

RETAIL FOR SALE

FREE-STANDING BLDG @ I-20

2675 Wesley Chapel Rd, Decatur, GA 30034



OFFERING SUMMARY

SALE PRICE:	\$895,000
LOT SIZE:	0.85 Acres
YEAR BUILT:	1972
BUILDING SIZE:	4,268 SF
ZONING:	C-1
PRICE / SF:	\$209.70

PROPERTY OVERVIEW

Prime retail location at I-20/Wesley Chapel Road, just outside the I-285 perimeter in the Decatur area of Metro Atlanta. Two curb cuts and excellent traffic exposure with 55k cars passing daily on Wesley Chapel Road. Existing restaurant building suitable for occupancy as-is, but could be remodeled or redeveloped. Great opportunity for businesses needing a site with close proximity to the interstate.

PROPERTY HIGHLIGHTS

- At I-20 Interchange / Wesley Chapel Road
- Excellent traffic exposure
- Occupy As-Is, Remodel or Redevelop
- Perfect for interstate intensive users

KW COMMERCIAL
315 West Ponce de Leon Avenue, Suite 100
Decatur, GA 30030

JOHNNY DOWNS
Agent
0: 404.731.8311
johnnydowns@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

2675 Wesley Chapel Rd, Decatur, GA 30034



KW COMMERCIAL
315 West Ponce de Leon Avenue, Suite 100
Decatur, GA 30030

JOHNNY DOWNS
Agent
O: 404.731.8311
johnnydowns@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR SALE

2675 Wesley Chapel Rd, Decatur, GA 30034



KW COMMERCIAL
315 West Ponce de Leon Avenue, Suite 100
Decatur, GA 30030

JOHNNY DOWNS
Agent
O: 404.731.8311
johnnydowns@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com



Executive Summary

2675 Wesley Chapel Rd, Decatur, Georgia, 30034
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.70910
 Longitude: -84.21809

	1 mile	3 miles	5 miles
Population			
2000 Population	8,020	75,512	205,363
2010 Population	8,526	72,442	201,683
2019 Population	8,646	75,696	211,192
2024 Population	8,775	78,059	218,767
2000-2010 Annual Rate	0.61%	-0.41%	-0.18%
2010-2019 Annual Rate	0.15%	0.48%	0.50%
2019-2024 Annual Rate	0.30%	0.62%	0.71%
2019 Male Population	44.6%	45.7%	46.3%
2019 Female Population	55.4%	54.3%	53.7%
2019 Median Age	38.0	38.5	37.0

In the identified area, the current year population is 211,192. In 2010, the Census count in the area was 201,683. The rate of change since 2010 was 0.50% annually. The five-year projection for the population in the area is 218,767 representing a change of 0.71% annually from 2019 to 2024. Currently, the population is 46.3% male and 53.7% female.

Median Age

The median age in this area is 38.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	2.4%	3.1%	5.3%
2019 Black Alone	94.7%	93.6%	91.1%
2019 American Indian/Alaska Native Alone	0.2%	0.1%	0.2%
2019 Asian Alone	0.8%	0.8%	0.9%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	0.4%	0.6%	0.7%
2019 Two or More Races	1.4%	1.7%	1.9%
2019 Hispanic Origin (Any Race)	1.3%	1.8%	2.0%

Persons of Hispanic origin represent 2.0% of the population in the identified area compared to 18.6% 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 20.0 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	62	64	62
2000 Households	2,562	25,029	69,176
2010 Households	3,128	26,759	73,771
2019 Total Households	3,154	27,781	76,905
2024 Total Households	3,191	28,540	79,404
2000-2010 Annual Rate	2.02%	0.67%	0.65%
2010-2019 Annual Rate	0.09%	0.41%	0.45%
2019-2024 Annual Rate	0.23%	0.54%	0.64%
2019 Average Household Size	2.73	2.71	2.70

The household count in this area has changed from 73,771 in 2010 to 76,905 in the current year, a change of 0.45% annually. The five-year projection of households is 79,404, a change of 0.64% annually from the current year total. Average household size is currently 2.70, compared to 2.68 in the year 2010. The number of families in the current year is 51,125 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Executive Summary

2675 Wesley Chapel Rd, Decatur, Georgia, 30034
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.70910
Longitude: -84.21809

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	13.4%	12.1%	13.0%
Median Household Income			
2019 Median Household Income	\$53,410	\$56,236	\$54,120
2024 Median Household Income	\$57,711	\$61,381	\$59,507
2019-2024 Annual Rate	1.56%	1.77%	1.92%
Average Household Income			
2019 Average Household Income	\$66,708	\$68,369	\$67,799
2024 Average Household Income	\$75,476	\$77,689	\$77,843
2019-2024 Annual Rate	2.50%	2.59%	2.80%
Per Capita Income			
2019 Per Capita Income	\$24,473	\$25,028	\$24,782
2024 Per Capita Income	\$27,599	\$28,329	\$28,338
2019-2024 Annual Rate	2.43%	2.51%	2.72%

Households by Income

Current median household income is \$54,120 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$59,507 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$67,799 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$77,843 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$24,782 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$28,338 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	175	191	178
2000 Total Housing Units	2,688	25,804	71,987
2000 Owner Occupied Housing Units	1,835	18,298	47,623
2000 Renter Occupied Housing Units	727	6,731	21,553
2000 Vacant Housing Units	126	775	2,811
2010 Total Housing Units	3,448	30,359	84,781
2010 Owner Occupied Housing Units	1,881	17,305	46,889
2010 Renter Occupied Housing Units	1,247	9,454	26,882
2010 Vacant Housing Units	320	3,600	11,010
2019 Total Housing Units	3,468	31,330	87,635
2019 Owner Occupied Housing Units	1,797	17,267	47,099
2019 Renter Occupied Housing Units	1,357	10,514	29,806
2019 Vacant Housing Units	314	3,549	10,730
2024 Total Housing Units	3,498	32,078	90,064
2024 Owner Occupied Housing Units	1,867	18,164	49,782
2024 Renter Occupied Housing Units	1,324	10,376	29,622
2024 Vacant Housing Units	307	3,538	10,660

Currently, 53.7% of the 87,635 housing units in the area are owner occupied; 34.0%, renter occupied; and 12.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 84,781 housing units in the area - 55.3% owner occupied, 31.7% renter occupied, and 13.0% vacant. The annual rate of change in housing units since 2010 is 1.48%. Median home value in the area is \$143,523, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.87% annually to \$165,295.

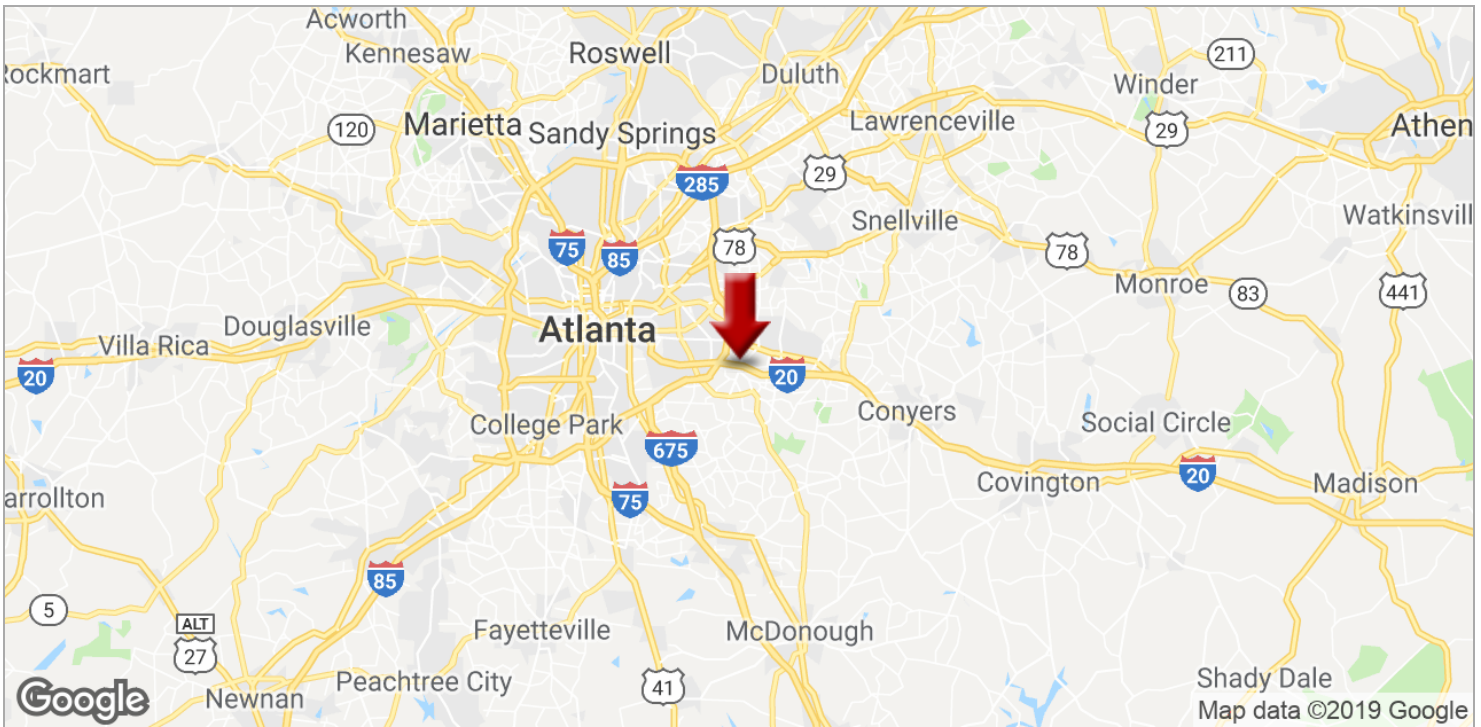
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

RETAIL FOR SALE



2675 Wesley Chapel Rd, Decatur, GA 30034



KW COMMERCIAL
315 West Ponce de Leon Avenue, Suite 100
Decatur, GA 30030

JOHNNY DOWNS
Agent
0: 404.731.8311
johnnydowns@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com