

FOR SALE



**17,500± Square Foot Church Building / Fellowship Hall / Home
7.7± Acres**

**5580 Rockbridge Road
Stone Mountain, Dekalb County, Georgia 30088**

SALES PRICE: \$700,000

FOR MORE DETAILS CONTACT:

Created 12/13/16

ARTHUR P BARRY III - EXCLUSIVE AGENT
abarry@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.
www.coldwellbankercommercialeb.com

Main	478-746-8171	Toll Free	800-926-0990	990 Riverside Drive Macon, GA 31201
Fax	478-746-1362	Cell	478-731-8000	



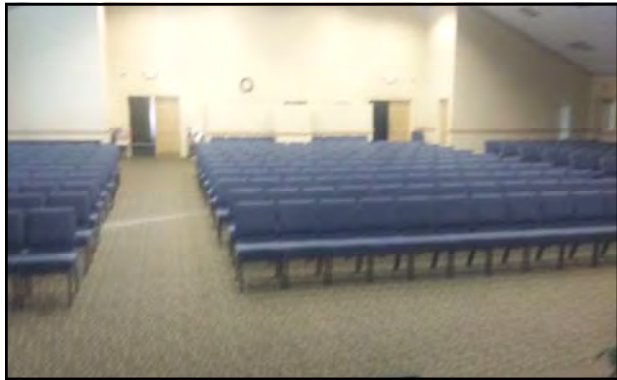
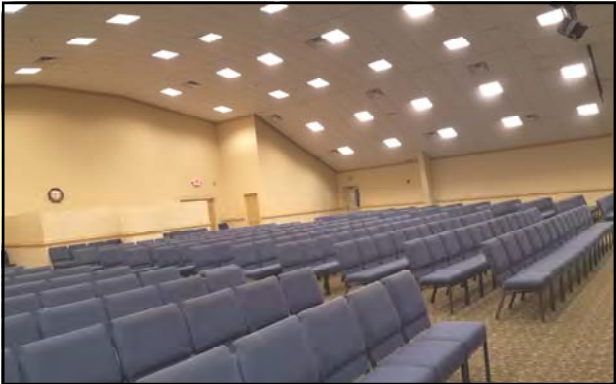
EBERHARDT & BARRY INC.

5580 Rockbridge Road - Stone Mountain, GA / PROPERTY OVERVIEW

LOCATION:	Subject site is located on Rockbridge Road, west of Stone Mountain Lithonia Road; 13 miles east of the Atlanta central business district.
BUILDING INFORMATION:	<ul style="list-style-type: none"> • 17,500± SF Church Building and Fellowship Hall • 1,950± SF Former Residence <ul style="list-style-type: none"> - 4 Bedrooms - 2.5 Baths - Built in 1962
YEAR BUILT:	1970
ACREAGE:	<ul style="list-style-type: none"> • 7.7± acres of which 1.75± acres is wooded • 800' of frontage on Rockbridge Road
TOPO:	At road grade and slopes gently upward to the north.
EXTERIOR WALLS:	<ul style="list-style-type: none"> • Church Sanctuary: Stucco & stone. • Classroom Building: Prefabricated metal • Former Residence: Brick & wood siding
ROOF:	Metal
FLOORING:	Carpet, tile & vinyl over concrete slab
LIGHTING:	Fluorescent fixtures
PLUMBING:	Multiple multi-fixture restrooms.
HVAC:	Four central heat & air conditioning systems
PARKING:	100 paved parking spaces, expandable to 200
ZONING:	R-100, Residential District
UTILITIES:	All customary utilities available to the site.
SALES PRICE:	\$700,000



5580 Rockbridge Road - Stone Mountain, GA / PHOTOS



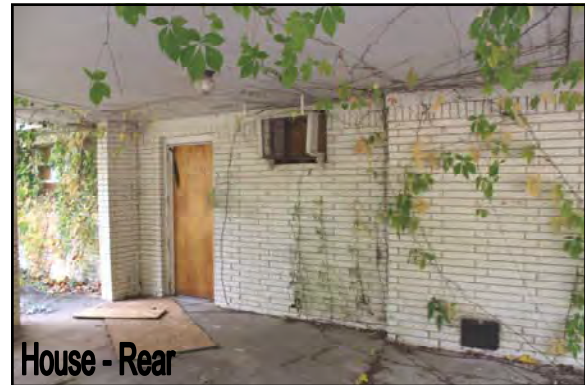


5580 Rockbridge Road - Stone Mountain, GA / PHOTOS





House - Rear



House - Rear



House - Rear

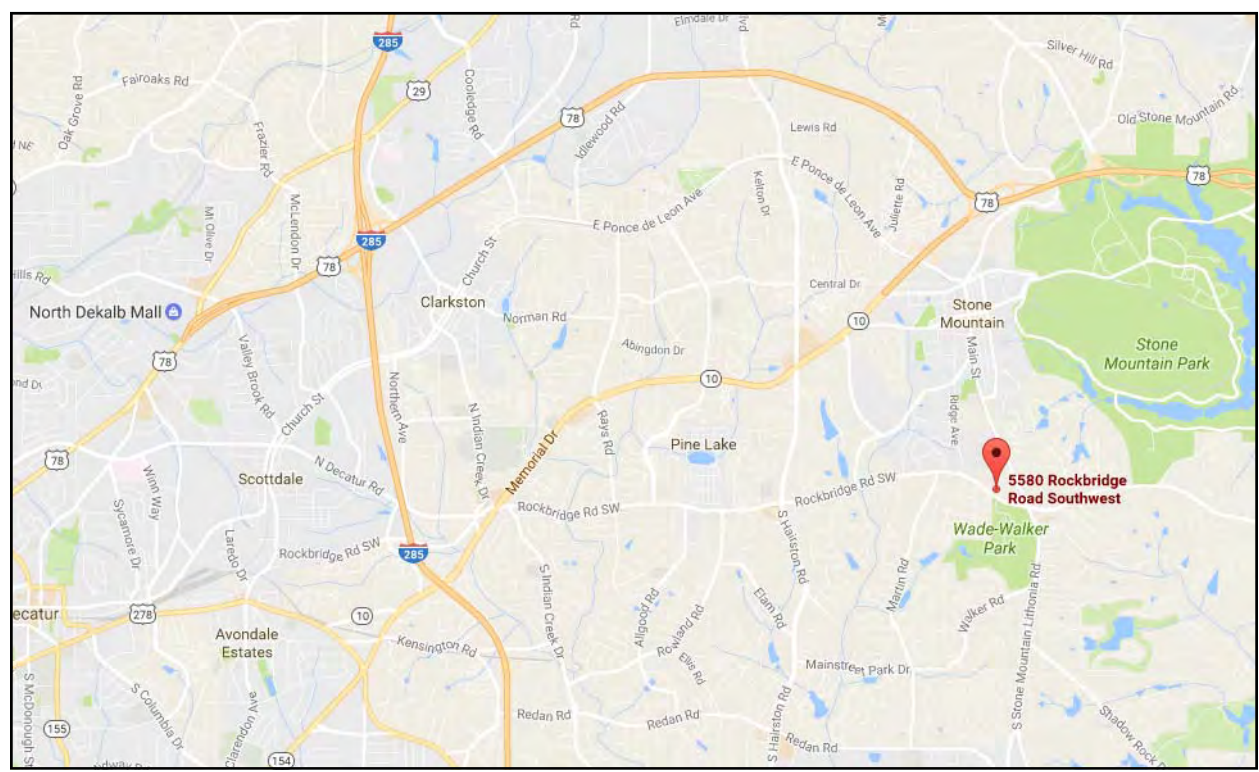
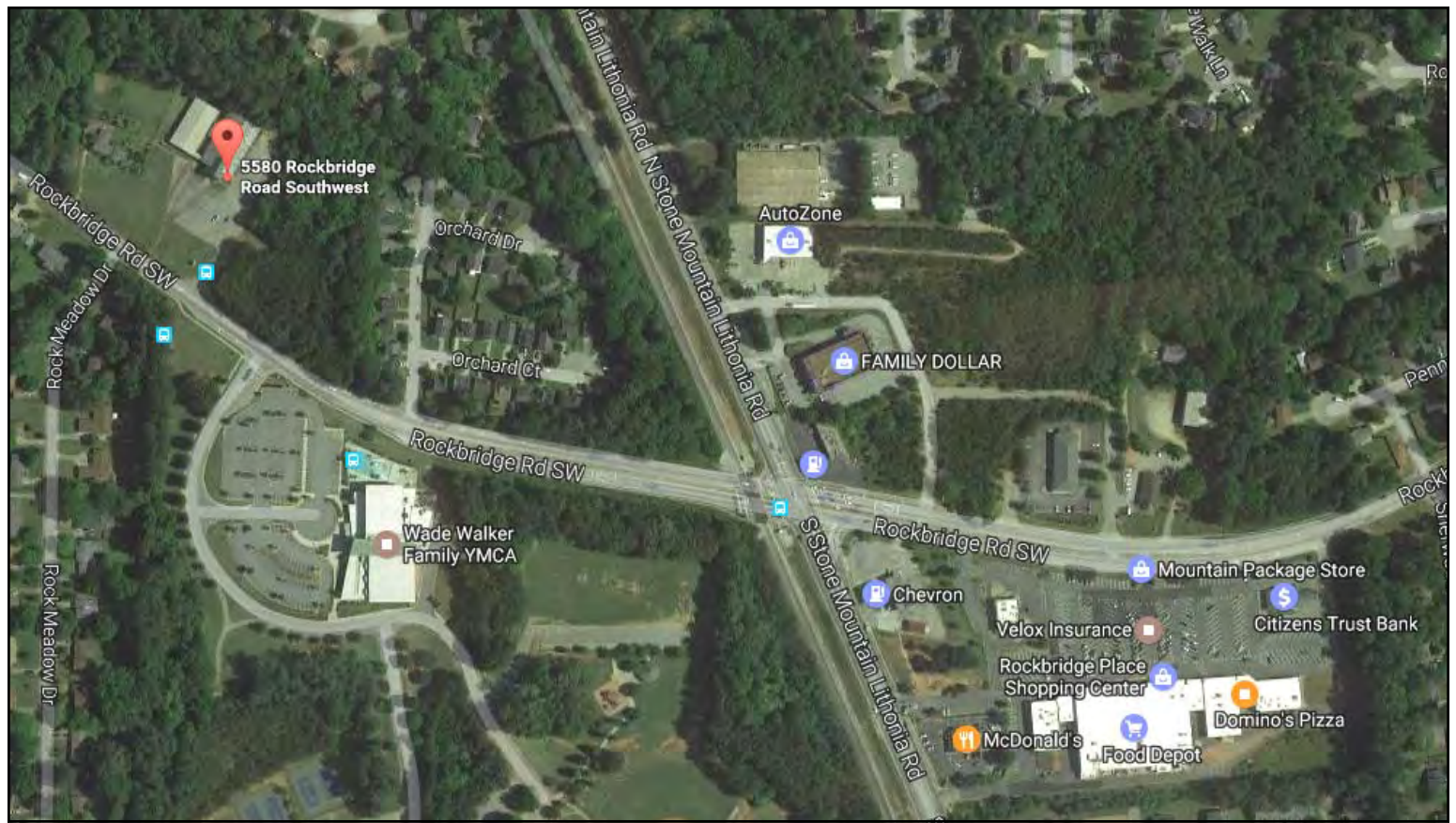


House-Garage





5580 Rockbridge Road - Stone Mountain, GA MAPS





Demographic and Income Profile

DeKalb County, GA
 DeKalb County, GA (13089)
 Geography: County

Prepared by Esri

Summary	Census 2010	2016	2021
Population	691,893	720,184	752,591
Households	271,809	281,908	293,898
Families	161,453	165,361	171,214
Average Household Size	2.50	2.51	2.52
Owner Occupied Housing Units	154,647	146,738	152,151
Renter Occupied Housing Units	117,162	135,170	141,747
Median Age	34.3	35.3	35.8
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.88%	1.02%	0.84%
Households	0.84%	0.96%	0.79%
Families	0.70%	0.87%	0.72%
Owner HHs	0.73%	0.93%	0.73%
Median Household Income	2.44%	2.34%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	37,516	13.3%	38,192	13.0%
\$15,000 - \$24,999	30,030	10.7%	29,925	10.2%
\$25,000 - \$34,999	29,500	10.5%	31,562	10.7%
\$35,000 - \$49,999	39,491	14.0%	23,938	8.1%
\$50,000 - \$74,999	48,601	17.2%	55,509	18.9%
\$75,000 - \$99,999	33,142	11.8%	37,513	12.8%
\$100,000 - \$149,999	33,289	11.8%	41,393	14.1%
\$150,000 - \$199,999	13,875	4.9%	17,294	5.9%
\$200,000+	16,456	5.8%	18,564	6.3%
Median Household Income	\$51,560		\$58,175	
Average Household Income	\$76,538		\$83,958	
Per Capita Income	\$30,327		\$33,138	

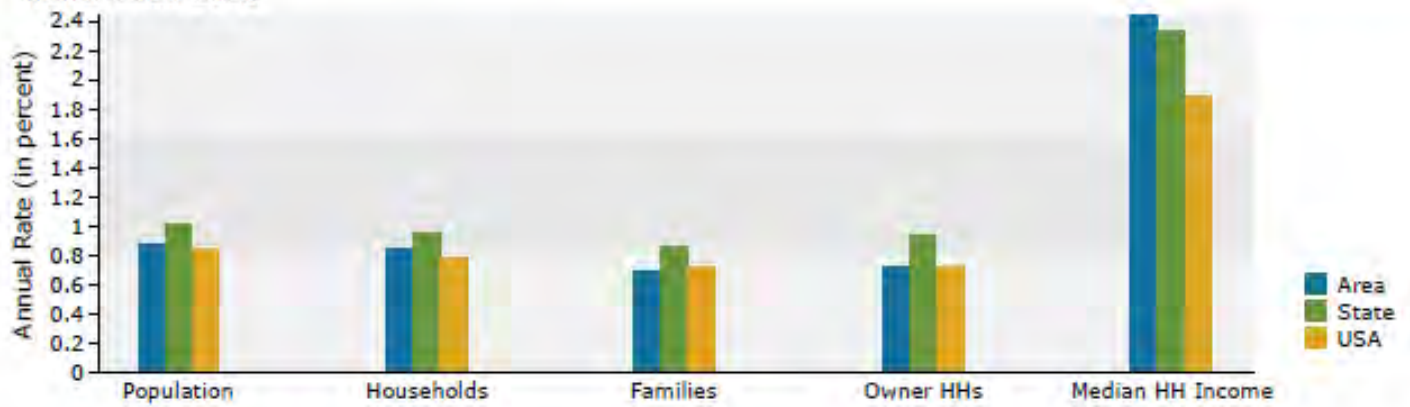
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	50,407	7.3%	48,071	6.7%	49,348	6.6%
5 - 9	45,290	6.5%	46,868	6.5%	46,706	6.2%
10 - 14	42,797	6.2%	45,417	6.3%	46,775	6.2%
15 - 19	44,643	6.5%	44,644	6.2%	46,319	6.2%
20 - 24	51,699	7.5%	54,515	7.6%	54,607	7.3%
25 - 34	118,649	17.1%	117,602	16.3%	124,039	16.5%
35 - 44	107,145	15.5%	105,320	14.6%	107,677	14.3%
45 - 54	96,245	13.9%	95,505	13.3%	94,675	12.6%
55 - 64	72,790	10.5%	81,923	11.4%	85,451	11.4%
65 - 74	35,465	5.1%	49,770	6.9%	60,489	8.0%
75 - 84	19,067	2.8%	21,606	3.0%	26,625	3.5%
85+	7,696	1.1%	8,943	1.2%	9,880	1.3%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	230,156	33.3%	237,813	33.0%	245,070	32.6%
Black Alone	375,725	54.3%	386,254	53.6%	399,782	53.1%
American Indian Alone	2,479	0.4%	2,414	0.3%	2,527	0.3%
Asian Alone	35,426	5.1%	43,386	6.0%	51,328	6.8%
Pacific Islander Alone	342	0.0%	334	0.0%	338	0.0%
Some Other Race Alone	31,253	4.5%	30,931	4.3%	32,019	4.3%
Two or More Races	16,512	2.4%	19,052	2.6%	21,527	2.9%
Hispanic Origin (Any Race)	67,824	9.8%	67,486	9.4%	69,999	9.3%

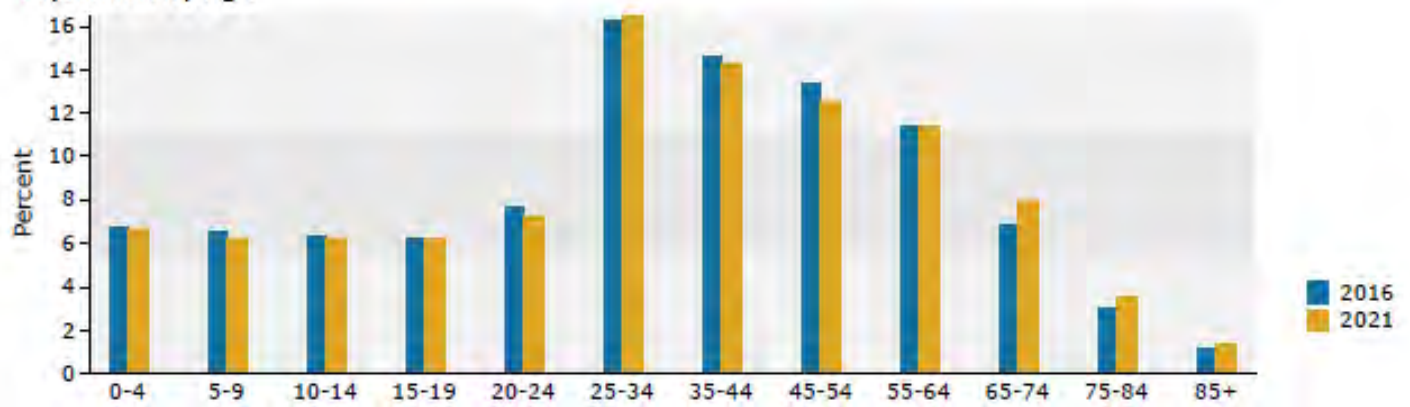
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

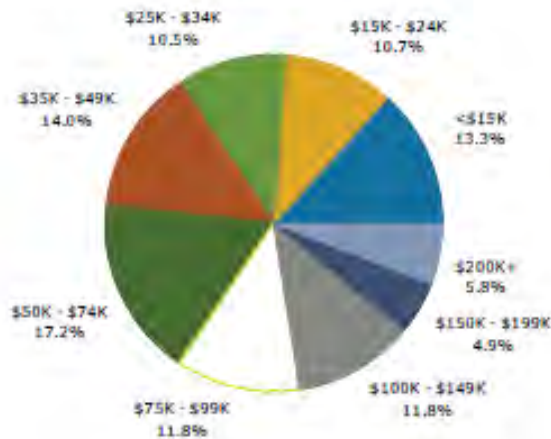
Trends 2016-2021



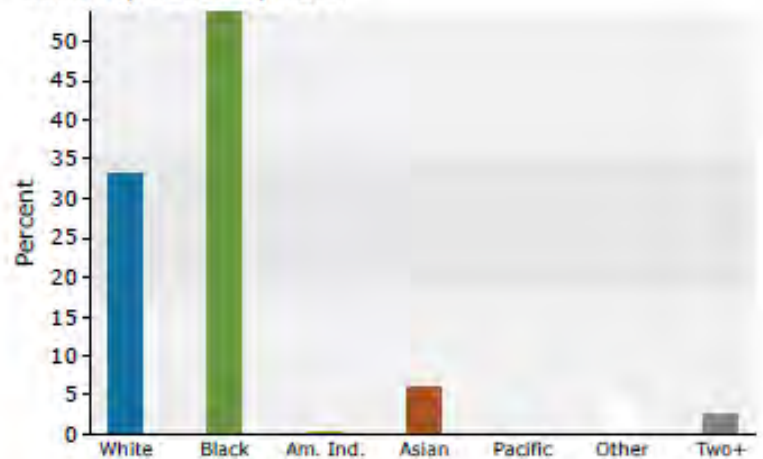
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 9.4%