

AVAILABLE

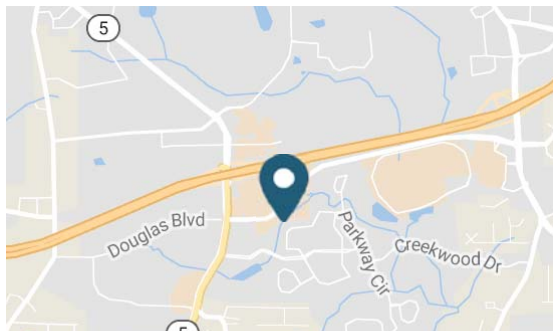
# Former Applebee's in Major Retail Corridor

6915 Douglas Blvd | Douglasville, GA



## Overview

<b>BUILDING SIZE</b>	5,200 +/- SF
<b>LOT SIZE</b>	1.18 +/- AC
<b>YEAR BUILT</b>	2000



## Contact

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## Description

- Outparcel to Douglasville Marketplace anchored by Lowe's and Best Buy
- Outparcel is at lighted intersection
- Located just off of I-20 in the heart of the established retail corridor
- New retail development immediately to west of shopping center
- Approximately 85 parking spaces

## Area Retailers



## Demographics

	3 MILES	5 MILE	10 MILES
Average HH Income	\$73,937	\$72,496	\$72,005
Households	14,305	28,180	78,722
Current Population	39,576	81,928	227,799

Year: 2017 | Source: ESRI

## Traffic Counts

I-20	102,000 VPD
Douglas Blvd	15,800 VPD

Year: 2016 | Source: GDOT

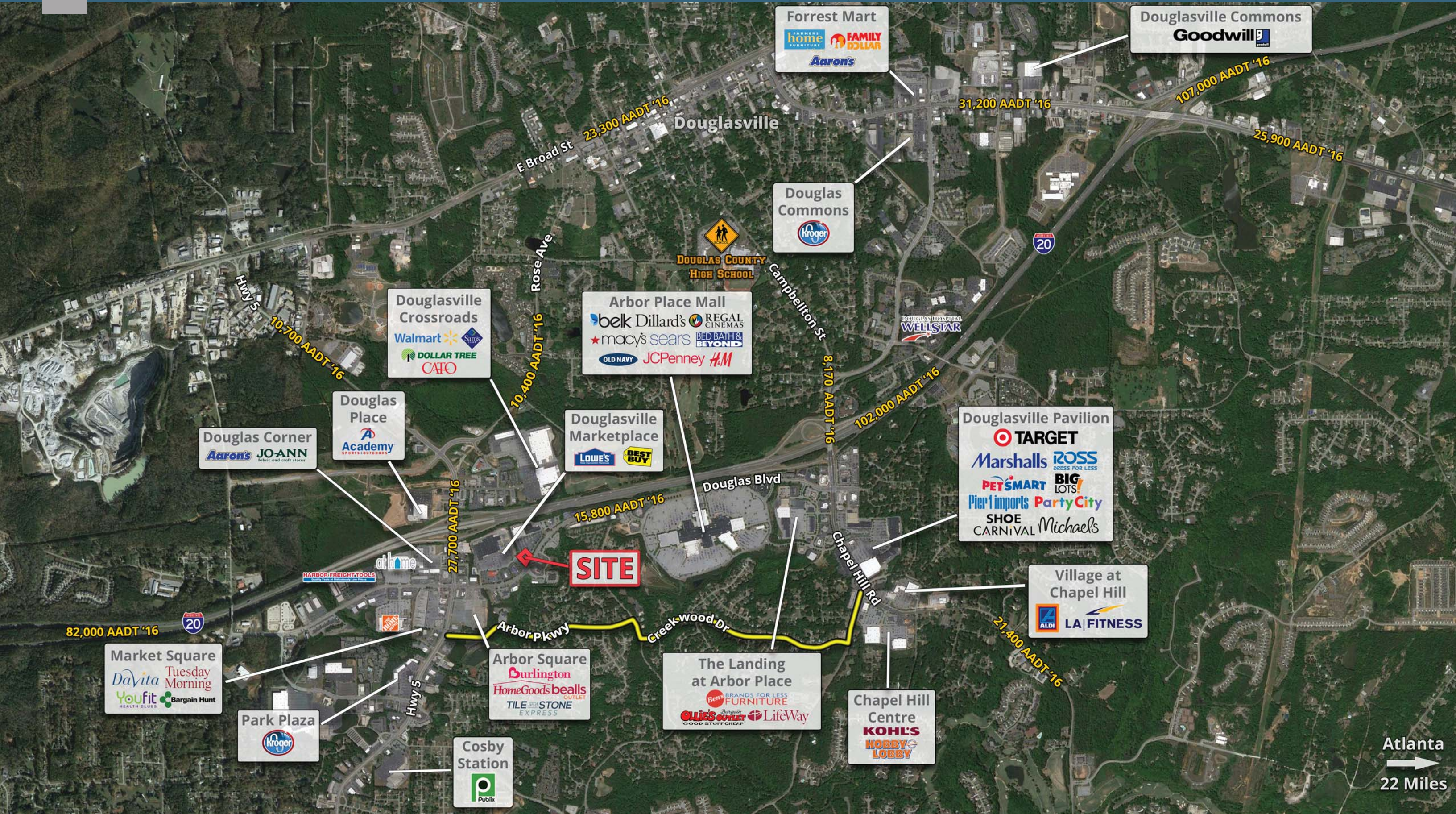
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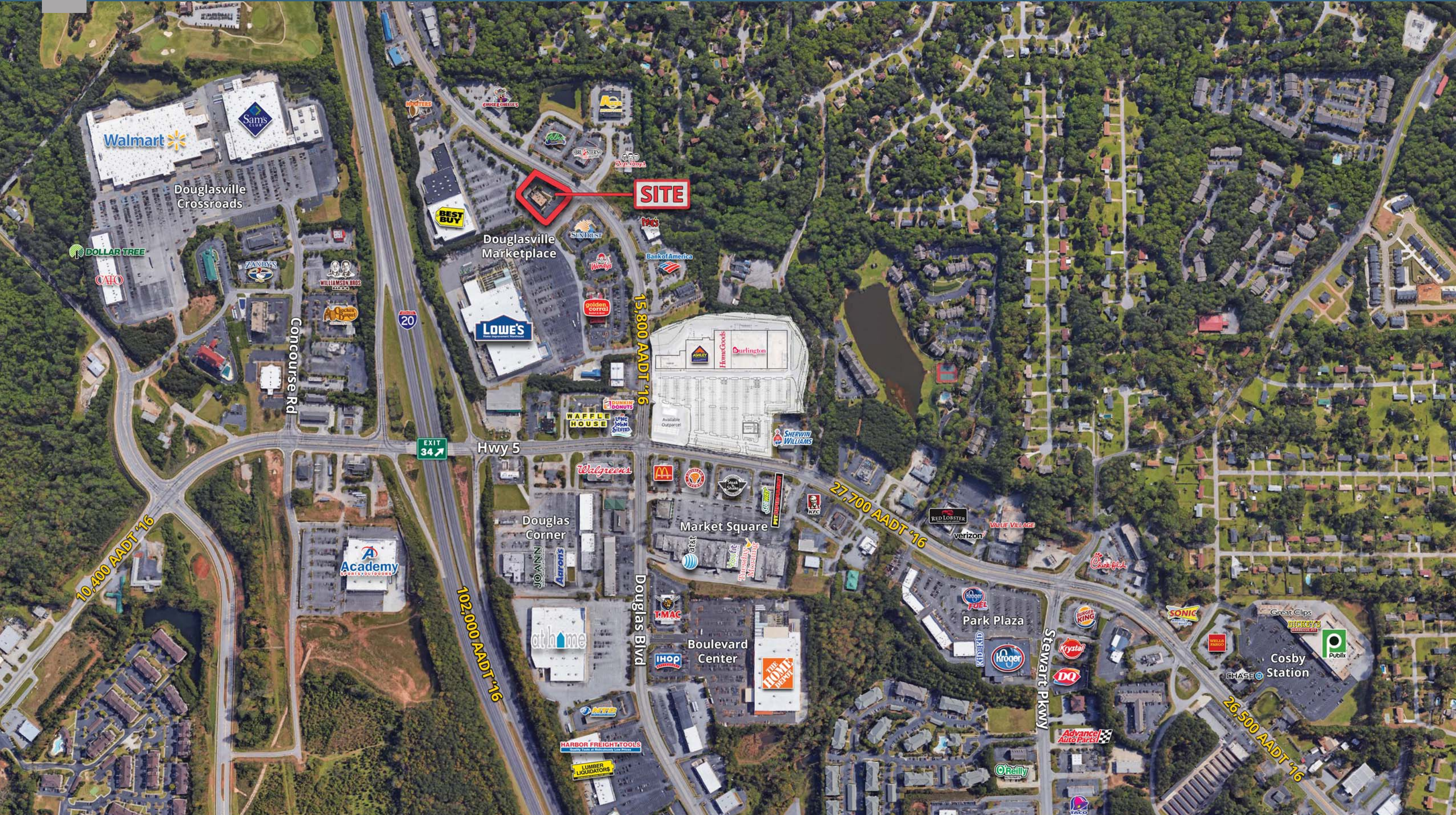
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	3 miles	5 miles	10 miles
<b>Population</b>			
2000 Population	29,801	58,772	143,998
2010 Population	37,252	77,267	211,706
2017 Population	39,576	81,928	227,799
2022 Population	41,551	86,105	240,172
2000-2010 Annual Rate	2.26%	2.77%	3.93%
2010-2017 Annual Rate	0.84%	0.81%	1.02%
2017-2022 Annual Rate	0.98%	1.00%	1.06%
2017 Male Population	47.8%	47.9%	48.0%
2017 Female Population	52.2%	52.1%	52.0%
2017 Median Age	36.3	36.1	35.6

In the identified area, the current year population is 227,799. In 2010, the Census count in the area was 211,706. The rate of change since 2010 was 1.02% annually. The five-year projection for the population in the area is 240,172 representing a change of 1.06% annually from 2017 to 2022. Currently, the population is 48.0% male and 52.0% female.

#### Median Age

The median age in this area is 36.3, compared to U.S. median age of 38.2.

#### Race and Ethnicity

2017 White Alone	45.2%	45.4%	46.5%
2017 Black Alone	45.7%	45.4%	44.8%
2017 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2017 Asian Alone	2.0%	1.7%	1.4%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	3.4%	3.8%	3.8%
2017 Two or More Races	3.3%	3.3%	3.1%
2017 Hispanic Origin (Any Race)	7.7%	8.8%	8.6%

Persons of Hispanic origin represent 8.6% of the population in the identified area compared to 18.1% 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 64.8 in the identified area, compared to 64.0 for the U.S. as a whole.

#### Households

2000 Households	10,596	20,285	50,559
2010 Households	13,429	26,597	73,396
2017 Total Households	14,305	28,180	78,722
2022 Total Households	14,997	29,561	82,902
2000-2010 Annual Rate	2.40%	2.75%	3.80%
2010-2017 Annual Rate	0.88%	0.80%	0.97%
2017-2022 Annual Rate	0.95%	0.96%	1.04%
2017 Average Household Size	2.71	2.87	2.88

The household count in this area has changed from 73,396 in 2010 to 78,722 in the current year, a change of 0.97% annually. The five-year projection of households is 82,902, a change of 1.04% annually from the current year total. Average household size is currently 2.88, compared to 2.86 in the year 2010. The number of families in the current year is 58,596 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

May 16, 2018

# Executive Summary

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	3 miles	5 miles	10 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$55,512	\$56,068	\$57,154
2022 Median Household Income	\$61,375	\$62,185	\$63,631
2017-2022 Annual Rate	2.03%	2.09%	2.17%
<b>Average Household Income</b>			
2017 Average Household Income	\$73,937	\$72,496	\$72,005
2022 Average Household Income	\$83,851	\$82,526	\$82,108
2017-2022 Annual Rate	2.55%	2.63%	2.66%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$27,349	\$25,473	\$25,144
2022 Per Capita Income	\$30,824	\$28,851	\$28,596
2017-2022 Annual Rate	2.42%	2.52%	2.61%

#### Households by Income

Current median household income is \$57,154 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$63,631 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$72,005 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$82,108 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,144 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$28,596 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	11,270	21,353	53,379
2000 Owner Occupied Housing Units	7,676	15,680	39,733
2000 Renter Occupied Housing Units	2,921	4,605	10,826
2000 Vacant Housing Units	673	1,068	2,820
2010 Total Housing Units	14,890	29,352	81,394
2010 Owner Occupied Housing Units	8,542	19,099	53,547
2010 Renter Occupied Housing Units	4,887	7,498	19,849
2010 Vacant Housing Units	1,461	2,755	7,998
2017 Total Housing Units	15,732	30,832	85,971
2017 Owner Occupied Housing Units	8,489	19,106	54,348
2017 Renter Occupied Housing Units	5,816	9,074	24,374
2017 Vacant Housing Units	1,427	2,652	7,249
2022 Total Housing Units	16,529	32,459	90,734
2022 Owner Occupied Housing Units	8,874	19,986	57,089
2022 Renter Occupied Housing Units	6,123	9,575	25,812
2022 Vacant Housing Units	1,532	2,898	7,832

Currently, 63.2% of the 85,971 housing units in the area are owner occupied; 28.4%, renter occupied; and 8.4% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 81,394 housing units in the area - 65.8% owner occupied, 24.4% renter occupied, and 9.8% vacant. The annual rate of change in housing units since 2010 is 2.46%. Median home value in the area is \$155,258, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.02% annually to \$180,180.

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

May 16, 2018