

# **GREENBRIAR MALL**

Atlanta, Georgia



**Presented by:**

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# Site Summary

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**PROPERTY:**

Greenbriar Mall

807,697 sf

**LOCATION:**

2841 Greenbriar Parkway, SW

Atlanta, GA 30331

**ANCHOR TENANTS:**

Macy's – 180,000 sf

Burlington Coat Factory – 129,960 sf

Greenbriar Theatres – 58,000 sf

Corinthian College – 63,000 sf

Super Beauty – 35,000sf

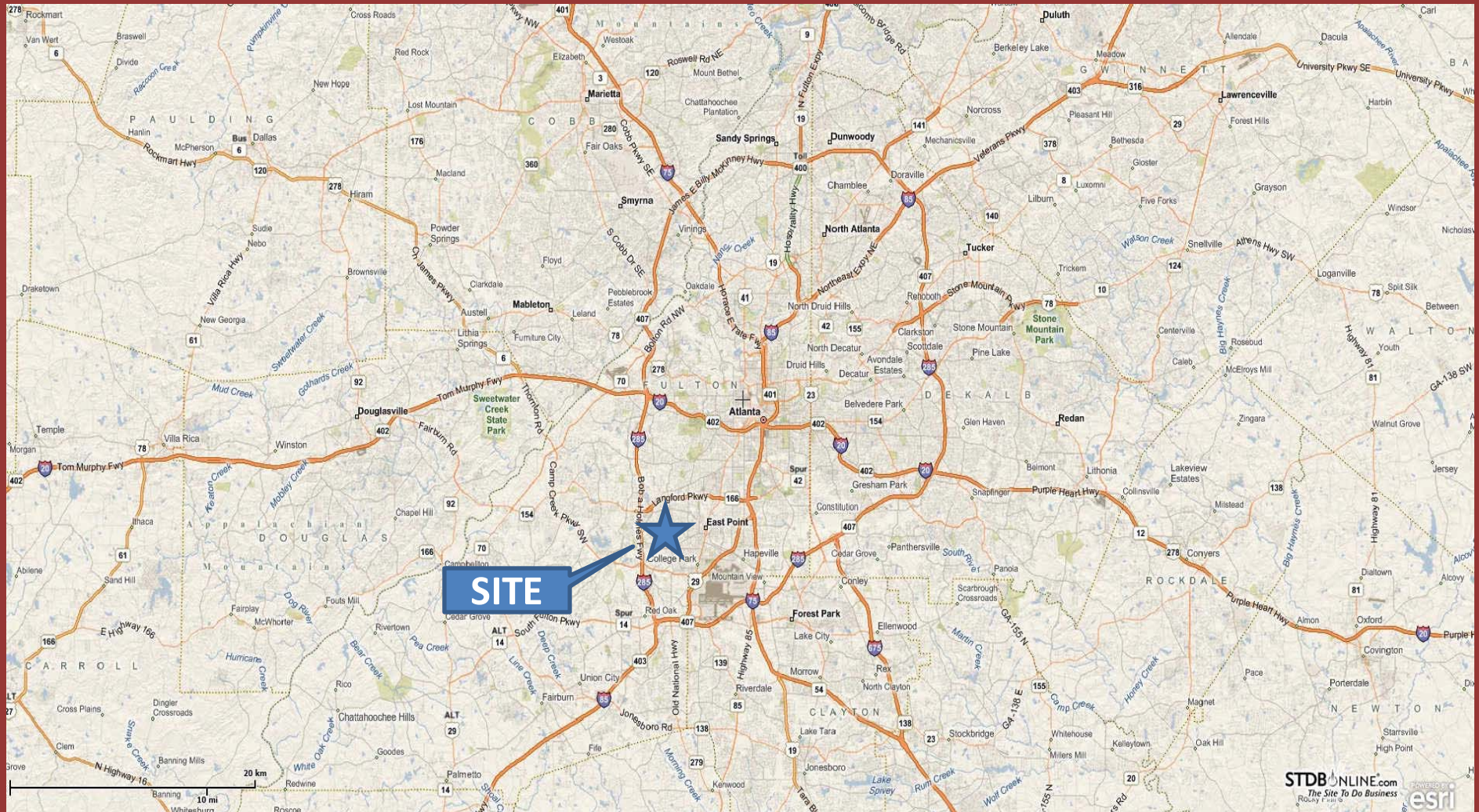
**PARKING:**

5,894 spaces / 7.54 per 1,000 sf

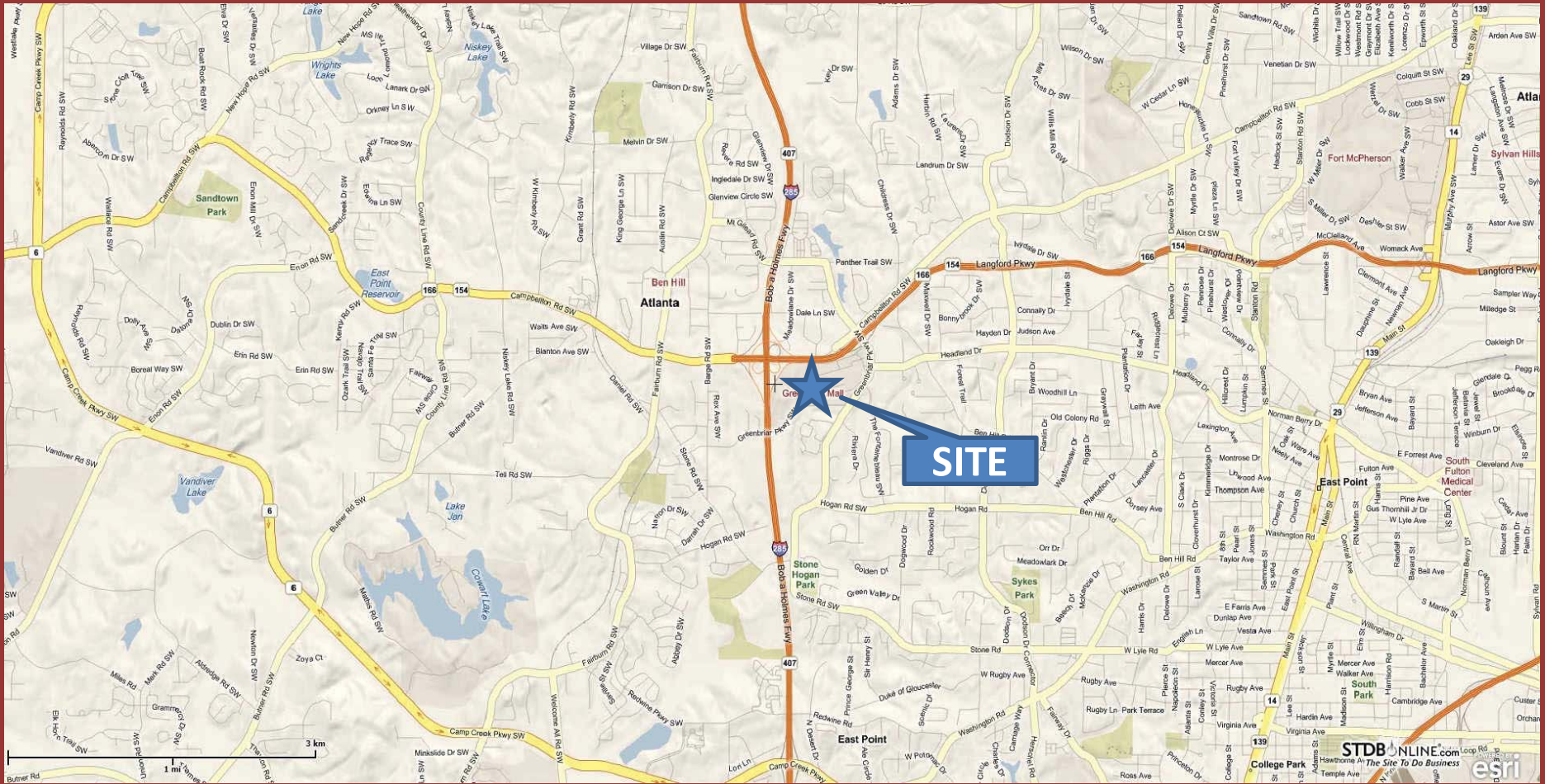
**DEMOGRAPHICS:**

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Median HH Income	\$49,160	\$45,986	\$43,521
Residential Population	7,323	75,910	179,283
Daytime Population	2,598	12,382	49,012

# Greenbriar Mall - Atlanta, Georgia - Area Map



# Greenbriar Mall - Atlanta, Georgia - Location Map



Tyler Perry Studios

St. Stephen Baptist Church



154,250 cpd

Greenbriar Theater

The Pearl

Burlington Coat Factory

Super Beauty

Corinthian College

Outparcels Available

# Greenbriar Mall

macys

Greenbriar Pkwy 20,580 cpd

Langford Pkwy 53,504 cpd

Campelton Rd



**Greenbriar Mall**  
**1,3,5 mile rings**  
**Ring: 1, 3, 5 Miles**

**Latitude: 33.688015**  
**Longitude: -84.495459**

	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	7,323	75,910	179,283
Male Population	44.9%	45.8%	46.2%
Female Population	55.1%	54.2%	53.8%
Median Age	38.6	34.1	34.2
<b>2010 Income</b>			
Median HH Income	\$49,160	\$45,986	\$43,521
Per Capita Income	\$22,729	\$22,167	\$21,062
Average HH Income	\$57,732	\$59,186	\$57,169
<b>2010 Households</b>			
Total Households	3,032	28,484	66,026
Average Household Size	2.40	2.66	2.69
<b>2010 Housing</b>			
Owner Occupied Housing Units	43.3%	41.5%	40.7%
Renter Occupied Housing Units	47.0%	48.1%	47.9%
Vacant Housing Units	9.6%	10.5%	11.4%
<b>Population</b>			
1990 Population	4,941	56,515	142,025
2000 Population	5,469	61,290	150,280
2010 Population	7,323	75,910	179,283
2015 Population	8,247	83,995	196,455
1990-2000 Annual Rate	1.02%	0.81%	0.57%
2000-2010 Annual Rate	2.89%	2.11%	1.74%
2010-2015 Annual Rate	2.41%	2.04%	1.85%

In the identified market area, the current year population is 179,283. In 2000, the Census count in the market area was 150,280. The rate of change since 2000 was 1.74 percent annually. The five-year projection for the population in the market area is 196,455, representing a change of 1.85 percent annually from 2010 to 2015. Currently, the population is 46.2 percent male and 53.8 percent female.

<b>Households</b>			
1990 Households	2,070	21,559	52,338
2000 Households	2,317	23,659	56,665
2010 Households	3,032	28,484	66,026
2015 Households	3,416	31,399	72,141
1990-2000 Annual Rate	1.13%	0.93%	0.8%
2000-2010 Annual Rate	2.66%	1.83%	1.5%
2010-2015 Annual Rate	2.41%	1.97%	1.79%

The household count in this market area has changed from 56,665 in 2000 to 66,026 in the current year, a change of 1.5 percent annually. The five-year projection of households is 72,141, a change of 1.79 percent annually from the current year total. Average household size is currently 2.69, compared to 2.63 in the year 2000. The number of families in the current year is 41,504 in the market area.

### Housing

Currently, 40.7 percent of the 74,520 housing units in the market area are owner occupied; 47.9 percent, renter occupied; and 11.4 percent are vacant. In 2000, there were 60,675 housing units - 43.9 percent owner occupied, 49.3 percent renter occupied and 6.8 percent vacant. The rate of change in housing units since 2000 is 2.03 percent. Median home value in the market area is \$86,671, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 0.72 percent annually to \$89,852. From 2000 to the current year, median home value changed by -0.38 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

**Greenbriar Mall**  
**1,3,5 mile rings**  
**Ring: 1, 3, 5 Miles**

**Latitude: 33.688015**  
**Longitude: -84.495459**

	1 mile radius	3 miles radius	5 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$29,580	\$27,872	\$24,858
2000 Median HH Income	\$35,298	\$33,687	\$31,808
2010 Median HH Income	\$49,160	\$45,986	\$43,521
2015 Median HH Income	\$61,858	\$60,702	\$56,837
1990-2000 Annual Rate	1.78%	1.91%	2.5%
2000-2010 Annual Rate	3.28%	3.08%	3.11%
2010-2015 Annual Rate	4.7%	5.71%	5.48%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$14,143	\$12,822	\$11,443
2000 Per Capita Income	\$17,137	\$17,441	\$16,825
2010 Per Capita Income	\$22,729	\$22,167	\$21,062
2015 Per Capita Income	\$25,950	\$26,251	\$25,049
1990-2000 Annual Rate	1.94%	3.12%	3.93%
2000-2010 Annual Rate	2.79%	2.37%	2.22%
2010-2015 Annual Rate	2.69%	3.44%	3.53%
<b>Average Household Income</b>			
1990 Average Household Income	\$35,818	\$33,888	\$30,739
2000 Average Household Income	\$44,075	\$45,255	\$43,916
2010 Average HH Income	\$57,732	\$59,186	\$57,169
2015 Average HH Income	\$66,151	\$70,373	\$68,262
1990-2000 Annual Rate	2.1%	2.93%	3.63%
2000-2010 Annual Rate	2.67%	2.65%	2.61%
2010-2015 Annual Rate	2.76%	3.52%	3.61%

### Households by Income

Current median household income is \$43,521 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$56,837 in five years. In 2000, median household income was \$31,808, compared to \$24,858 in 1990.

Current average household income is \$57,169 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$68,262 in five years. In 2000, average household income was \$43,916, compared to \$30,739 in 1990.

Current per capita income is \$21,062 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$25,049 in five years. In 2000, the per capita income was \$16,825, compared to \$11,443 in 1990.

### Population by Employment

Total Businesses	412	1,815	4,909
Total Employees	2,598	12,382	49,012

Currently, 83.7 percent of the civilian labor force in the identified market area is employed and 16.3 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 86.8 percent of the civilian labor force, and unemployment will be 13.2 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 63.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 58.3 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 22.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 19.5 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 62.0 percent of the market area population drove alone to work, and 1.5 percent worked at home. The average travel time to work in 2000 was 33.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 15.5 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 30.9 percent were high school graduates only (29.6 percent in the U.S.)
- 5.2 percent had completed an Associate degree (7.7 percent in the U.S.)
- 16.1 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 10.5 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

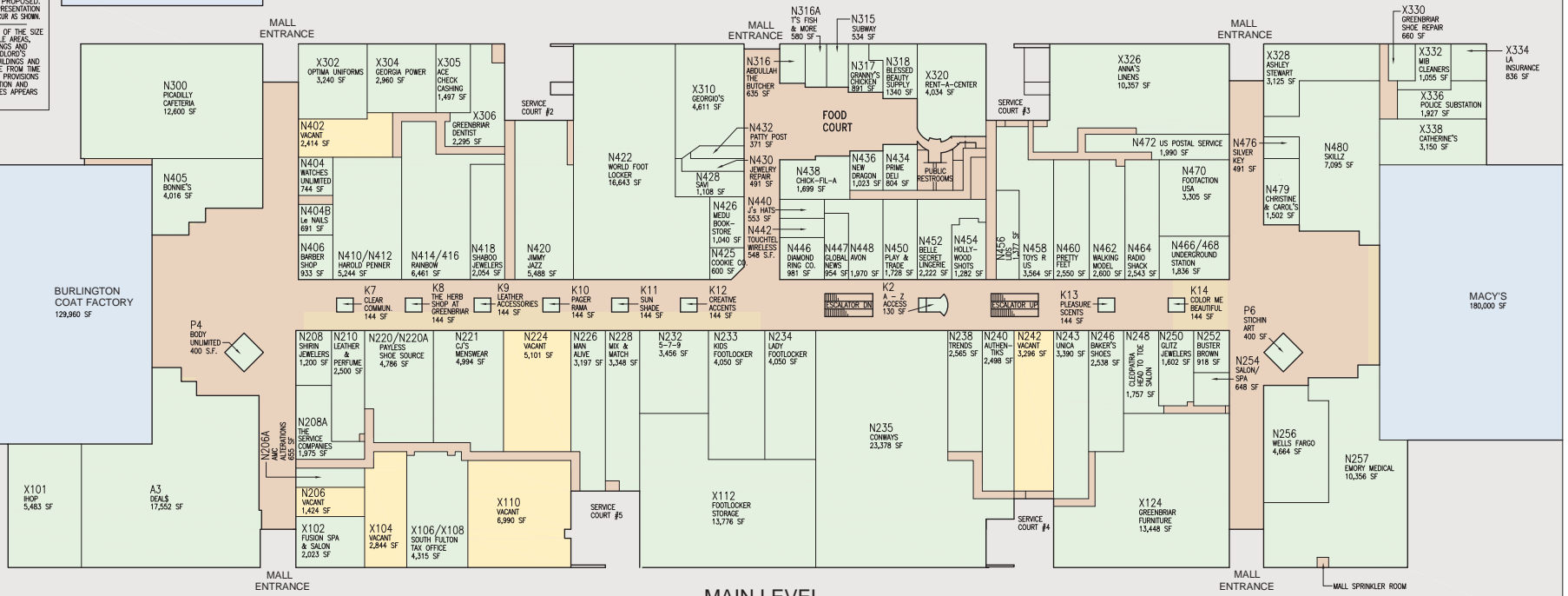
TENANT NAMES SHOWN ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, OR IN NEGOTIATION.

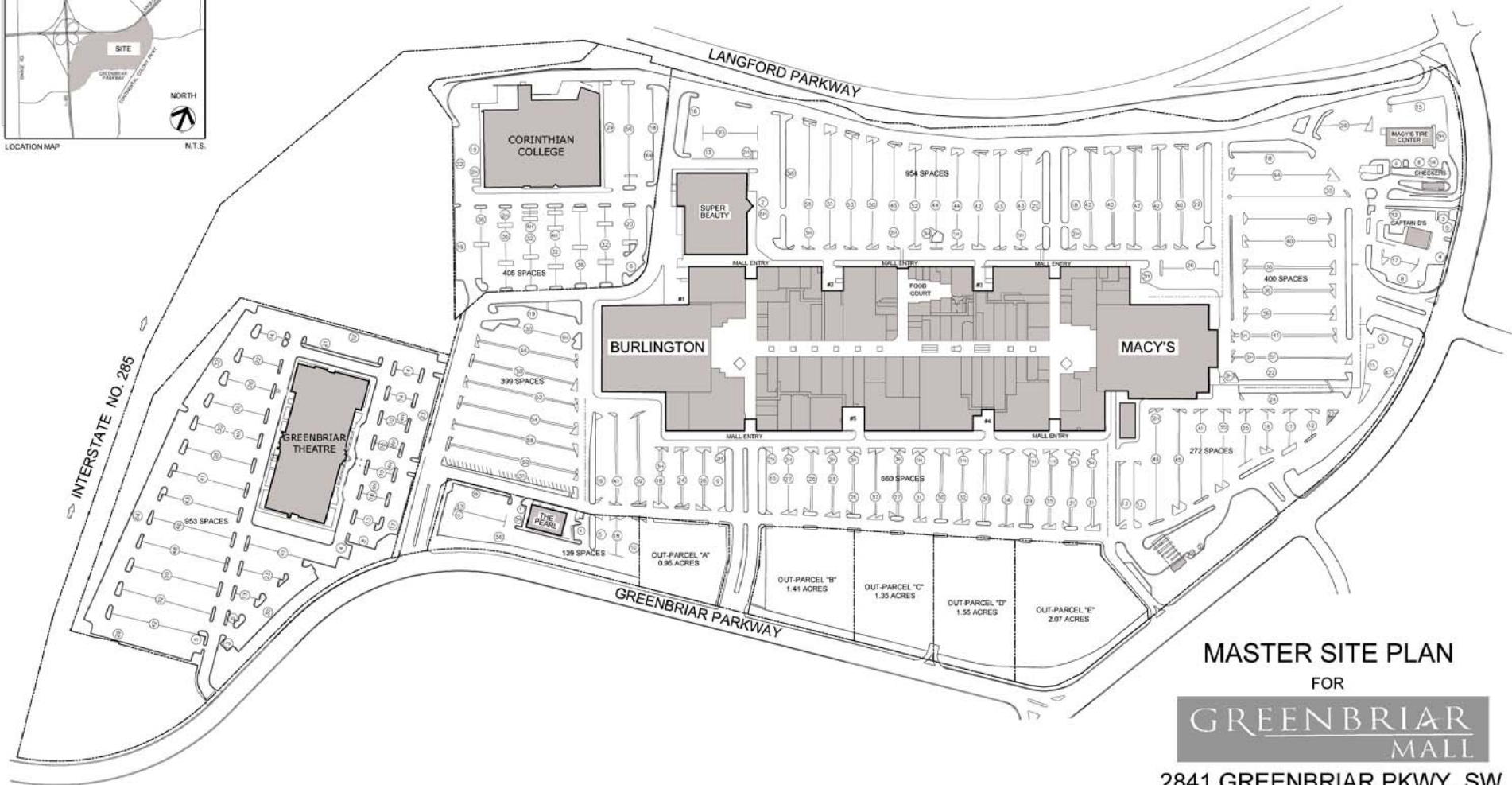
ALL TENANT LEASE AREAS ARE MEASURED FROM THE TENANT LEASE LINE TO THE OUTSIDE FACE OF EXTERIOR WALLS OR THE CENTERLINE OF ADJACENT TENANT CORRIDOR WALLS AND/OR SERVICE EXIT CORRIDOR WALLS.

CERTAIN OF THE ELEMENTS SHOWN ON THE ABOVE PLAN ARE INDICATED AS FUTURE OR PROPOSED. GREEN BROWN WALL MAKES NO REPRESENTATION THAT THE FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

THIS EXHIBIT IS ONLY ILLUSTRATIVE OF THE SIZE AND RELATIONSHIP OF THE LEASABLE AREAS, COMMON AREAS AND OTHER BUILDINGS AND FACILITIES IN OR ADJACENT TO LANDLORD'S BUILDING ALL OF WHICH AREAS, BUILDINGS AND FACILITIES ARE SUBJECT TO CHANGE FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE. THE PRECISE LOCATION AND EXACT DIMENSIONS OF THE PREMISES APPEARS ON THE LEASE OUTLINE DRAWINGS.

SCALE 1"=40'-0"  
 0 20 40 80  
 LATEST REVISION: DECEMBER 01, 2010





MASTER SITE PLAN  
FOR  
**GREENBRIAR MALL**

2841 GREENBRIAR PKWY. SW  
ATLANTA, GA 30331  
(404) 344-6611



3445 PEACHTREE RD.  
SUITE 465  
ATLANTA, GA 30326  
(404) 262-7400

SCALE 1"=100'-0"  
0 50 100 200 300

LATEST REVISION: FEBRUARY 25, 2010