

**1668 Welika Drive
Decatur, GA 30032**



Location

**1668 Welika Drive
Decatur, Georgia 30032**

Property Size

13.728 (597,987 SF)

Property Type

Residential Land

Zoning

RM-75 Residential
Multifamily District

Best Use

Multifamily Residential

Site Description

The subject property is situated at the northerly end of Welika Drive in DeKalb County, Georgia. The subject site is irregular in shape.

Property Highlights

The southern portion of the property has a generally level terrain at the road grade of Welika Drive. The property has a gradual incline toward the northwest and northeast. It is also noted that Shoal Creek runs generally east-west along the northern property line. The RM-75 (Residential Multifamily District) permit uses such as attached and detached single-family dwellings, multifamily dwellings, rooming house, fraternity/sorority house, personal care home, nursing home and child day care center.

Demographics

1 Mile

3 Miles

5 Miles

2012 Population

10,371

96,238

248,811

2012 Households

3,906

37,526

98,171

2012 Avg. HH Income

\$48,975

\$59,275

\$64,926

2012-2017 Hhld. Growth

0.4%

0.7%

2.3%

Daily Traffic Count

Welika Drive at Eastwood Drive: approx. 494 VPD
Glenwood Road at Welika Drive: approx. 20,251 VPD

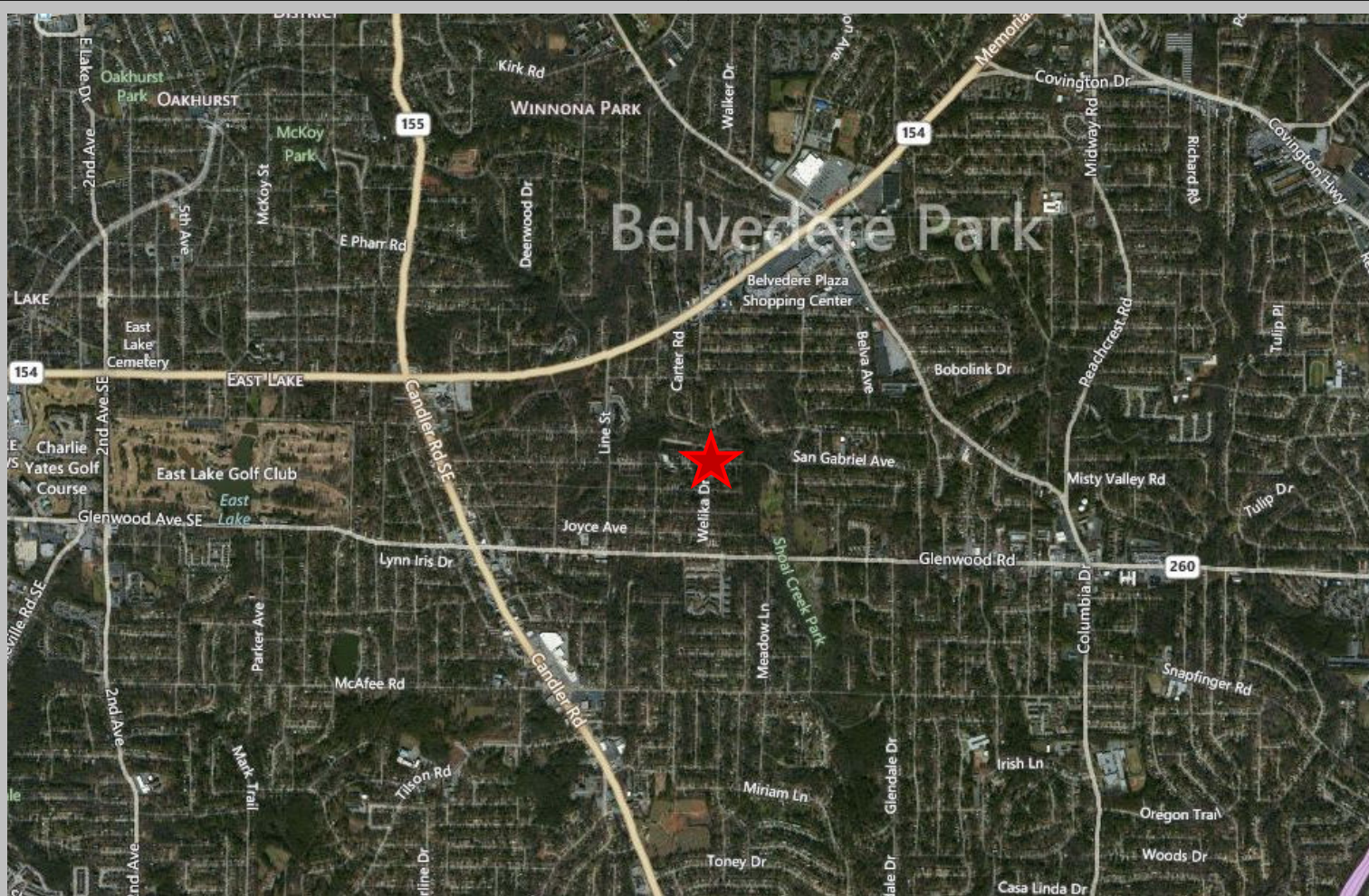
CONTACT

Michael Tabb
mtabb@redrockglobal.net
(404) 815-1819

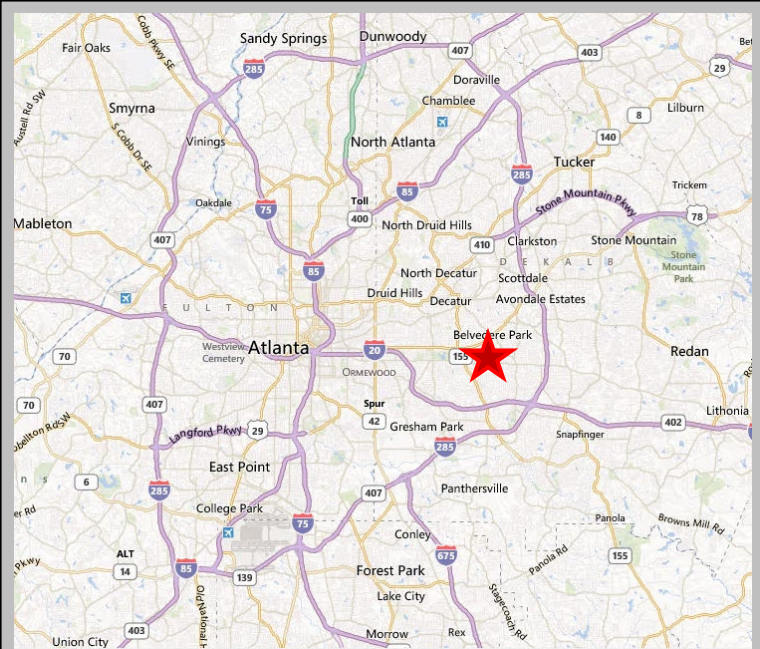
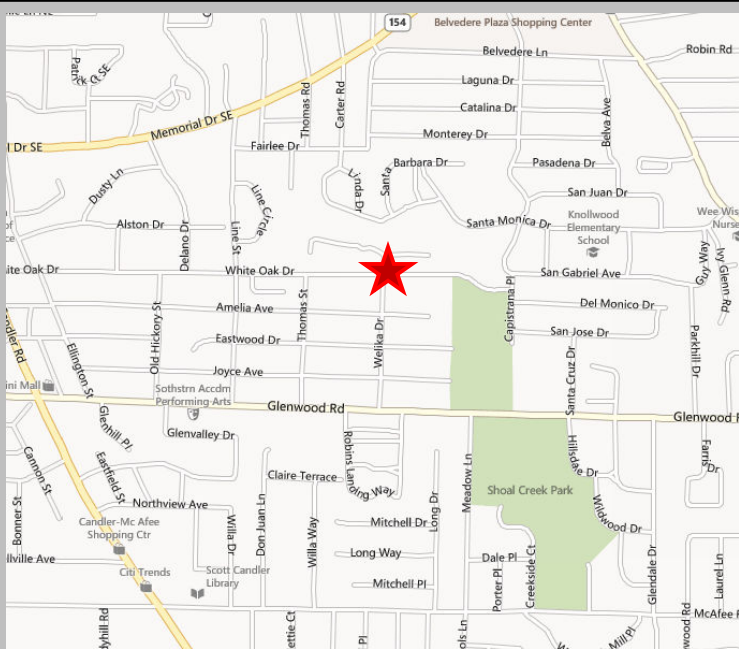
Joseph Evans III
Jevans@redrockglobal.net
(301) 535-9884

www.redrockglobal.com

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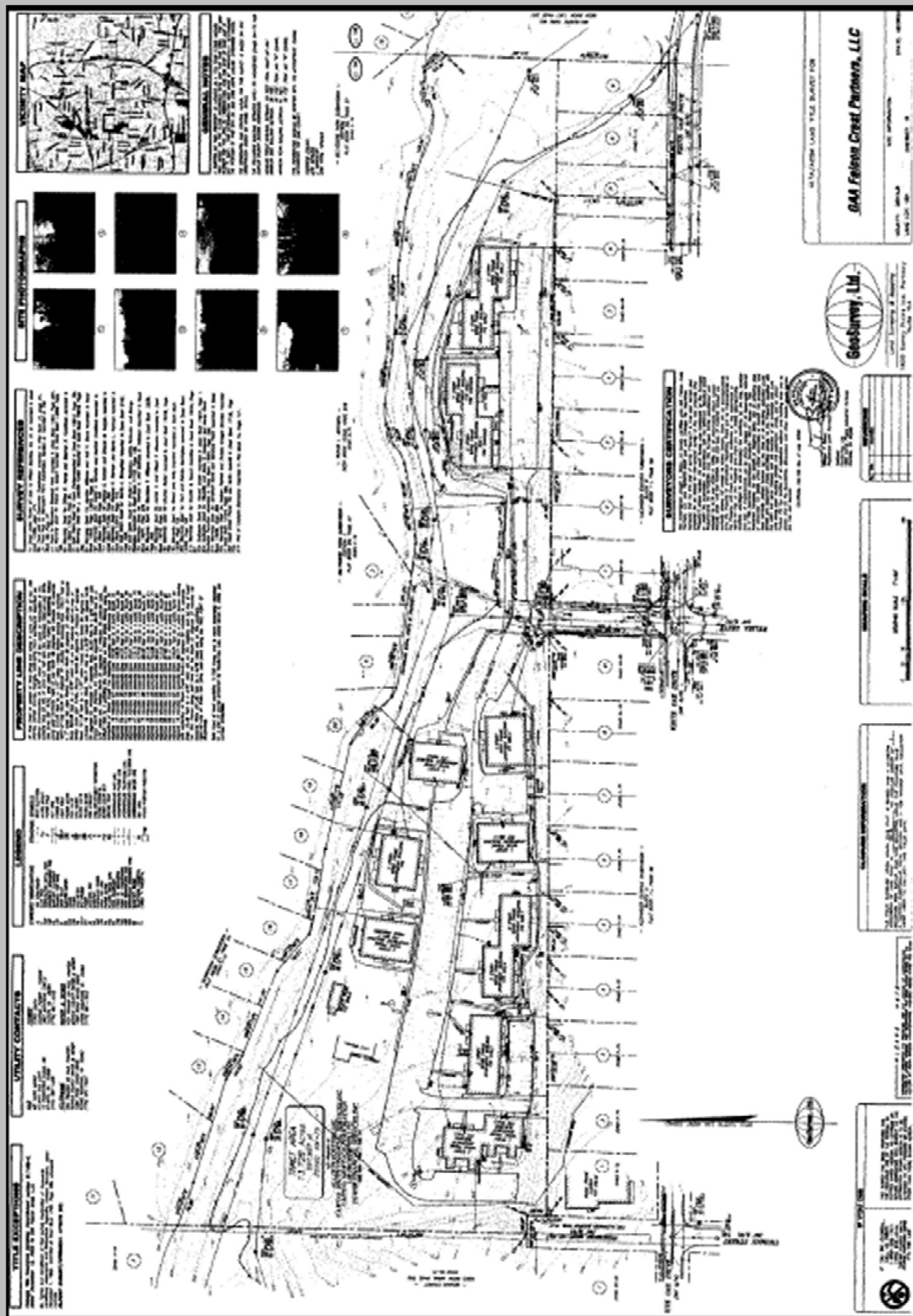


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	1 Mile	3 Mile	5 Mile
Population: 2012A			
Total Population	10,371	96,238	248,811
Female Population	53.1%	52.4%	52.5%
Male Population	46.9%	47.6%	47.5%
Population Density	3,228	3,411	3,152
Population Median Age	37.0	37.0	36.0
Population Growth 2000-2010	-16.8%	-12.6%	-5.2%
Population Growth 2012A-2017	-1.4%	-0.7%	1.1%
Income: 2012A			
Average Household Income	\$48,975	\$59,275	\$64,926
Median Household Income	\$35,741	\$39,350	\$43,362
Per Capita Income	\$18,501	\$23,710	\$26,051
Avg Income Growth 2000-2010	11.1%	21.5%	19.9%
Avg Income Growth 2012A-2017	8.8%	8.7%	7.9%
Households: 2012A			
Households	3,906	37,526	98,171
Average Household Size	2.64	2.46	2.45
Hhld Growth 2000-2010	-5.3%	-3.5%	2.6%
Hhld Growth 2012A-2017	0.4%	0.7%	2.3%
Housing Units: 2012A			
Owner Occupied Units	3,906	37,526	98,171
% Owner Occupied Units	81.8%	85.8%	87.5%
% Vacant Housing Units	18.2%	14.2%	12.5%
Owner Occ Housing Growth 2000-2010	-14.6%	-3.7%	3.5%
Owner Occ Housing Growth 2000-2017	-18.2%	-5.7%	3.4%
Owner Occ Housing Growth 2012A-2017	-1.2%	0.5%	2.2%
Occ Housing Growth 2000-2010	-5.3%	-3.5%	2.6%
Occ Housing Growth 2010-2017	0.3%	0.8%	2.5%
Occ Housing Growth 2012A-2017	0.4%	0.7%	2.3%
Race and Ethnicity: 2012A			
% American Indian or Alaska Native Population	0.4%	0.2%	0.2%
% Asian Population	0.6%	1.1%	4.3%
% Black Population	80.8%	70.3%	62.0%
% Hawaiian or Pacific Islander Population	0.0%	0.0%	0.0%
% Multirace Population	1.5%	1.9%	2.1%
% Other Race Population	0.7%	0.8%	1.1%
% White Population	16.1%	25.7%	30.2%
% Hispanic Population	2.1%	2.6%	3.0%
% Non Hispanic Population	98.0%	97.4%	97.0%