



SIZE

113,995 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	3,108	24,416	66,740
Households	1,049	8,239	22,675
Median HH Income (\$)	117,599	113,817	103,240

MAJOR TENANT(S)

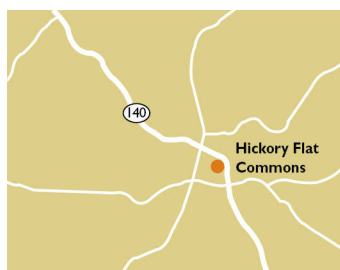
Kroger
Anytime Fitness
T-Mobile
Great Clips

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

6764-6776 Hickory Flat Highway | Canton, GA 30115

PROPERTY HIGHLIGHTS






- 114,045-square-foot shopping center anchored by Kroger
- Located at the high-traffic intersection of Hickory Flat Highway and Hickory Road in Canton
- National tenants include Mathnasium, T-Mobile, Great Clips, Benchmark Physical Therapy and Anytime Fitness
- Population exceeds 26,100 in a three-mile radius with an average household income over \$152,100



HICKORY FLAT COMMONS

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SPACE	TENANT	SQ. FT.
A100	Platinum Cleaners	1,500 SF
A102	Mathnasium	1,514 SF
A104	T-Mobile	1,500 SF
A106	Great Clips	1,200 SF
A108	NT Nails	1,500 SF
A110	Benchmark Physical Therapy	1,800 SF
A112	Canton Tobacco & Vapor	1,500 SF
A114	20 Dollar Chiropractic	1,230 SF
A116	Atami Grill & Sushi	3,270 SF
ANC	Kroger	78,846 SF
B100	Elite Health HRT	2,920 SF
B104	Phillips Trading	1,922 SF
B108	I Love NY Pasta and Pizza	1,350 SF
B112	Old Country Place	3,943 SF
C1	Dos Margaritas	4,000 SF
C2	Anytime Fitness	6,000 SF
SHAD1	AutoZone	
TOTAL SQ. FT.		113,995

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



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

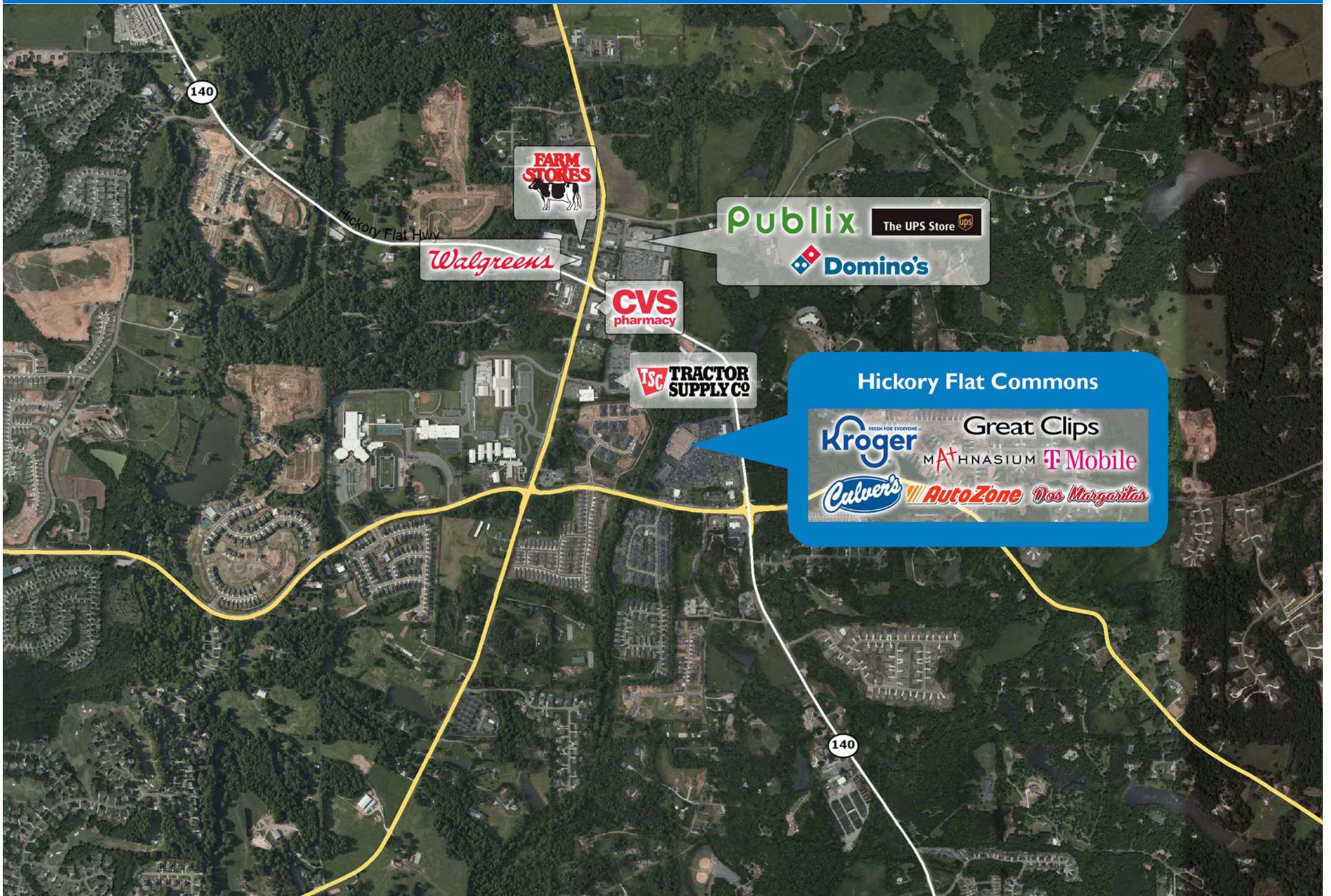
HICKORY FLAT COMMONS

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Hickory Flat Commons Canton, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	3,108	24,416	66,740
	2027 Projected Population	3,496	27,606	74,055
	2010 Census Population	2,131	16,674	49,302
	2000 Census Population	1,591	10,185	32,584
	1990 Census Population	827	6,092	21,442
	Historical Annual Growth 1990 to 2000	6.76%	5.27%	4.27%
	Historical Annual Growth 2000 to 2010	2.97%	5.05%	4.23%
	Estimated Annual Growth 2010 to 2022	3.00%	3.04%	2.40%
	Projected Annual Growth 2022 to 2027	2.38%	2.49%	2.10%
	Median Age	42.2	40.6	40.0
Households	Q2 2022 Estimated Households	1,049	8,239	22,675
	2027 Projected Households	1,180	9,314	25,162
	2010 Census Households	720	5,628	16,744
	2000 Census Households	520	3,419	11,054
	1990 Census Households	307	2,189	7,428
	Historical Annual Growth 1990 to 2000	5.43%	4.56%	4.05%
	Historical Annual Growth 2000 to 2010	3.31%	5.11%	4.24%
	Estimated Annual Growth 2010 to 2022	2.99%	3.03%	2.41%
	Projected Annual Growth 2022 to 2027	2.38%	2.48%	2.10%
	Population per Household	2.96	2.96	2.93
Population by Race	White	86.0%	85.5%	83.7%
	Black or African American	3.4%	4.0%	4.5%
	Asian & Pacific Islander	1.1%	1.4%	1.5%
	Other Races	2.7%	2.1%	2.0%
	Hispanic Population	6.8%	6.9%	8.3%
Income	Average Household Income	\$129,136	\$132,846	\$129,486
	Median Household Income	\$117,599	\$113,817	\$103,240
	Per Capita Income	\$43,600	\$44,831	\$44,132
Education (Age 25+)	Elementary	0.2%	1.5%	2.1%
	Some High School	3.7%	4.3%	4.4%
	High School Graduate	17.7%	20.7%	20.6%
	Some College	21.0%	21.4%	21.3%
	Associates Degree Only	6.5%	7.2%	8.9%
	Bachelors Degree Only	32.3%	30.7%	28.3%
	Graduate Degree	18.6%	14.1%	14.4%
Business	Number of Businesses	40	311	1,131
	Total Number of Employees	536	3,430	12,824
	Employees per Business	13.33	11.04	11.34
	Residential Population per Business	77.31	78.62	59.01

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.