

ELLENWOOD, GA

Southpark

2940 Anvil Block Rd



DEVELOPED BY

LEASING

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Property Overview

- Highly visible commercial development across from strong performing Walmart Supercenter
- Approximately 17M SF of best in class warehouse/ distribution facilities in the immediate trade area, offering strong daytime employment within 5 miles of the property (140,000)
- Close proximity to I-675 and Hartsfield-Jackson International Airport, consistently ranking as one of the world's busiest airports
- Expansive road frontage, generally at grade with Anvil Block Rd
- Favorable Zoning (GB) allowing for a wide variety of uses

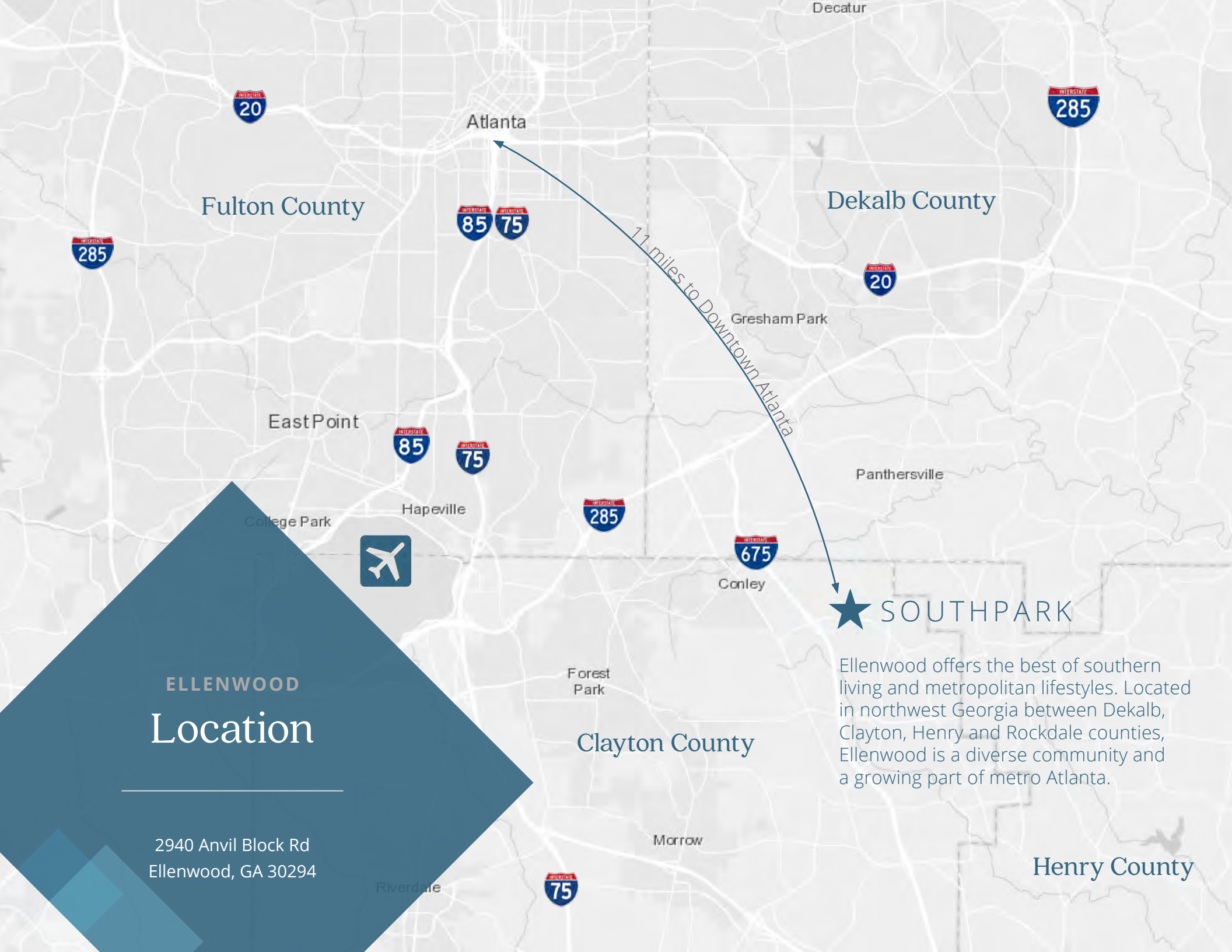
MAJOR CROSSROADS Anvil Block Rd & S Park Blvd

WEST PARCEL SIZE 7.2 Acres

EAST PARCEL SIZE 14.5 Acres

ZONING GB - General Business





ELLENWOOD Location

2940 Anvil Block Rd
Ellenwood, GA 30294

★ SOUTHPARK

Ellenwood offers the best of southern living and metropolitan lifestyles. Located in northwest Georgia between Dekalb, Clayton, Henry and Rockdale counties, Ellenwood is a diverse community and a growing part of metro Atlanta.

11 miles to Downtown Atlanta

Zoomed Out Aerial



Zoomed In Aerial



SOUTHPARK Site Plan



- WAFFLE HOUSE
- Hardens
- TACO BELL
- ASSOCIATED FOODS
- POPEYES
- Wendys
- Walmart
- MURPHY USA

East Parcel
14.5 Acres

West Parcel
7.2 Acres



- AVAILABLE
- EXISTING BUILDINGS
- PROPOSED BUILDINGS



SOUTHPARK

Demographics

	3 miles	5 miles	10 miles
Population			
2020 Population	41,466	146,057	693,773
2000 Population	26,020	118,411	625,867
2010 Population	37,529	133,785	637,357
2025 Population	43,757	153,142	730,832
2000-2010 Annual Rate	3.73%	1.23%	0.18%
2010-2020 Population: Annual Growth Rate	0.98%	0.86%	0.83%
2020-2025 Population: Annual Growth Rate	1.08%	0.95%	1.05%
2020 Median Age	34.8	35.2	35.3
Households			
2000 Households	8,291	39,150	220,410
2010 Households	12,610	46,162	239,231
2020 Total Households	14,024	50,732	263,557
2025 Total Households	14,816	53,237	278,908
2000-2010 Annual Rate	4.28%	1.66%	0.82%
2010-2020 Households: Annual Growth Rate	1.04%	0.93%	0.95%
2020-2025 Households: Annual Growth Rate	1.10%	0.97%	1.14%
2020 Average Household Size	2.96	2.83	2.57
Housing Units			
2020 Total Housing Units	14,763	56,464	299,950
2020 Owner Occupied Housing Units	10,865	33,780	141,144
2020 Renter Occupied Housing Units	3,160	16,952	122,413
2020 Vacant Housing Units	739	5,732	36,393
Race and Ethnicity			
2020 White Alone	7.6%	10.8%	18.4%
2020 Black Alone	82.2%	75.8%	71.6%
2020 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2020 Asian Alone	2.9%	5.4%	3.5%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	8.2%	9.8%	7.5%
Income			
2020 Median Household Income	\$64,114	\$55,716	\$53,433
2020 Average Household Income	\$75,173	\$70,194	\$74,751
2020 Per Capita Income	\$25,750	\$24,437	\$28,546
2020 Population 25+ by Educational Attainment			
Total	27,212	96,499	463,391
High School Graduate	24.6%	26.9%	25.0%
GED/Alternative Credential	2.8%	3.9%	3.8%
Some College, No Degree	22.9%	22.8%	20.9%
Associate Degree	9.6%	8.0%	7.8%
Bachelor's Degree	18.4%	16.5%	18.8%
Graduate/Professional Degree	9.6%	8.2%	12.2%
Data for all businesses in area			
Total Businesses:	708	3,064	22,992
Total Employees:	27,726	55,756	357,657
Total Residential Population:	41,466	146,057	693,773
Employee/Residential Population Ratio:	1:1	0:1	1:1
2020 Total Daytime Population	47,562	140,233	691,954
Workers	24,872	55,485	298,851
Residents	22,690	84,748	393,103





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