

# Jonesboro / South Atlanta

FOR LEASE | +/- 800 SF Retail Building on 0.32 Acres in Jonesboro



834 Spur 138, Jonesboro, GA 30236



# THE SPACE

Location	834 Spur 138, Jonesboro, GA 30236
Land Area	0.32 Acres (14,100 SF)
COUNTY	Clayton
Square Feet	+/- 800SF
Monthly Rent	\$2,750.00
Lease Type	Ground Lease
Space Description	Former Checkers Building

## HIGHLIGHTS

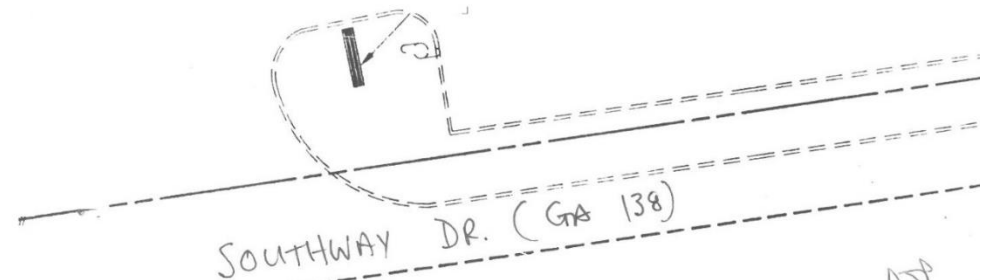
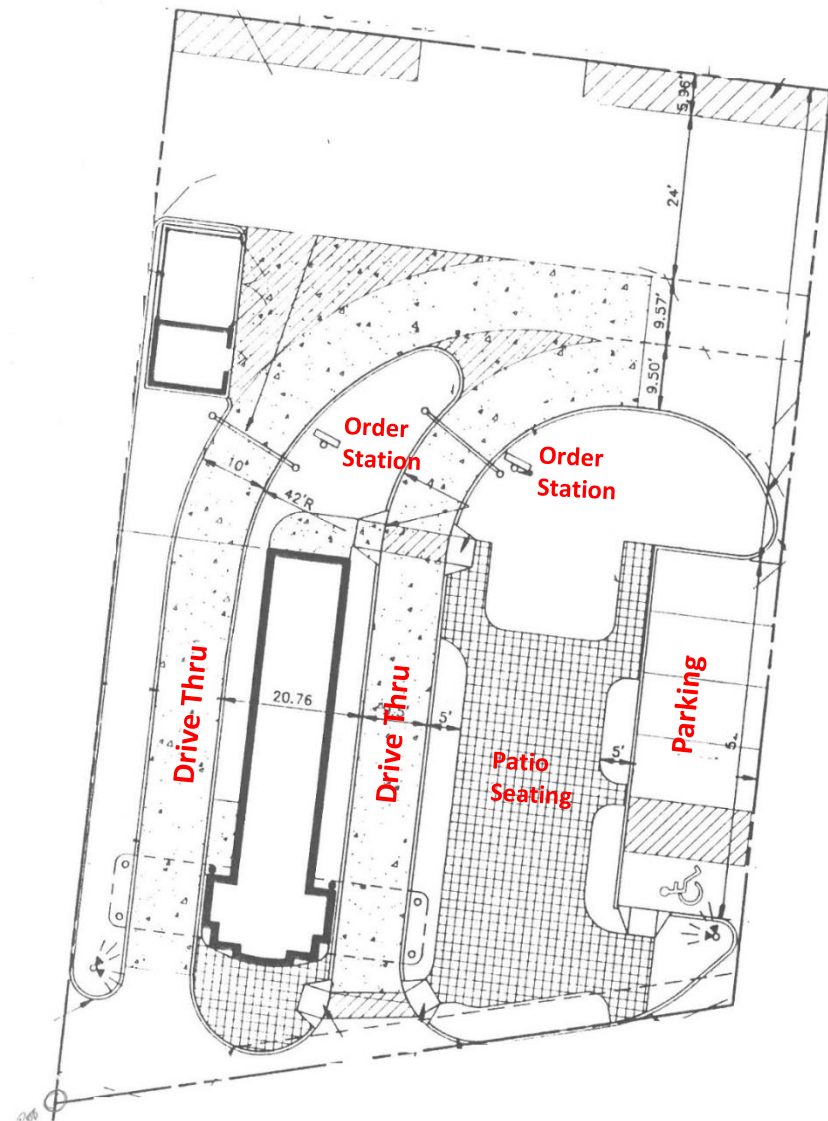
- Great Visibility from HWY 138 and Tara Boulevard
- Double Drive Thru
- Outdoor Seating
- Signalized Intersection
- High Traffic Counts- +/-78,000 Cars per Day Through the Intersection of Tara Blvd. and HWY 138



**JOEL & GRANOT**  
COMMERCIAL REAL ESTATE

Tom Thompson  
Retail Partner  
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For complete details, please visit: [www.joelandgranot.com](http://www.joelandgranot.com)



# AERIAL MAP



N Main St.

Tara Blvd

HWY 138

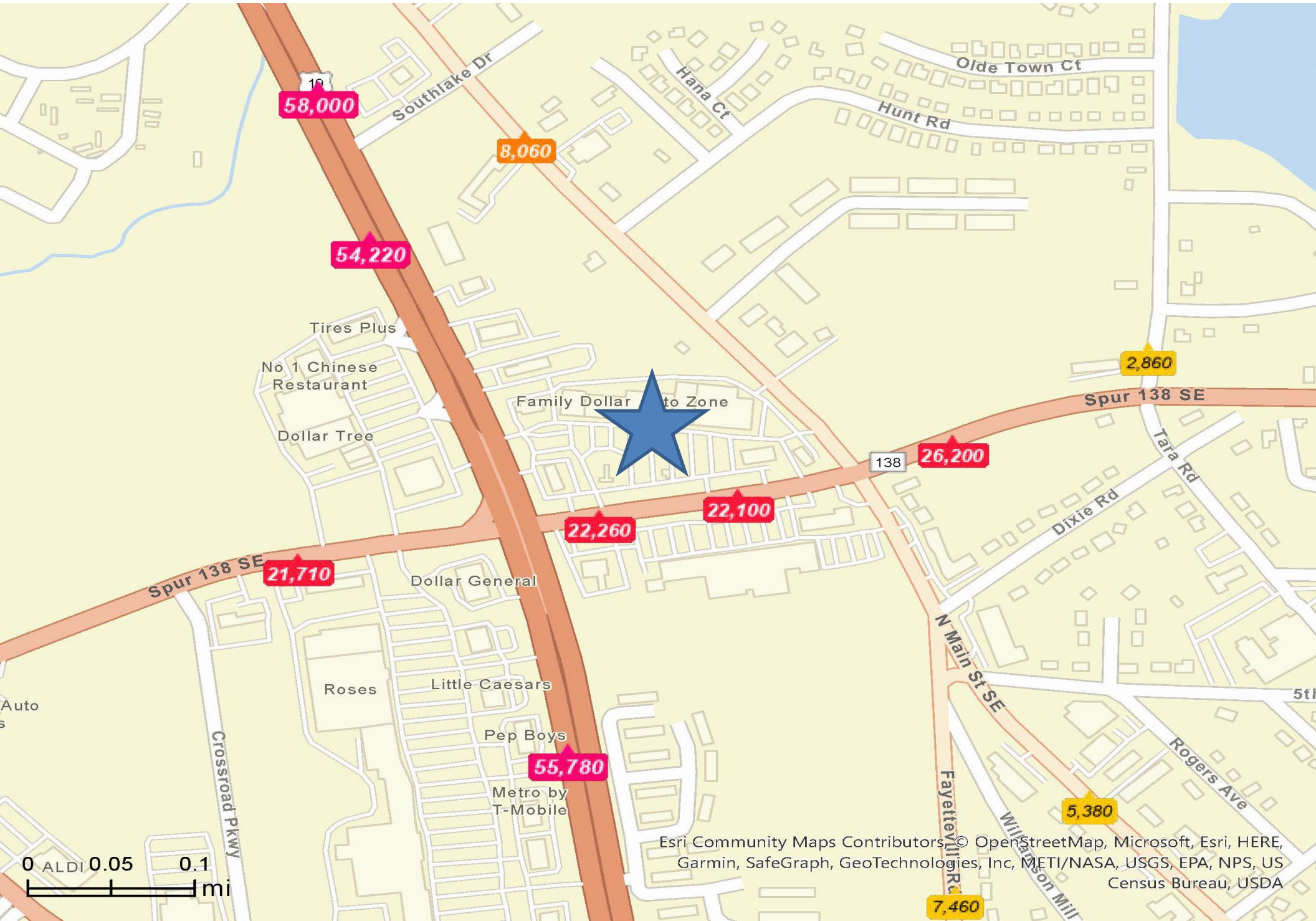
HWY 138

Tara Blvd

HWY 138

N Main St.

# TRAFFIC COUNTS



0 ALDI 0.05 0.1 mi



# Demographic and Income Profile

834 Spur 138, Jonesboro, Georgia, 30236 3  
 834 Spur 138, Jonesboro, Georgia, 30236  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 33.53865  
 Longitude: -84.36370

Summary	Census 2010	Census 2020	2022	2027
Population	8,933	9,987	9,940	9,966
Households	3,448	3,914	3,944	3,959
Families	2,150	-	2,379	2,377
Average Household Size	2.59	2.55	2.52	2.51
Owner Occupied Housing Units	1,412	-	1,264	1,304
Renter Occupied Housing Units	2,039	-	2,680	2,655
Median Age	29.8	-	32.3	32.4

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.05%	0.51%	0.25%
Households	0.08%	0.56%	0.31%
Families	-0.02%	0.51%	0.28%
Owner HHs	0.63%	0.77%	0.53%
Median Household Income	3.71%	3.59%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	484	12.3%	425	10.7%
\$15,000 - \$24,999	552	14.0%	554	14.0%
\$25,000 - \$34,999	559	14.2%	427	10.8%
\$35,000 - \$49,999	616	15.6%	451	11.4%
\$50,000 - \$74,999	1,017	25.8%	1,156	29.2%
\$75,000 - \$99,999	355	9.0%	433	10.9%
\$100,000 - \$149,999	310	7.9%	440	11.1%
\$150,000 - \$199,999	32	0.8%	51	1.3%
\$200,000+	19	0.5%	22	0.6%

Median Household Income	\$42,970	\$51,548
Average Household Income	\$53,320	\$61,564
Per Capita Income	\$20,432	\$23,624

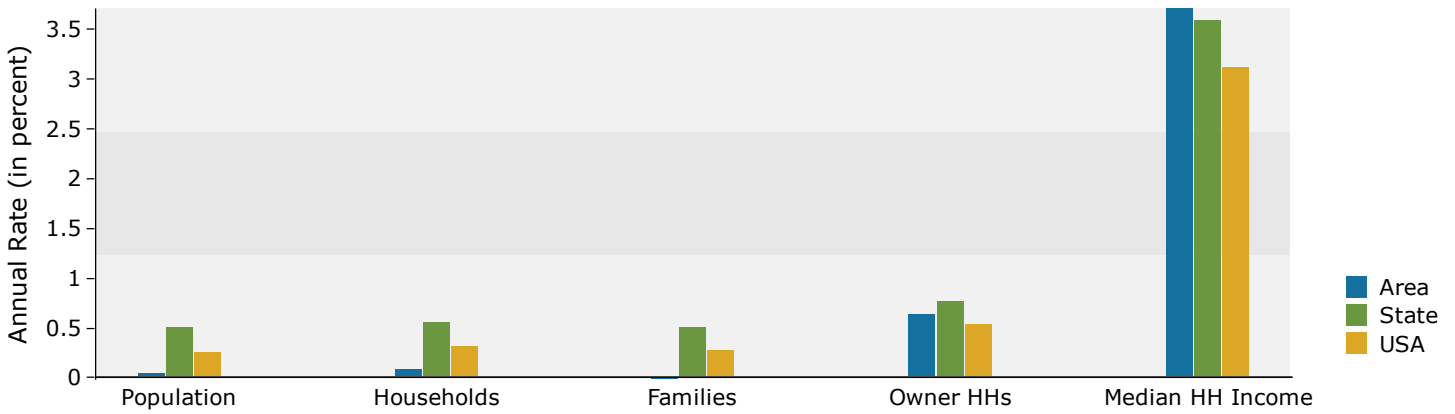
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	877	9.8%	817	8.2%	818	8.2%
5 - 9	764	8.6%	765	7.7%	739	7.4%
10 - 14	678	7.6%	699	7.0%	699	7.0%
15 - 19	628	7.0%	679	6.8%	634	6.4%
20 - 24	742	8.3%	836	8.4%	868	8.7%
25 - 34	1,523	17.1%	1,594	16.0%	1,608	16.1%
35 - 44	1,343	15.0%	1,354	13.6%	1,321	13.3%
45 - 54	1,001	11.2%	1,133	11.4%	1,101	11.0%
55 - 64	805	9.0%	996	10.0%	1,006	10.1%
65 - 74	352	3.9%	677	6.8%	700	7.0%
75 - 84	179	2.0%	315	3.2%	386	3.9%
85+	40	0.4%	76	0.8%	87	0.9%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,115	23.7%	1,288	12.9%	1,245	12.5%	1,109	11.1%
Black Alone	5,283	59.1%	6,621	66.3%	6,613	66.5%	6,706	67.3%
American Indian Alone	43	0.5%	82	0.8%	82	0.8%	86	0.9%
Asian Alone	247	2.8%	215	2.2%	216	2.2%	214	2.1%
Pacific Islander Alone	4	0.0%	9	0.1%	9	0.1%	9	0.1%
Some Other Race Alone	939	10.5%	1,124	11.3%	1,127	11.3%	1,163	11.7%
Two or More Races	303	3.4%	648	6.5%	648	6.5%	678	6.8%
Hispanic Origin (Any Race)	1,721	19.3%	1,703	17.1%	1,691	17.0%	1,692	17.0%

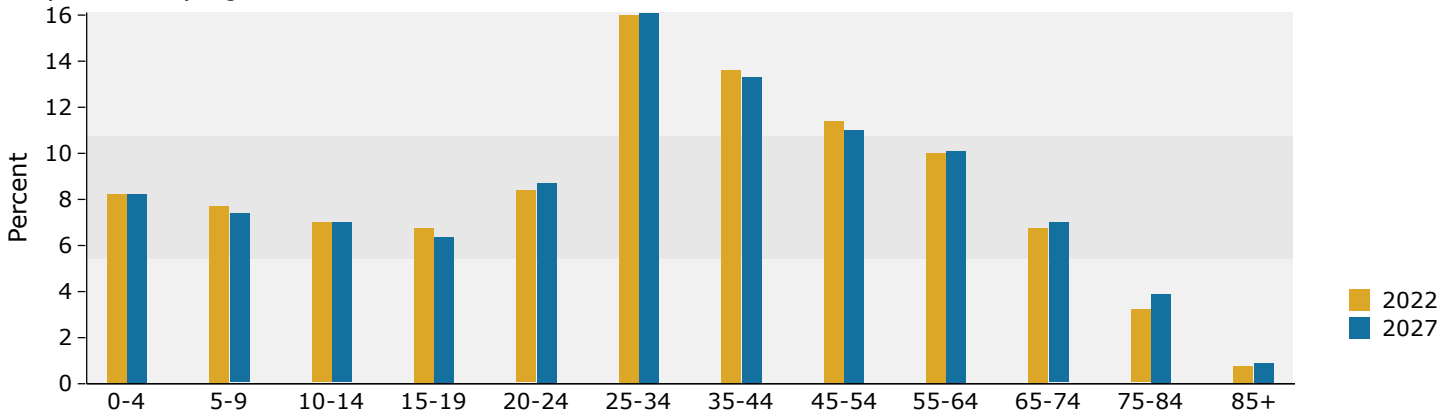
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

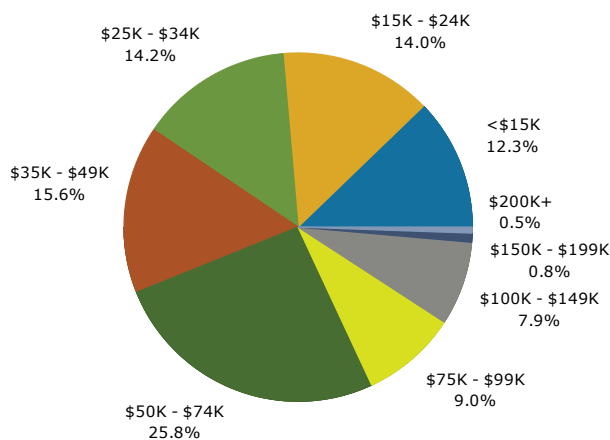
## Trends 2022-2027



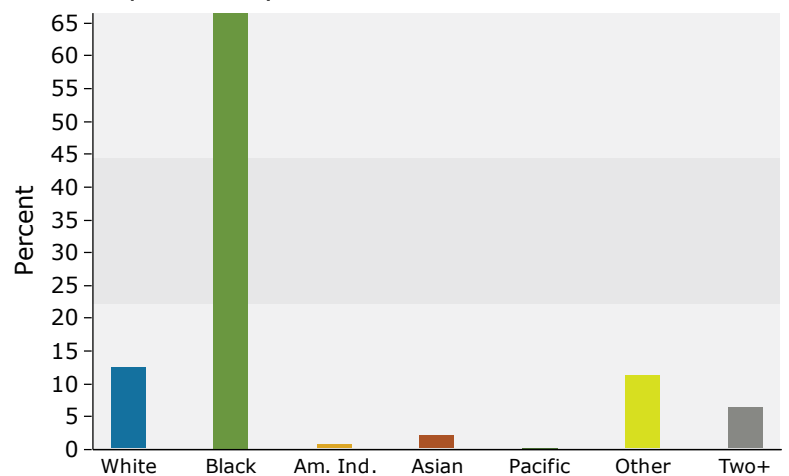
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 17.0%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



# Demographic and Income Profile

834 Spur 138, Jonesboro, Georgia, 30236 3  
 834 Spur 138, Jonesboro, Georgia, 30236  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 33.53865  
 Longitude: -84.36370

Summary	Census 2010	Census 2020	2022	2027
Population	68,081	75,670	76,298	77,014
Households	23,713	27,251	27,635	27,974
Families	16,189	-	18,191	18,360
Average Household Size	2.79	2.75	2.74	2.73
Owner Occupied Housing Units	12,484	-	11,646	12,061
Renter Occupied Housing Units	11,228	-	15,989	15,913
Median Age	31.0	-	33.2	33.8

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.19%	0.51%	0.25%
Households	0.24%	0.56%	0.31%
Families	0.19%	0.51%	0.28%
Owner HHs	0.70%	0.77%	0.53%
Median Household Income	2.31%	3.59%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	2,934	10.6%	2,228	8.0%
\$15,000 - \$24,999	3,233	11.7%	2,405	8.6%
\$25,000 - \$34,999	2,228	8.1%	1,766	6.3%
\$35,000 - \$49,999	4,366	15.8%	3,673	13.1%
\$50,000 - \$74,999	7,488	27.1%	8,440	30.2%
\$75,000 - \$99,999	2,987	10.8%	3,637	13.0%
\$100,000 - \$149,999	3,319	12.0%	4,247	15.2%
\$150,000 - \$199,999	807	2.9%	1,234	4.4%
\$200,000+	271	1.0%	344	1.2%
Median Household Income	\$52,178		\$58,496	
Average Household Income	\$63,797		\$75,279	
Per Capita Income	\$23,168		\$27,417	

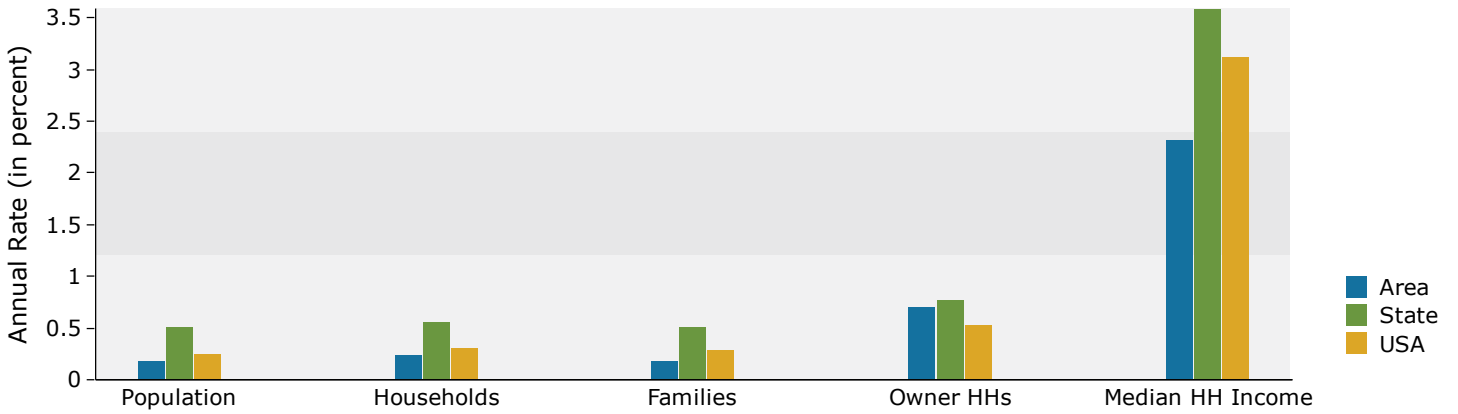
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,835	8.6%	5,712	7.5%	5,748	7.5%
5 - 9	5,521	8.1%	5,557	7.3%	5,511	7.2%
10 - 14	5,292	7.8%	5,406	7.1%	5,512	7.2%
15 - 19	5,326	7.8%	5,210	6.8%	5,084	6.6%
20 - 24	5,412	7.9%	5,839	7.7%	5,783	7.5%
25 - 34	10,820	15.9%	12,525	16.4%	12,268	15.9%
35 - 44	10,147	14.9%	10,005	13.1%	10,403	13.5%
45 - 54	9,102	13.4%	9,136	12.0%	8,800	11.4%
55 - 64	6,216	9.1%	8,315	10.9%	8,037	10.4%
65 - 74	2,817	4.1%	5,642	7.4%	6,121	7.9%
75 - 84	1,239	1.8%	2,342	3.1%	3,030	3.9%
85+	356	0.5%	608	0.8%	716	0.9%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	12,716	18.7%	7,925	10.5%	7,742	10.1%	6,938	9.0%
Black Alone	46,427	68.2%	52,740	69.7%	53,337	69.9%	54,351	70.6%
American Indian Alone	213	0.3%	543	0.7%	557	0.7%	594	0.8%
Asian Alone	2,491	3.7%	2,638	3.5%	2,675	3.5%	2,658	3.5%
Pacific Islander Alone	19	0.0%	46	0.1%	46	0.1%	46	0.1%
Some Other Race Alone	4,439	6.5%	7,207	9.5%	7,283	9.5%	7,563	9.8%
Two or More Races	1,777	2.6%	4,573	6.0%	4,659	6.1%	4,865	6.3%
Hispanic Origin (Any Race)	8,325	12.2%	11,558	15.3%	11,596	15.2%	11,662	15.1%

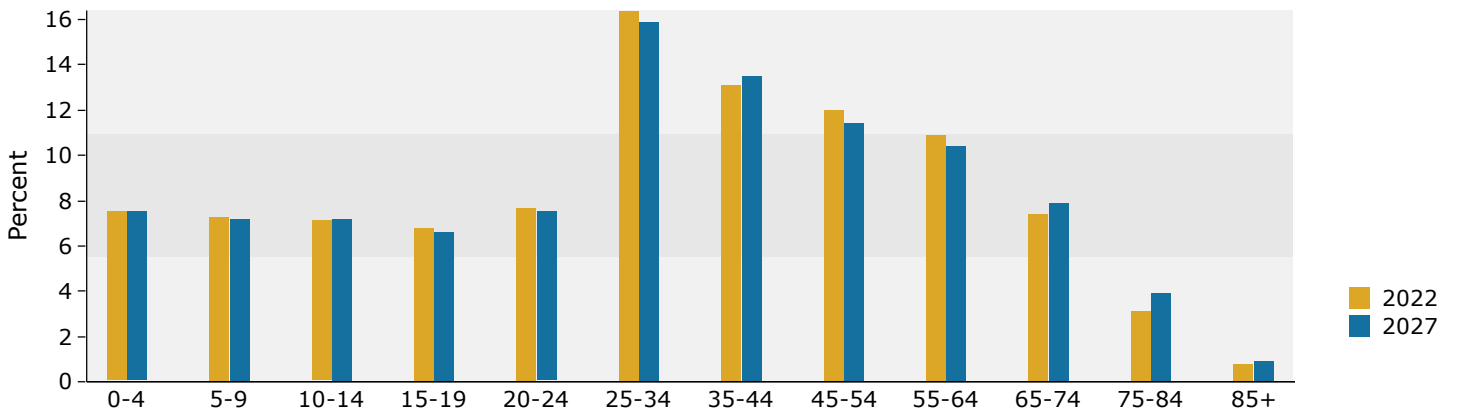
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

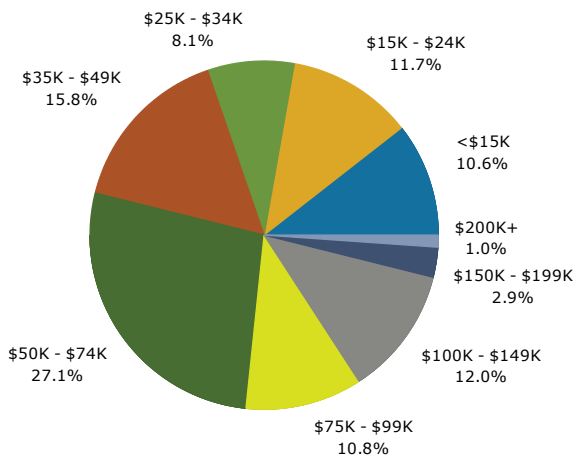
## Trends 2022-2027



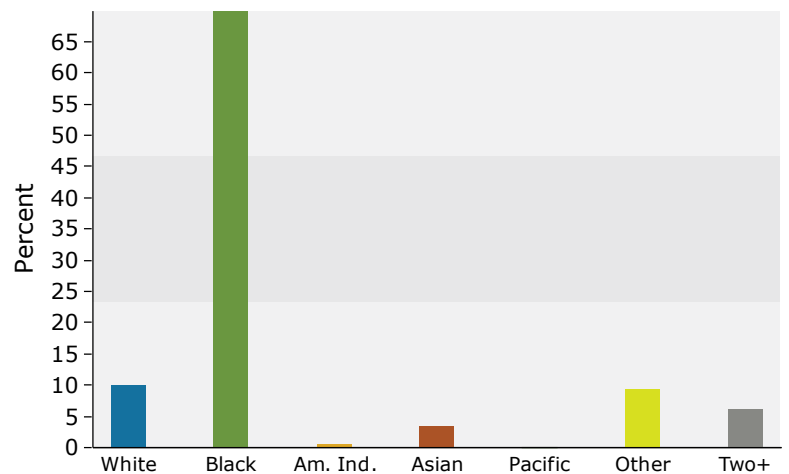
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 15.2%





# Demographic and Income Profile

834 Spur 138, Jonesboro, Georgia, 30236 3  
 834 Spur 138, Jonesboro, Georgia, 30236  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 33.53865  
 Longitude: -84.36370

Summary	Census 2010	Census 2020	2022	2027
Population	167,160	185,631	188,604	191,275
Households	58,537	66,285	67,540	68,740
Families	40,293	-	45,213	45,866
Average Household Size	2.81	2.78	2.77	2.76
Owner Occupied Housing Units	32,655	-	32,982	34,249
Renter Occupied Housing Units	25,885	-	34,558	34,492
Median Age	31.9	-	34.0	34.6

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.28%	0.51%	0.25%
Households	0.35%	0.56%	0.31%
Families	0.29%	0.51%	0.28%
Owner HHs	0.76%	0.77%	0.53%
Median Household Income	2.47%	3.59%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	6,590	9.8%	4,959	7.2%
\$15,000 - \$24,999	6,819	10.1%	5,260	7.7%
\$25,000 - \$34,999	5,326	7.9%	4,415	6.4%
\$35,000 - \$49,999	10,743	15.9%	9,123	13.3%
\$50,000 - \$74,999	17,620	26.1%	18,906	27.5%
\$75,000 - \$99,999	7,803	11.6%	9,189	13.4%
\$100,000 - \$149,999	8,561	12.7%	11,144	16.2%
\$150,000 - \$199,999	3,125	4.6%	4,521	6.6%
\$200,000+	953	1.4%	1,224	1.8%
Median Household Income	\$54,058		\$61,078	
Average Household Income	\$68,711		\$80,883	
Per Capita Income	\$24,676		\$29,136	

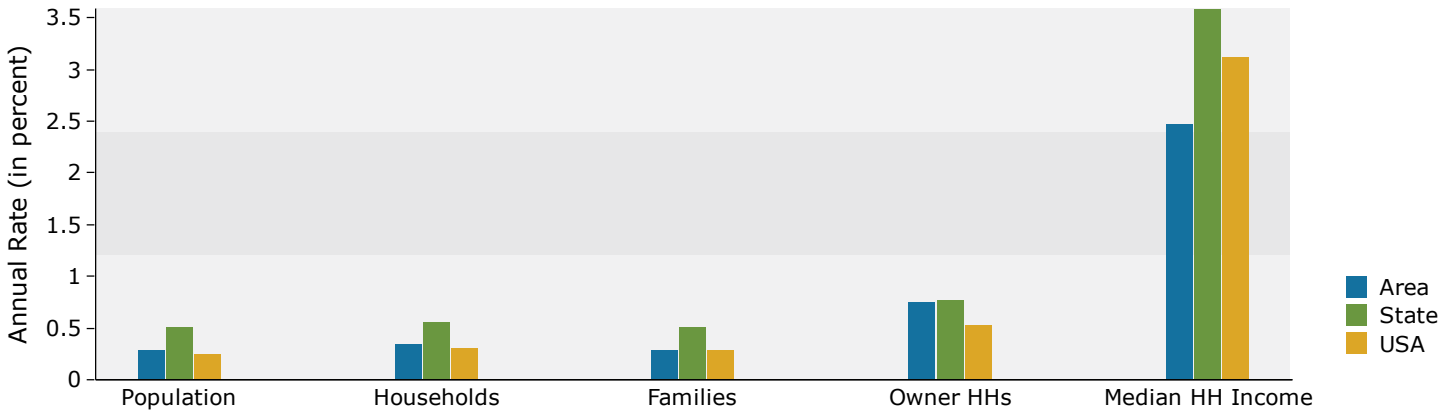
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,836	8.3%	13,455	7.1%	13,722	7.2%
5 - 9	13,173	7.9%	13,347	7.1%	13,302	7.0%
10 - 14	12,789	7.7%	13,123	7.0%	13,418	7.0%
15 - 19	13,157	7.9%	12,856	6.8%	12,731	6.7%
20 - 24	13,025	7.8%	14,109	7.5%	14,025	7.3%
25 - 34	25,185	15.1%	30,416	16.1%	29,680	15.5%
35 - 44	24,806	14.8%	24,216	12.8%	26,061	13.6%
45 - 54	22,885	13.7%	22,785	12.1%	21,658	11.3%
55 - 64	16,191	9.7%	21,224	11.3%	20,284	10.6%
65 - 74	7,623	4.6%	15,069	8.0%	16,156	8.4%
75 - 84	3,477	2.1%	6,261	3.3%	8,198	4.3%
85+	1,014	0.6%	1,742	0.9%	2,041	1.1%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	33,666	20.1%	20,454	11.0%	20,131	10.7%	18,150	9.5%
Black Alone	107,443	64.3%	125,021	67.3%	127,345	67.5%	130,557	68.3%
American Indian Alone	577	0.3%	1,293	0.7%	1,351	0.7%	1,451	0.8%
Asian Alone	10,015	6.0%	10,467	5.6%	10,649	5.6%	10,628	5.6%
Pacific Islander Alone	96	0.1%	108	0.1%	110	0.1%	110	0.1%
Some Other Race Alone	10,977	6.6%	17,233	9.3%	17,669	9.4%	18,466	9.7%
Two or More Races	4,386	2.6%	11,056	6.0%	11,349	6.0%	11,912	6.2%
Hispanic Origin (Any Race)	22,189	13.3%	27,753	15.0%	28,202	15.0%	28,543	14.9%

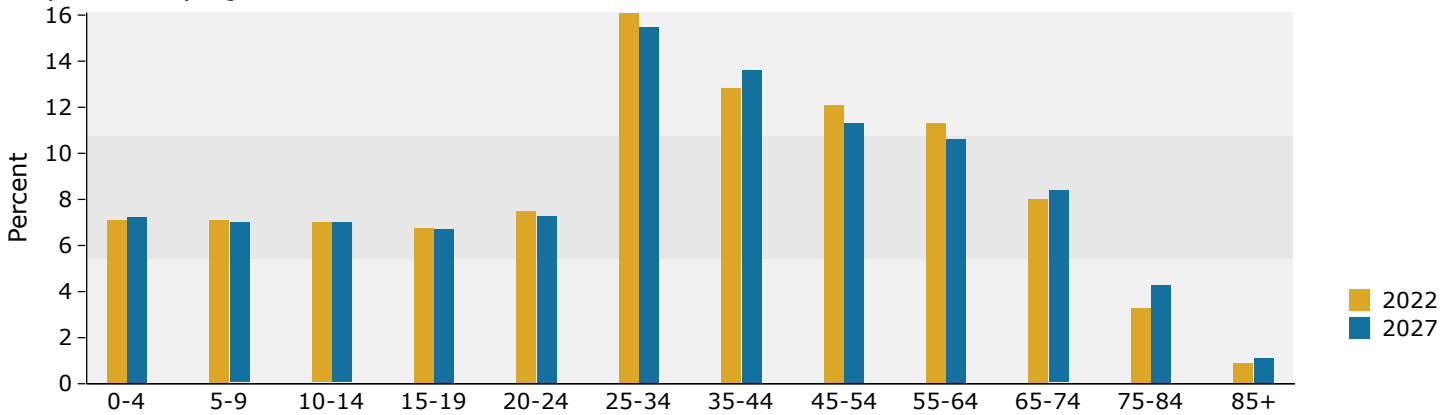
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

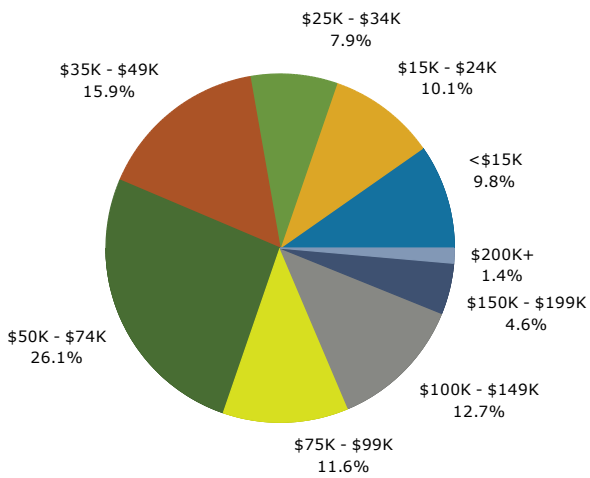
## Trends 2022-2027



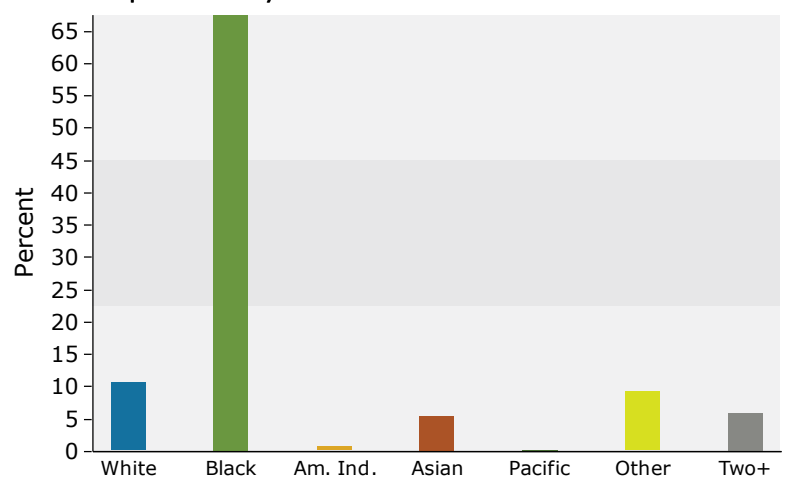
## Population by Age



## 2022 Household Income



## 2022 Population by Race



2022 Percent Hispanic Origin: 15.0%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.