



SIZE

80,988 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	3,153	14,106	50,381
Households	1,056	4,712	18,339
Median HH Income (\$)	110,205	102,940	96,245

MAJOR TENANT(S)

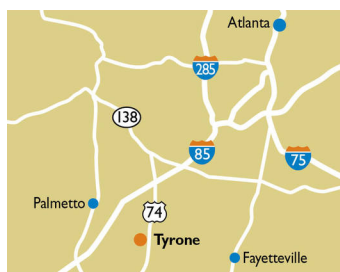
Publix
 Workout Anytime
 PT Solutions Physical Therapy

LEASING CONTACT

Jordan Titshaw
 Mobile (770) 906-4251
 jtitshaw@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

1512 Highway 74 North | Tyrone, GA 30290

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number two grocer by market share in the Atlanta MSA; additional national tenants include Workout Anytime and PT Solutions
- The first grocery-anchored center along HWY 74 between I-85 and Peachtree City
- Heavy daytime traffic with 433,314 annual visits between 11am and 2pm
- Surrounded by 200+ homes, four schools totaling 2,649 students, and Handley Park (five baseball fields, three soccer fields and walking trails)

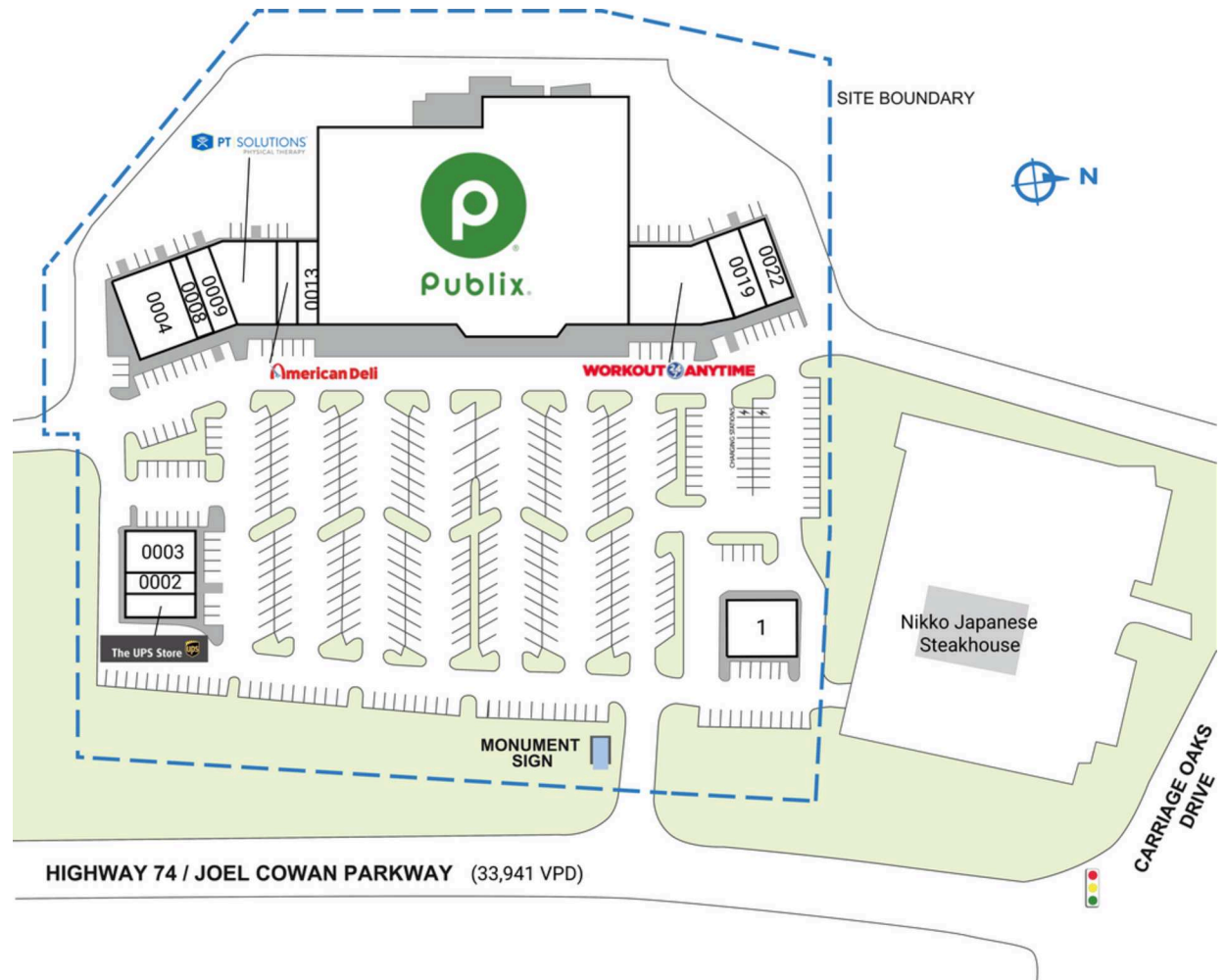


SOUTHAMPTON VILLAGE

1512 Highway 74 North | Tyrone, GA 30290

SPACE	TENANT	SQ. FT.
0001	The UPS Store	1,110 SF
1	AllCare	3,094 SF
0002	Maya's Beauty Boutique	1,110 SF
0003	Ohio Hog BBQ	2,280 SF
0004	Bones and Bourbon Restaurant	3,850 SF
0008	Mogul Grooming Co.	1,200 SF
0009	Majestic Nail & Spa	1,692 SF
0011	PT Solutions Physical Therapy	2,952 SF
0012	American Deli	1,260 SF
0013	Smart Resources Staffing	1,260 SF
0014	Publix	51,420 SF
0015	Workout Anytime	5,904 SF
0019	Tyrone Family Dentistry	2,346 SF
0022	Tyrone Tobacco & Vapor	1,510 SF
TOTAL SQ. FT.		80,988

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



HIGHWAY 74 / JOEL COWAN PARKWAY (33,941 VPD)

CARRIAGE OAKS DRIVE

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.

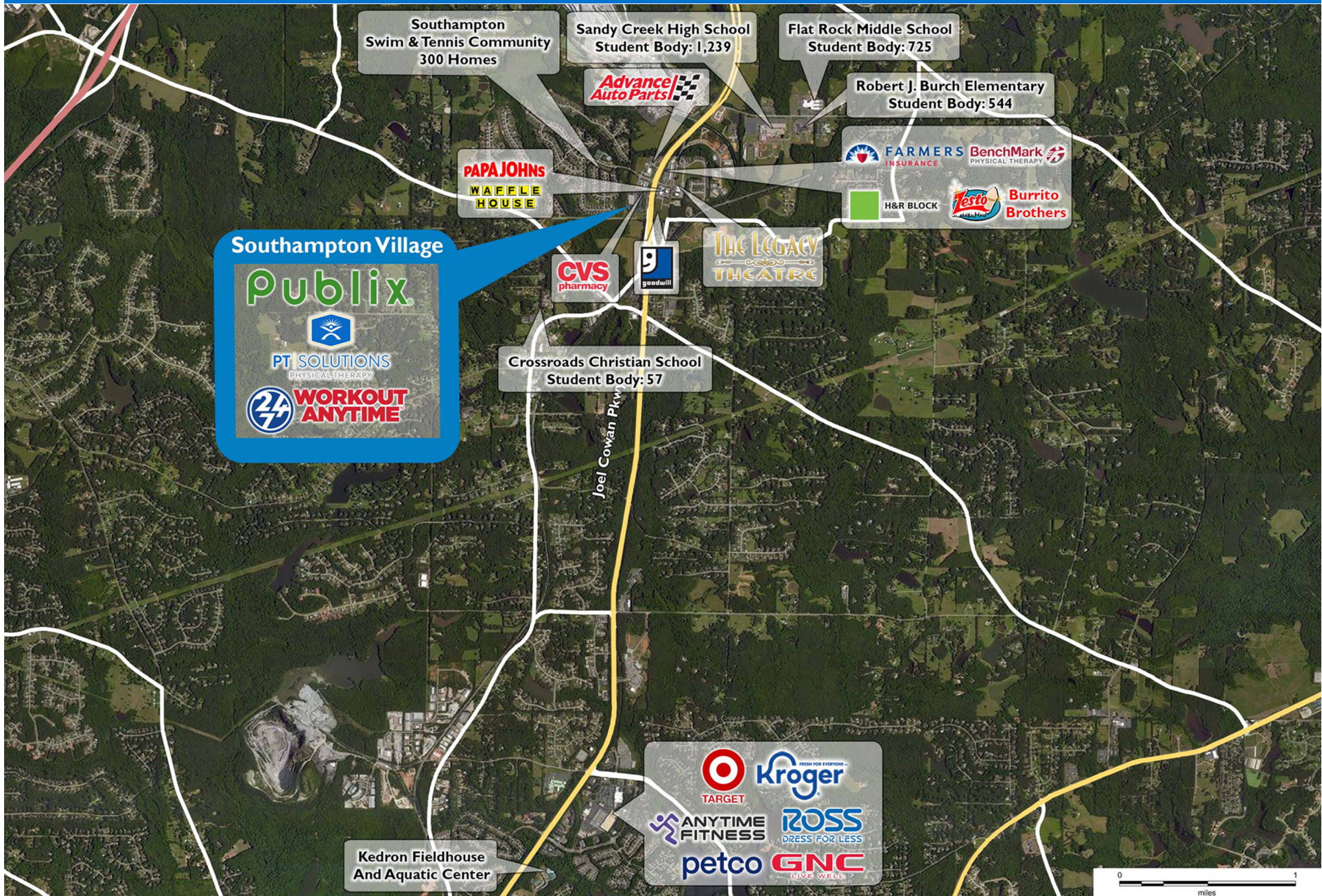
SOUTHAMPTON VILLAGE

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 33.488253

Longitude: -84.586886

Southampton Village Tyrone, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	3,153	14,106	50,381
	2028 Projected Population	3,152	14,517	53,896
	2010 Census Population	2,756	12,361	42,147
	2000 Census Population	1,672	8,331	28,003
	1990 Census Population	1,067	5,437	15,811
	Historical Annual Growth 1990 to 2000	4.60%	4.36%	5.88%
	Historical Annual Growth 2000 to 2010	5.12%	4.03%	4.17%
	Estimated Annual Growth 2010 to 2023	0.98%	0.97%	1.31%
	Projected Annual Growth 2023 to 2028	-0.01%	0.58%	1.36%
	Median Age	44.8	42.2	41.6
Households	Q4 2023 Estimated Households	1,056	4,712	18,339
	2028 Projected Households	1,056	4,846	19,639
	2010 Census Households	945	4,172	15,102
	2000 Census Households	575	2,850	9,762
	1990 Census Households	369	1,885	5,553
	Historical Annual Growth 1990 to 2000	4.55%	4.22%	5.80%
	Historical Annual Growth 2000 to 2010	5.09%	3.89%	4.46%
	Estimated Annual Growth 2010 to 2023	0.81%	0.89%	1.42%
	Projected Annual Growth 2023 to 2028	0.00%	0.56%	1.38%
	Population per Household	2.99	2.99	2.74
Population by Race	White	50.4%	52.2%	49.6%
	Black or African American	36.6%	31.6%	34.2%
	Asian & Pacific Islander	3.4%	2.6%	3.1%
	Other Races	5.0%	4.1%	4.4%
	Hispanic Population	4.6%	9.5%	8.8%
Income	Average Household Income	\$136,112	\$133,331	\$130,040
	Median Household Income	\$110,205	\$102,940	\$96,245
	Per Capita Income	\$45,580	\$44,540	\$47,411
Education (Age 25+)	Elementary	4.5%	4.1%	2.7%
	Some High School	1.0%	4.1%	5.9%
	High School Graduate	20.1%	20.5%	19.2%
	Some College	15.3%	15.9%	16.2%
	Associates Degree Only	8.4%	7.2%	8.6%
	Bachelors Degree Only	31.1%	30.8%	29.6%
	Graduate Degree	19.4%	17.5%	17.9%
Business	Number of Businesses	95	365	1,179
	Total Number of Employees	772	3,085	11,351
	Employees per Business	8.12	8.46	9.63
	Residential Population per Business	33.17	38.69	42.75

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