



SIZE

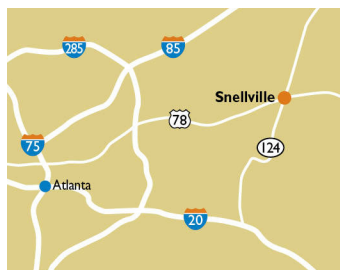
81,428 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
8,275	59,875	153,857
Households		
2,631	19,574	50,012
Median HH Income (\$)		
97,052	87,171	90,068

MAJOR TENANT(S)

Kroger
Workout Anytime
Johnny's N.Y. Style Pizza



LOCATION

3035 Centerville Hwy SW | Snellville, GA 30039

PROPERTY HIGHLIGHTS

- Anchored by Kroger, the #1 grocer in Atlanta MSA
- National tenants include Workout Anytime and Johnny's NY Style Pizza
- Located off of Centerville Hwy. which benefits from 24,412 VPD
- Population over 153,800 in a five mile radius with an average household income exceeding \$107,600
- Closest shopping center to Centerville ES (686 students) and Country Club of Gwinnett (200+ homes, 18-hole championship golf course, and Allen Lake)

LEASING CONTACT

Rich Dawson
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MORE INFO

www.phillipsedison.com



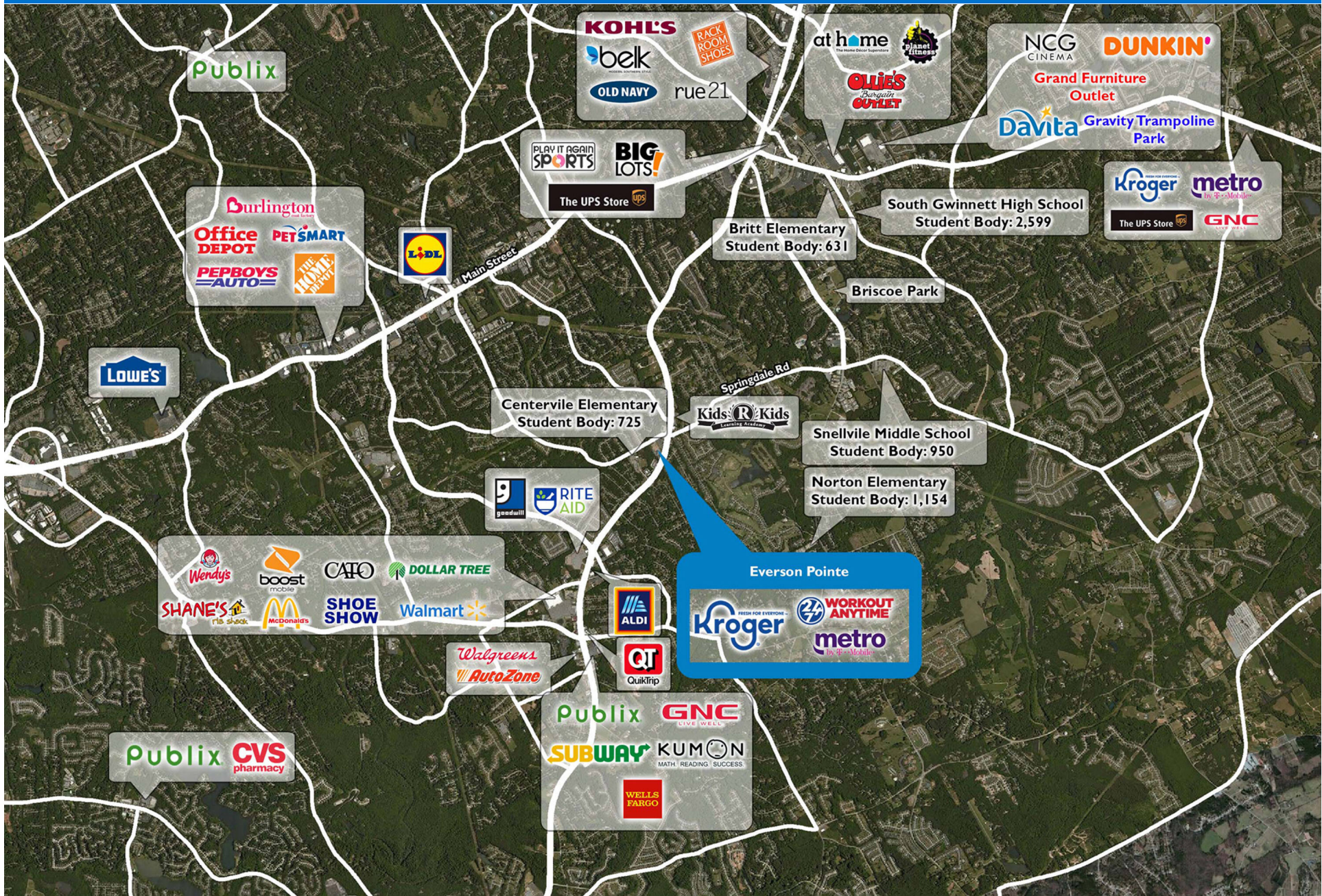
SPACE	TENANT	SQ. FT.
ANC	Kroger	55,696 SF
01-04	Workout Anytime	5,250 SF
05	Lucy Nails	1,400 SF
06	Total Package Barber Shop	1,400 SF
07	Scenthound	1,400 SF
07A	Relax and Wax	1,400 SF
09	China Wok	1,400 SF
10	Johnny's N.Y. Style Pizza	2,121 SF
11	Elite Professional Spaces	1,911 SF
12	NanoSTEPS Education Services	1,400 SF
13	Mr. Tobacco and Vape	1,050 SF
14	Fire Wings & Hibachi	1,400 SF
15	Mega Beauty Supply	1,400 SF
16	Fancy Hair	1,400 SF
17	Chan Bay Nail Spa	2,800 SF
TOTAL SQ. FT.		81,428

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



EVERSON POINTE

3035 Centerville Hwy SW | Snellville, GA 30039



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 33.824926

Longitude: -84.033263

Everson Pointe Snellville, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	8,275	59,875	153,857
	2028 Projected Population	8,609	63,992	164,799
	2010 Census Population	7,296	49,600	128,938
	2000 Census Population	4,805	41,913	102,908
	1990 Census Population	5,622	33,183	77,461
	Historical Annual Growth 1990 to 2000	-1.56%	2.36%	2.88%
	Historical Annual Growth 2000 to 2010	4.27%	1.70%	2.28%
	Estimated Annual Growth 2010 to 2023	0.92%	1.38%	1.29%
	Projected Annual Growth 2023 to 2028	0.80%	1.34%	1.38%
	Median Age	37.5	38.4	39.2
Households	Q4 2023 Estimated Households	2,631	19,574	50,012
	2028 Projected Households	2,739	20,943	53,565
	2010 Census Households	2,315	16,676	43,469
	2000 Census Households	1,529	13,880	34,059
	1990 Census Households	1,802	10,625	24,928
	Historical Annual Growth 1990 to 2000	-1.63%	2.71%	3.17%
	Historical Annual Growth 2000 to 2010	4.23%	1.85%	2.47%
	Estimated Annual Growth 2010 to 2023	0.94%	1.17%	1.03%
	Projected Annual Growth 2023 to 2028	0.80%	1.36%	1.38%
	Population per Household	3.14	3.04	3.07
Population by Race	White	21.2%	26.0%	29.4%
	Black or African American	52.3%	50.4%	46.8%
	Asian & Pacific Islander	8.0%	6.1%	7.3%
	Other Races	4.0%	4.5%	4.8%
	Hispanic Population	14.6%	13.0%	11.8%
Income	Average Household Income	\$114,110	\$98,353	\$107,695
	Median Household Income	\$97,052	\$87,171	\$90,068
	Per Capita Income	\$36,288	\$32,302	\$35,081
Education (Age 25+)	Elementary	4.4%	3.4%	2.9%
	Some High School	3.8%	5.0%	4.8%
	High School Graduate	23.8%	24.6%	23.1%
	Some College	22.6%	21.2%	19.7%
	Associates Degree Only	12.1%	11.3%	10.3%
	Bachelors Degree Only	21.4%	22.0%	24.4%
	Graduate Degree	11.8%	12.5%	14.8%
Business	Number of Businesses	165	1,673	3,699
	Total Number of Employees	1,079	13,121	28,843
	Employees per Business	6.53	7.84	7.80
	Residential Population per Business	50.10	35.79	41.59

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