



# STONE MOUNTAIN SQUARE SHOPPING CENTER

## LOCATION

5370 US Hwy 78

## SIZE

336,121 sq.ft.

Stone Mountain, GA, 30087

## PROPERTY HIGHLIGHTS

- More than 170,000 people within 5 miles
- 51,000 automobile traffic count daily on Stone Mountain Hwy.
- Located next door to Amazon Fulfillment Center and it's approximately 30 miles east of Atlanta in the city of Stone Mountain



## NOTABLE TENANTS

## DEMOGRAPHICS

|                         | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------|-----------|-----------|-----------|
| 2024 Population         | 4,539     | 44,652    | 166,756   |
| Proj. Population        | 5,127     | 44,901    | 167,352   |
| 2024 Households         | 1,888     | 15,614    | 57,116    |
| Proj. Households        | 2,140     | 15,864    | 57,749    |
| 2024 Median HH Income   | \$80,055  | \$101,409 | \$84,197  |
| Proj. Median HH Income  | \$95,361  | \$115,385 | \$101,974 |
| 2024 Average HH Income  | \$113,885 | \$126,072 | \$110,549 |
| Proj. Average HH Income | \$132,850 | \$146,657 | \$130,349 |

Marshalls®

ROSS  
DRESS FOR LESS®

bealls | b  
OUTLET®

RACK ROOM SHOES®

five  
BELOW

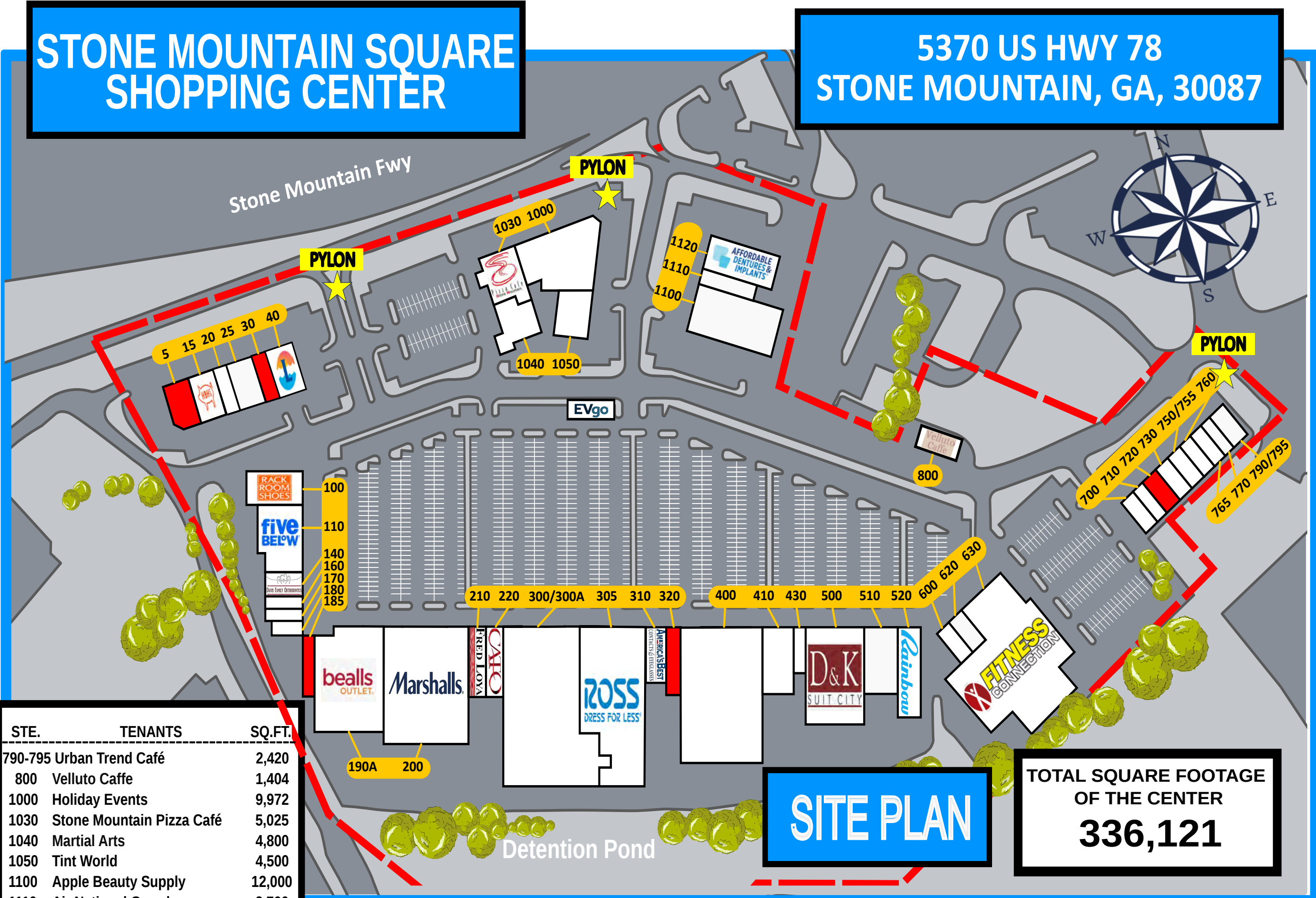
FITNESS  
CONNECTION

CATO

D&K  
SUIT CITY

More Information, call us | 917-288-0049  
Jacob Sedgh | jsedgh1@hotmail.com

| STE      | TENANTS                                   | SQ.FT. |
|----------|-------------------------------------------|--------|
| 5        | VACANT - Restaurant                       | 2,990  |
| 15       | Honey Baked Ham Co.                       | 3,060  |
| 20       | Oil & Zooties Inc                         | 1,260  |
| 25       | Sugar Polish Nail Bar (Opening Soon)      | 5,320  |
| 30       | VACANT - Restaurant                       | 2,540  |
| 40       | Leslie's Pool Mart                        | 4,000  |
| 100      | Rack Room Shoes                           | 5,000  |
| 110      | Five Below                                | 8,859  |
| 140      | Orthodontics Centers                      | 2,600  |
| 160      | Diamond Nails                             | 1,105  |
| 170      | American Title Loans                      | 1,235  |
| 180      | Buy Elegance (Opening Soon)               | 1,260  |
| 185      | VACANT                                    | 2,501  |
| 190A     | Beall's Outlet                            | 20,290 |
| 200      | Marshalls                                 | 27,000 |
| 210      | Fred Loya Insurance                       | 2,500  |
| 220      | Cato                                      | 4,000  |
| 300/300A | Negotiating LOI                           | 34,751 |
| 305      | Ross Dress for Less                       | 30,187 |
| 310      | America's Best Contact                    | 3,200  |
| 320      | VACANT                                    | 2,500  |
| 400      | Negotiating LOI                           | 32,200 |
| 410      | Hibbett Sporting Goods                    | 6,000  |
| 430      | Magical Waxing                            | 1,300  |
| 500      | D&K Suit City                             | 15,930 |
| 510      | Reveal Salon Suites                       | 6,007  |
| 520      | Rainbow                                   | 5,600  |
| 600      | El Metate Cantina Mexicana (Opening Soon) | 2,400  |
| 620      | Kutz by Kaine                             | 1,250  |
| 630      | Fitness Connection                        | 37,905 |
| 700      | Pho Bros Vietnamese & Thai                | 1,920  |
| 710      | Stars Tobacco                             | 895    |
| 720      | VACANT                                    | 2,110  |
| 730      | Boone Clinic Chiropractor                 | 1,500  |
| 750-755  | So Aesthetic Beauty Bar                   | 2,625  |
| 760      | All State Insurance                       | 1,000  |
| 765      | Foo Hair Salon                            | 1,300  |
| 770      | Nail Brothers                             | 1,200  |



| STE.    | TENANTS                        | SQ.FT. |
|---------|--------------------------------|--------|
| 790-795 | Urban Trend Café               | 2,420  |
| 800     | Velluto Caffe                  | 1,404  |
| 1000    | Holiday Events                 | 9,972  |
| 1030    | Stone Mountain Pizza Café      | 5,025  |
| 1040    | Martial Arts                   | 4,800  |
| 1050    | Tint World                     | 4,500  |
| 1100    | Apple Beauty Supply            | 12,000 |
| 1110    | Air National Guard             | 2,700  |
| 1120    | Affordable Dentures & Implants | 6,000  |

Walmart

HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES

NCG  
CINEMA

DOLLAR TREE

planet  
fitness

K&G  
FASHION  
SUPERSTORE

Walmart Supercenter

Harbor Freight

NCG Cinema - Stone Mountain

LA Fitness

Advance Auto Parts

Dollar Tree

Planet Fitness

5370 US-78

STONE MOUNTAIN SQUARE  
5370 US Hwy 78  
Stone Mountain, GA 30087

LA FITNESS

LOWE'S

ADVANCE  
AUTO PARTS

COSTCO  
WHOLESALE

Chick-fil-A

WHATABURGER

five  
BELOW

RACK  
ROOM  
SHOES

Fitness Connection

FITNESS  
CONNECTION

ROSS  
DRESS FOR LESS

Marshalls

Amazon prime for Gwinnett Fulfillment center

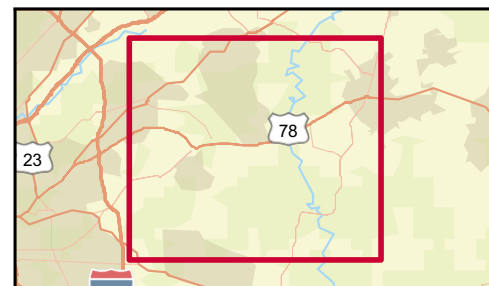
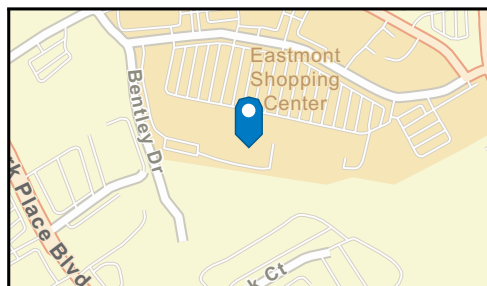
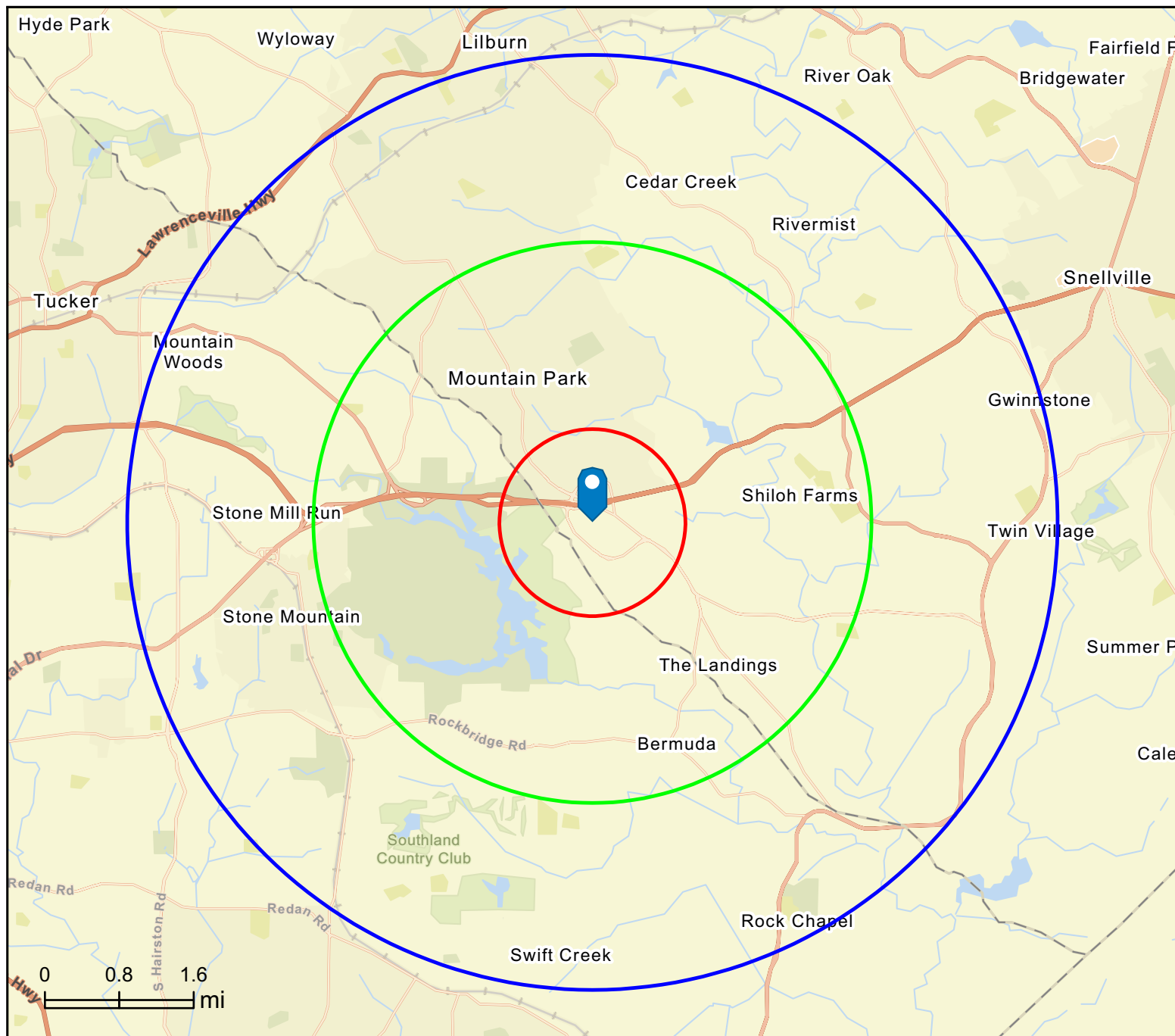
amazon fulfillment

Soundscapes School of Music - Stone Mountain

## Site Map

Stone Mountain Square Shopping Center, GA, USA  
Ring: 1 mile radius

Latitude: 33.8198  
Longitude: -84.1162



September 27, 2025

## Executive Summary

Stone Mountain Square Shopping Center, GA, USA

Rings: 1, 3, 5 mile radii

Latitude: 33.8198

Longitude: -84.1162

|                        | 1 mile | 3 mile | 5 mile  |
|------------------------|--------|--------|---------|
| <b>Population</b>      |        |        |         |
| 2010 Population        | 4,035  | 40,689 | 147,745 |
| 2020 Population        | 4,599  | 45,237 | 166,011 |
| 2025 Population        | 4,906  | 44,915 | 166,843 |
| 2030 Population        | 5,133  | 44,473 | 166,733 |
| 2010-2020 Annual Rate  | 1.32%  | 1.07%  | 1.17%   |
| 2020-2025 Annual Rate  | 1.24%  | -0.14% | 0.10%   |
| 2025-2030 Annual Rate  | 0.91%  | -0.20% | -0.01%  |
| 2020 Male Population   | 46.5%  | 47.6%  | 47.3%   |
| 2020 Female Population | 53.5%  | 52.4%  | 52.7%   |
| 2020 Median Age        | 41.7   | 41.2   | 38.2    |
| 2025 Male Population   | 47.2%  | 48.1%  | 48.0%   |
| 2025 Female Population | 52.8%  | 51.9%  | 52.0%   |
| 2025 Median Age        | 41.6   | 41.6   | 38.9    |

In the identified area, the current year population is 166,843. In 2020, the Census count in the area was 166,011. The rate of change since 2020 was 0.10% annually. The five-year projection for the population in the area is 166,733 representing a change of -0.01% annually from 2025 to 2030. Currently, the population is 48.0% male and 52.0% female.

### Median Age

The median age in this area is 38.9, compared to U.S. median age of 39.6.

### Race and Ethnicity

|                                          |       |       |       |
|------------------------------------------|-------|-------|-------|
| 2025 White Alone                         | 30.2% | 29.7% | 22.0% |
| 2025 Black Alone                         | 38.5% | 45.9% | 54.4% |
| 2025 American Indian/Alaska Native Alone | 0.7%  | 0.6%  | 0.5%  |
| 2025 Asian Alone                         | 16.3% | 10.5% | 10.1% |
| 2025 Pacific Islander Alone              | 0.0%  | 0.0%  | 0.0%  |
| 2025 Other Race                          | 5.8%  | 5.5%  | 5.6%  |
| 2025 Two or More Races                   | 8.4%  | 7.9%  | 7.4%  |
| 2025 Hispanic Origin (Any Race)          | 11.4% | 11.4% | 10.9% |

Persons of Hispanic origin represent 10.9% of the population in the identified area compared to 19.7% 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 70.8 in the identified area, compared to 72.7 for the U.S. as a whole.

### Households

|                             |       |        |        |
|-----------------------------|-------|--------|--------|
| 2025 Wealth Index           | 96    | 119    | 95     |
| 2010 Households             | 1,806 | 14,692 | 52,150 |
| 2020 Households             | 1,898 | 15,762 | 56,717 |
| 2025 Households             | 2,034 | 15,742 | 57,233 |
| 2030 Households             | 2,132 | 15,661 | 57,340 |
| 2010-2020 Annual Rate       | 0.50% | 0.71%  | 0.84%  |
| 2020-2025 Annual Rate       | 1.33% | -0.02% | 0.17%  |
| 2025-2030 Annual Rate       | 0.95% | -0.10% | 0.04%  |
| 2025 Average Household Size | 2.41  | 2.85   | 2.91   |

The household count in this area has changed from 56,717 in 2020 to 57,233 in the current year, a change of 0.17% annually. The five-year projection of households is 57,340, a change of 0.04% annually from the current year total. Average household size is currently 2.91, compared to 2.92 in the year 2020. The number of families in the current year is 41,559 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 27, 2025

## Executive Summary

Stone Mountain Square Shopping Center, GA, USA

Rings: 1, 3, 5 mile radii

Latitude: 33.8198  
Longitude: -84.1162

|                                     | 1 mile    | 3 mile    | 5 mile    |
|-------------------------------------|-----------|-----------|-----------|
| <b>Mortgage Income</b>              |           |           |           |
| 2025 Percent of Income for Mortgage | 29.5%     | 23.9%     | 26.9%     |
| <b>Median Household Income</b>      |           |           |           |
| 2025 Median Household Income        | \$84,669  | \$103,104 | \$86,029  |
| 2030 Median Household Income        | \$96,422  | \$115,840 | \$100,088 |
| 2025-2030 Annual Rate               | 2.63%     | 2.36%     | 3.07%     |
| <b>Average Household Income</b>     |           |           |           |
| 2025 Average Household Income       | \$109,270 | \$124,074 | \$108,487 |
| 2030 Average Household Income       | \$121,052 | \$137,242 | \$120,980 |
| 2025-2030 Annual Rate               | 2.07%     | 2.04%     | 2.20%     |
| <b>Per Capita Income</b>            |           |           |           |
| 2025 Per Capita Income              | \$41,543  | \$43,160  | \$37,235  |
| 2030 Per Capita Income              | \$46,404  | \$47,957  | \$41,624  |
| 2025-2030 Annual Rate               | 2.24%     | 2.13%     | 2.25%     |
| <b>GINI Index</b>                   |           |           |           |
| 2025 Gini Index                     | 40.1      | 38.7      | 41.9      |
| <b>Households by Income</b>         |           |           |           |

Current median household income is \$86,029 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$100,088 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$108,487 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$120,980 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$37,235 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$41,624 in five years, compared to \$50,744 for all U.S. households.

|                                    |       |        |        |
|------------------------------------|-------|--------|--------|
| <b>Housing</b>                     |       |        |        |
| 2025 Housing Affordability Index   | 77    | 95     | 84     |
| 2010 Total Housing Units           | 2,001 | 15,812 | 56,962 |
| 2010 Owner Occupied Housing Units  | 1,257 | 12,390 | 39,020 |
| 2010 Renter Occupied Housing Units | 549   | 2,302  | 13,130 |
| 2010 Vacant Housing Units          | 195   | 1,120  | 4,812  |
| 2020 Total Housing Units           | 1,969 | 16,377 | 59,764 |
| 2020 Owner Occupied Housing Units  | 1,295 | 12,622 | 40,051 |
| 2020 Renter Occupied Housing Units | 603   | 3,140  | 16,666 |
| 2020 Vacant Housing Units          | 95    | 630    | 2,974  |
| 2025 Total Housing Units           | 2,193 | 16,351 | 60,105 |
| 2025 Owner Occupied Housing Units  | 1,339 | 12,833 | 41,811 |
| 2025 Renter Occupied Housing Units | 695   | 2,909  | 15,422 |
| 2025 Vacant Housing Units          | 159   | 609    | 2,872  |
| 2030 Total Housing Units           | 2,282 | 16,493 | 60,947 |
| 2030 Owner Occupied Housing Units  | 1,368 | 12,901 | 42,741 |
| 2030 Renter Occupied Housing Units | 764   | 2,760  | 14,600 |
| 2030 Vacant Housing Units          | 150   | 832    | 3,607  |
| <b>Socioeconomic Status Index</b>  |       |        |        |
| 2025 Socioeconomic Status Index    | 48.7  | 52.8   | 48.7   |

Currently, 69.6% of the 60,105 housing units in the area are owner occupied; 25.7%, renter occupied; and 4.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 59,764 housing units in the area and 5.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.11%. Median home value in the area is \$370,092, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 2.58% annually to \$420,433.

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