

FAIRVIEW OAKS

ELLENWOOD, GA



SIZE

77,052 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
3,376	37,424	122,374
Households		
1,178	12,877	42,420
Median HH Income (\$)		
63,787	72,271	66,944

MAJOR TENANT(S)

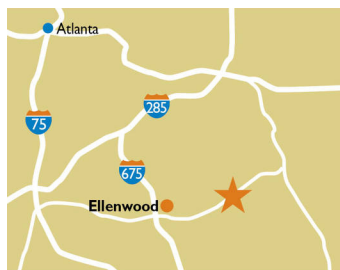
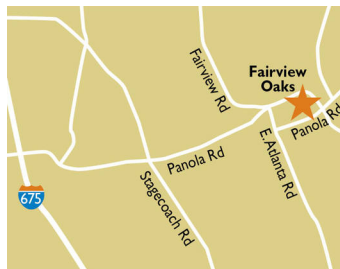
Kroger
City Gear
Batteries Plus
The UPS Store
Papa John's Pizza

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

101 Fairview Road | Ellenwood, GA 30294

PROPERTY HIGHLIGHTS

- Anchored by Kroger, the number one grocer in the Atlanta MSA
- Fairview Oaks is ranked a Top 3 Shopping Center by Traffic in a five-mile radius
- Located at the intersection of Fairview Road and Panola Road (25,000 VPD), with superior visibility and access via seven points of ingress and egress
- 37,400 residents within a three-mile radius with an average household income exceeding \$87,300
- Located 1 mile from Village Park, a 34-acre destination park (event lawn, water feature, walking trails, multi-purpose sport fields)



PHILLIPS EDISON & COMPANY®

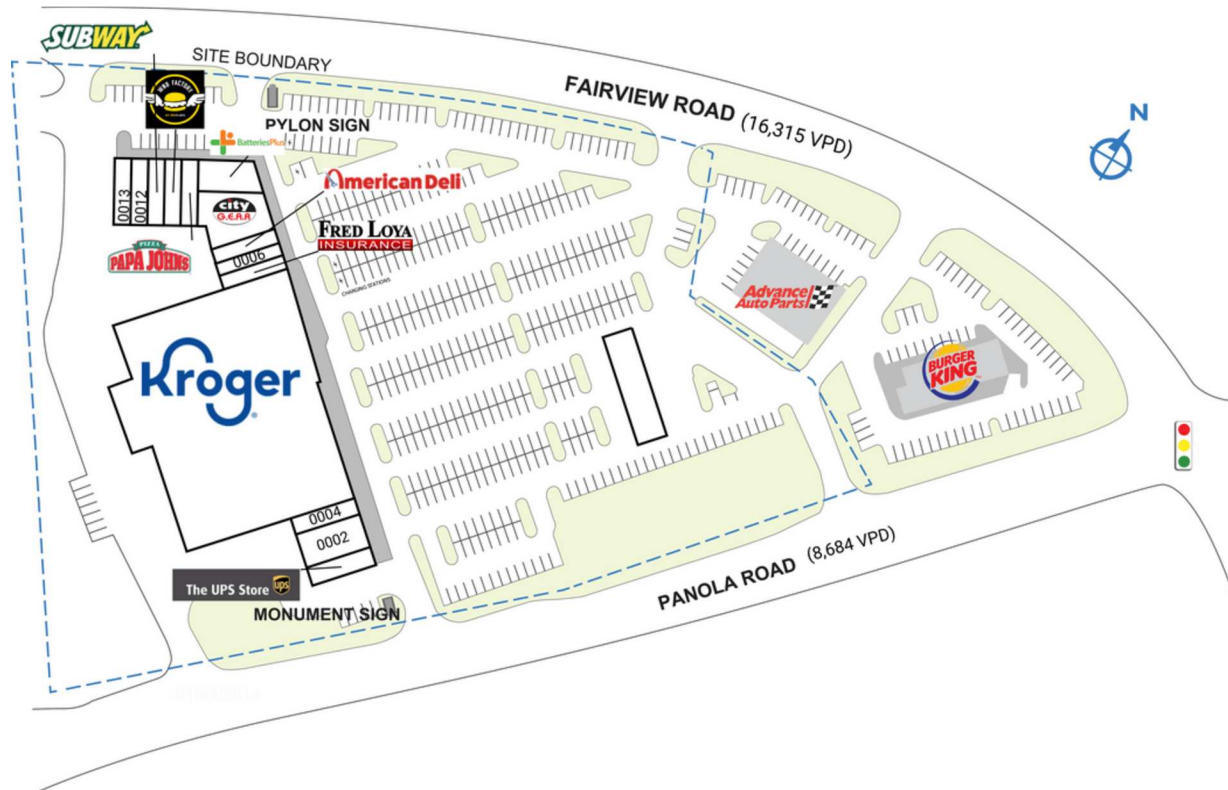
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SPACE	TENANT	SQ. FT.
000A	Kroger	54,498 SF
0001	The UPS Store	1,500 SF
0002	Nation Nail	3,070 SF
0004	Primetime Barbers	1,430 SF
0005	Fred Loya Insurance	1,400 SF
0006	Nim's Waxing and Thread	980 SF
0007	American Deli	1,120 SF
008A	City Gear	4,554 SF
008B	Batteries Plus	1,500 SF
0009	Papa John's Pizza	1,400 SF
0010	WNB Factory	1,400 SF
0011	Subway	1,400 SF
0012	China Lily	1,400 SF
0013	WOW SEAFOOD	1,400 SF
TOTAL SQ. FT.		77,052

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	





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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 33.619325

Longitude: -84.23907

Fairview Oaks Ellenwood, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	3,376	37,424	122,374
	2028 Projected Population	3,598	39,288	127,961
	2010 Census Population	3,132	33,864	109,491
	2000 Census Population	2,698	24,068	83,117
	1990 Census Population	2,350	16,010	55,678
	Historical Annual Growth 1990 to 2000	1.39%	4.16%	4.09%
	Historical Annual Growth 2000 to 2010	1.50%	3.47%	2.79%
	Estimated Annual Growth 2010 to 2023	0.55%	0.73%	0.81%
	Projected Annual Growth 2023 to 2028	1.28%	0.98%	0.90%
	Median Age	42.3	41.3	39.1
Households	Q4 2023 Estimated Households	1,178	12,877	42,420
	2028 Projected Households	1,256	13,524	44,364
	2010 Census Households	1,100	11,615	38,171
	2000 Census Households	915	7,989	27,805
	1990 Census Households	768	5,222	18,175
	Historical Annual Growth 1990 to 2000	1.76%	4.34%	4.34%
	Historical Annual Growth 2000 to 2010	1.86%	3.81%	3.22%
	Estimated Annual Growth 2010 to 2023	0.50%	0.75%	0.77%
	Projected Annual Growth 2023 to 2028	1.29%	0.99%	0.90%
	Population per Household	2.87	2.91	2.88
Population by Race	White	20.6%	15.2%	12.6%
	Black or African American	71.6%	74.5%	73.4%
	Asian & Pacific Islander	0.4%	1.4%	2.3%
	Other Races	3.3%	3.2%	3.4%
	Hispanic Population	4.1%	5.7%	8.2%
Income	Average Household Income	\$84,038	\$87,317	\$80,699
	Median Household Income	\$63,787	\$72,271	\$66,944
	Per Capita Income	\$29,325	\$30,052	\$27,986
Education (Age 25+)	Elementary	1.7%	2.7%	3.0%
	Some High School	2.8%	5.5%	5.8%
	High School Graduate	50.0%	37.0%	34.5%
	Some College	18.9%	20.9%	21.3%
	Associates Degree Only	10.8%	9.4%	9.9%
	Bachelors Degree Only	10.1%	15.6%	15.6%
	Graduate Degree	5.7%	8.7%	9.9%
Business	Number of Businesses	55	299	1,100
	Total Number of Employees	784	4,570	16,704
	Employees per Business	14.20	15.31	15.18
	Residential Population per Business	61.13	125.34	111.24

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