



5615 Shirlee Industrial Way, Alpharetta GA



# For Sale



- 2.13 acre tract at the corner of Shirlee Industrial Way and Highway 9
- Zoned CBD (Central Business District).
- Gravity flow sewer across Highway 9. 24,000 cars per day

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Sewer Diagram



Location Map

# Demographic Summary

2,001

Population



Average  
Household Size

40.2

Median Age

\$120,580

Median  
Household Income

5%

No High  
School  
Diploma



13%

High School  
Graduate



24%

Some College



59%

Bachelor's/Grad/Prof  
Degree

## BUSINESS



475

Total Businesses



5,578

Total Employees

## EMPLOYMENT



72%

White Collar



19%

Blue Collar



9%

Services

3.3%

Unemployment  
Rate

## INCOME



\$120,580

Median Household  
Income



\$49,399

Per Capita Income



\$500,001

Median Net Worth

## Households By Income

This area

The largest group: \$200,000+ (22.5%)

The smallest group: <\$15,000 (1.5%)

Indicator	Value	Difference	
<\$15,000	1.5%	-4.4%	
\$15,000 - \$24,999	2.3%	-2.8%	
\$25,000 - \$34,999	3.3%	-1.7%	
\$35,000 - \$49,999	6.7%	-2.7%	
\$50,000 - \$74,999	12.8%	-1.4%	
\$75,000 - \$99,999	13.1%	-1.8%	
\$100,000 - \$149,999	20.2%	-4.0%	
\$150,000 - \$199,999	17.7%	+6.4%	
\$200,000+	22.5%	+12.4%	

# Executive Summary

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	940	16,832	45,422
2010 Population	1,674	27,308	81,439
2016 Population	2,001	32,992	99,236
2021 Population	2,309	38,711	115,909
2000-2010 Annual Rate	5.94%	4.96%	6.01%
2010-2016 Annual Rate	2.90%	3.07%	3.21%
2016-2021 Annual Rate	2.90%	3.25%	3.15%
2016 Male Population	50.0%	49.6%	49.4%
2016 Female Population	50.0%	50.4%	50.6%
2016 Median Age	40.2	37.3	37.2

In the identified area, the current year population is 99,236. In 2010, the Census count in the area was 81,439. The rate of change since 2010 was 3.21% annually. The five-year projection for the population in the area is 115,909 representing a change of 3.15% annually from 2016 to 2021. Currently, the population is 49.4% male and 50.6% female.

## Median Age

The median age in this area is 40.2, compared to U.S. median age of 38.0.

## Race and Ethnicity

2016 White Alone	79.7%	73.3%	72.2%
2016 Black Alone	6.8%	8.1%	7.6%
2016 American Indian/Alaska Native Alone	0.4%	0.4%	0.3%
2016 Asian Alone	8.2%	10.9%	14.2%
2016 Pacific Islander Alone	0.0%	0.0%	0.1%
2016 Other Race	2.6%	4.8%	3.2%
2016 Two or More Races	2.2%	2.5%	2.5%
2016 Hispanic Origin (Any Race)	9.5%	12.2%	8.7%

Persons of Hispanic origin represent 8.7% of the population in the identified area compared to 17.9% 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 54.0 in the identified area, compared to 63.5 for the U.S. as a whole.

## Households

2000 Households	302	5,818	16,648
2010 Households	518	9,328	28,886
2016 Total Households	610	11,112	34,519
2021 Total Households	704	12,968	39,923
2000-2010 Annual Rate	5.54%	4.83%	5.67%
2010-2016 Annual Rate	2.65%	2.84%	2.89%
2016-2021 Annual Rate	2.91%	3.14%	2.95%
2016 Average Household Size	3.28	2.97	2.87

The household count in this area has changed from 28,886 in 2010 to 34,519 in the current year, a change of 2.89% annually. The five-year projection of households is 39,923, a change of 2.95% annually from the current year total. Average household size is currently 2.87, compared to 2.82 in the year 2010. The number of families in the current year is 26,323 in the specified area.



	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$120,580	\$103,993	\$102,037
2021 Median Household Income	\$123,948	\$109,380	\$108,513
2016-2021 Annual Rate	0.55%	1.02%	1.24%
<b>Average Household Income</b>			
2016 Average Household Income	\$153,239	\$129,168	\$130,026
2021 Average Household Income	\$158,232	\$136,446	\$139,229
2016-2021 Annual Rate	0.64%	1.10%	1.38%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$49,399	\$43,719	\$45,313
2021 Per Capita Income	\$51,141	\$45,943	\$48,046
2016-2021 Annual Rate	0.70%	1.00%	1.18%

#### Households by Income

Current median household income is \$102,037 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$108,513 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$130,026 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$139,229 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$45,313 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$48,046 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	314	6,073	17,615
2000 Owner Occupied Housing Units	284	5,066	14,125
2000 Renter Occupied Housing Units	18	751	2,523
2000 Vacant Housing Units	12	256	967
2010 Total Housing Units	549	9,741	30,524
2010 Owner Occupied Housing Units	466	7,854	22,765
2010 Renter Occupied Housing Units	52	1,474	6,121
2010 Vacant Housing Units	31	413	1,638
2016 Total Housing Units	638	11,497	36,092
2016 Owner Occupied Housing Units	527	9,025	26,499
2016 Renter Occupied Housing Units	83	2,087	8,019
2016 Vacant Housing Units	28	385	1,573
2021 Total Housing Units	730	13,295	41,474
2021 Owner Occupied Housing Units	603	10,492	30,817
2021 Renter Occupied Housing Units	101	2,476	9,107
2021 Vacant Housing Units	26	327	1,551

Currently, 73.4% of the 36,092 housing units in the area are owner occupied; 22.2%, renter occupied; and 4.4% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 30,524 housing units in the area - 74.6% owner occupied, 20.1% renter occupied, and 5.4% vacant. The annual rate of change in housing units since 2010 is 7.73%. Median home value in the area is \$338,028, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by -0.20% annually to \$334,649.