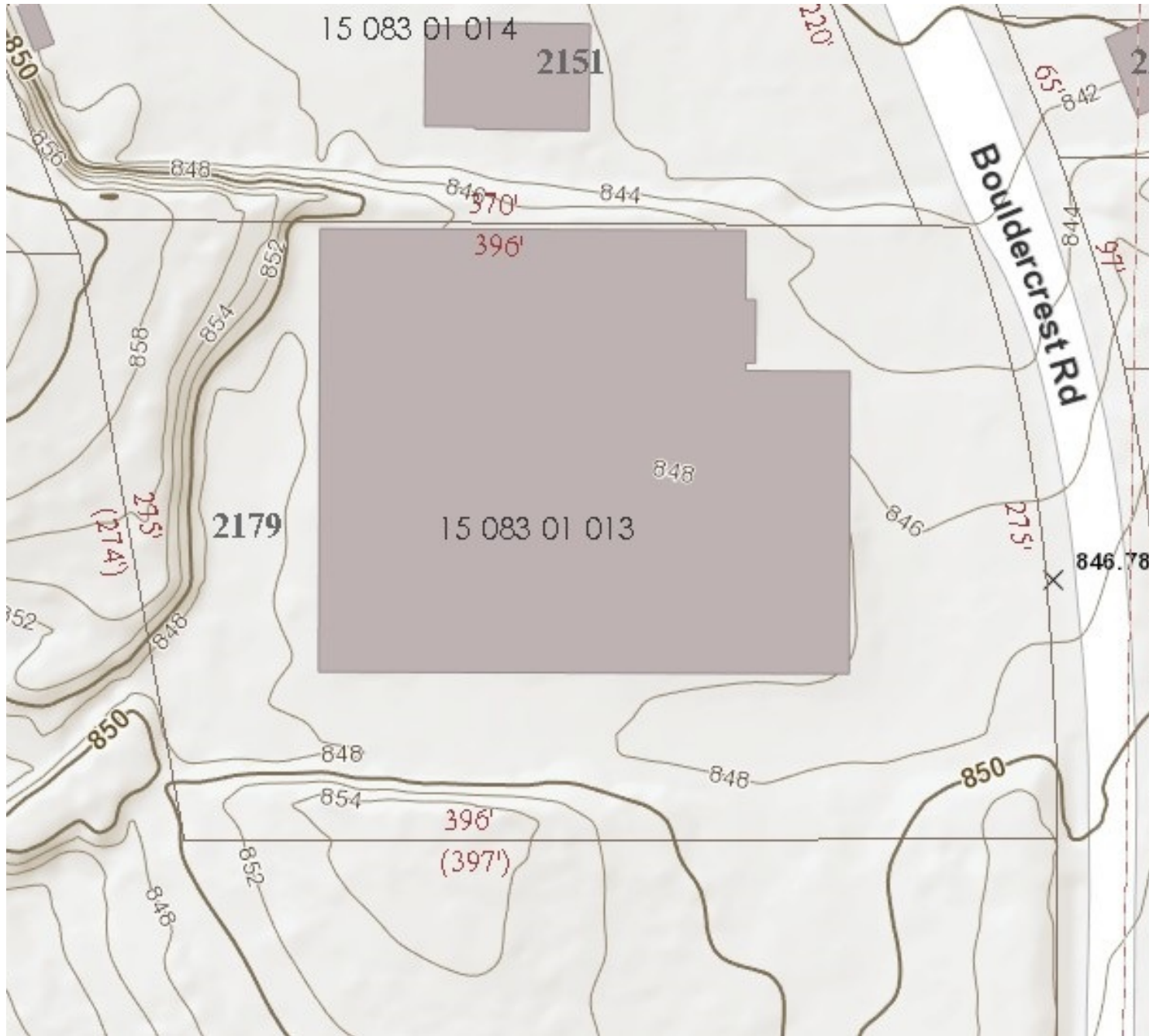
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Tax Parcel Map

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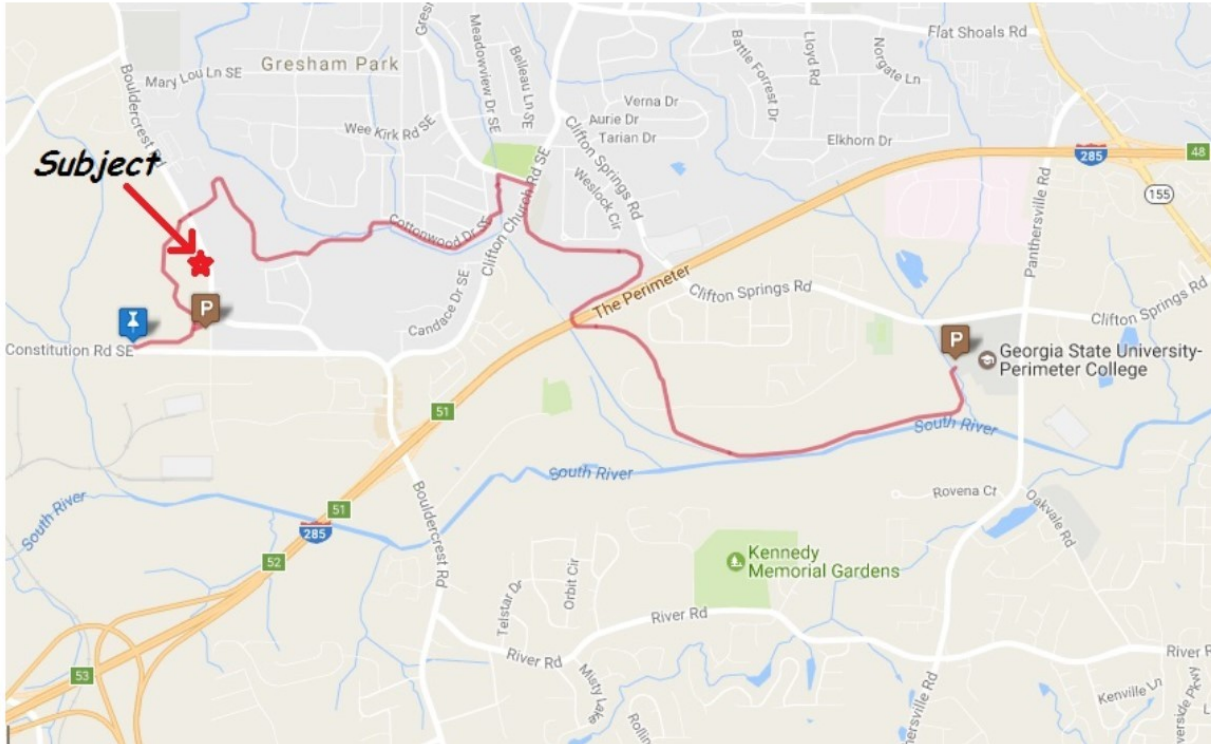
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	Radio Controlled Airfield - Mile 0	
	Trailhead and Parking - Mile 0.25	
	Georgia Perimeter College - Mile 5.2	
	Martin Luther King High School / Dekalb County Board of Education - Mile 0	
	Panola Shoals Trailhead - Mile 1.5	
	Parking and restrooms.	
	Intersection with Arabia Mountain Path - Mile 3.2	

The South River Trail connects the radio controlled air field on Constitution Road to Gresham Park, Sugar Creek Golf Course and the Decatur campus of the Georgia Perimeter College. It features a trail head near Bouldercrest Road and Constitution, a tunnel under Bouldercrest Road, scenic overlooks of the South River, a bridge over Sugar Creek, and spur trails to surrounding neighborhoods. PATH recently completed the 3.4 mile extension of the trail along the periphery of the golf course, under I-285, and onto the campus of Georgia Perimeter College on Panthersville Road. The trail is now seven miles long with extensions on the drawing board. The South River Trail will eventually link to the Atlanta Beltline and Arabia Mountain PATH.

South River Trail

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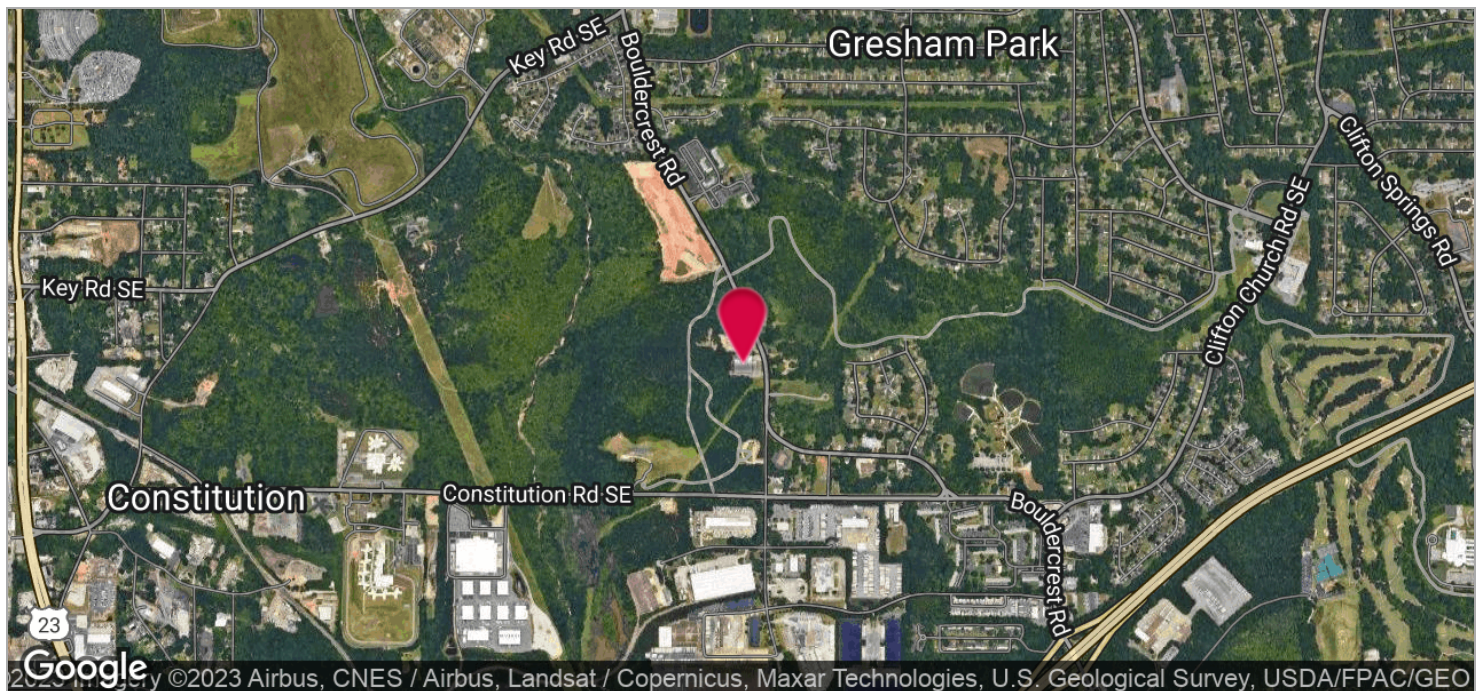
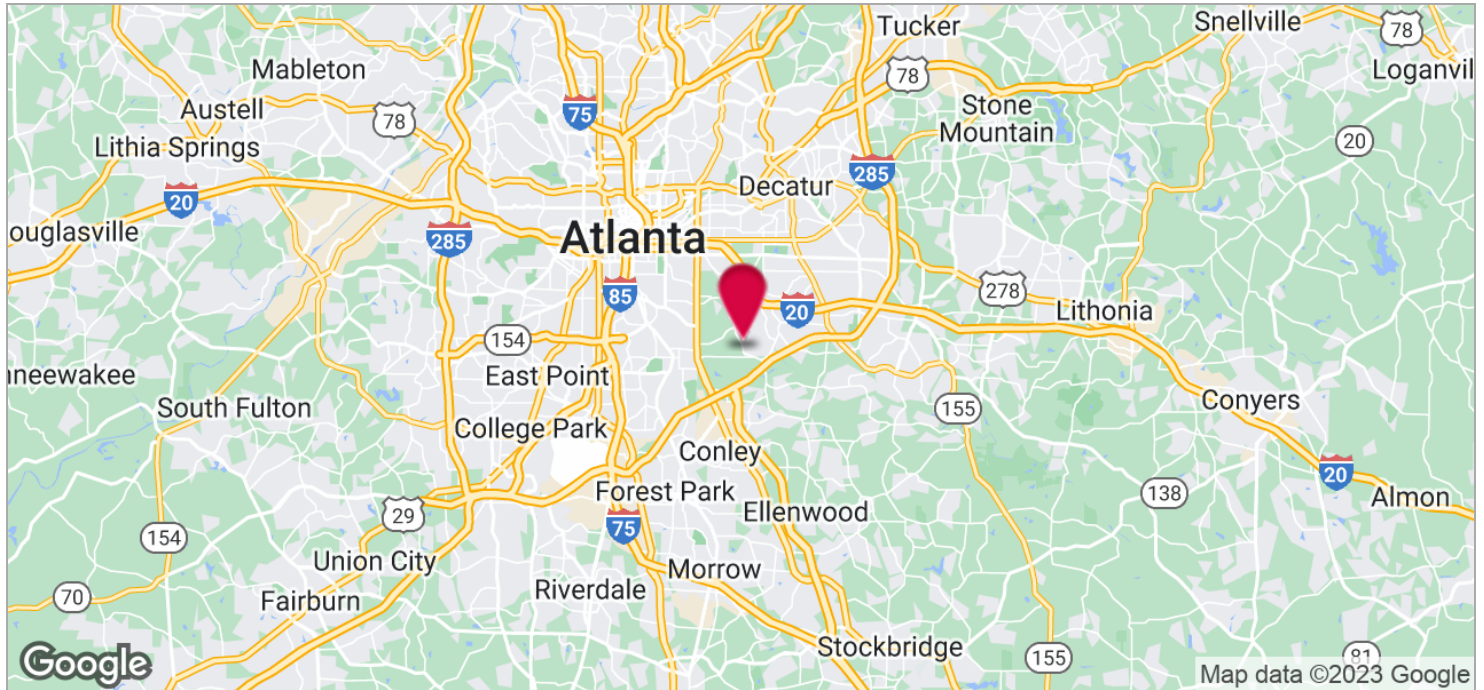
Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions

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