

PARADISE CROSSING

LITHIA SPRINGS, GA



SIZE

67,470 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
4,564	28,222	90,899
Households		
1,622	9,944	32,549
Median HH Income (\$)		
74,957	77,301	73,720

MAJOR TENANT(S)

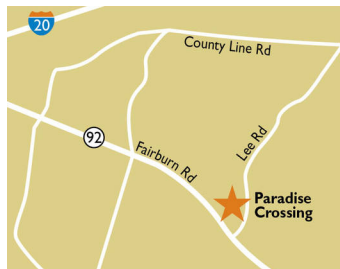
Publix
H&R Block
Zaxby's
McDonald's

LEASING CONTACT

Jordan Titshaw
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MORE INFO

www.phillipsedison.com



LOCATION

2675-2785 Lee Road | Lithia Springs, GA 30122

PROPERTY HIGHLIGHTS

- Anchored by Publix, Georgia's leading grocer
- Located on Lee Road at the intersection of Hwy. 92, which connects to I-20 approximately three miles westward & 2.5 miles eastward
- National tenants include Papa John's, Subway, H&R Block and Benchmark Physical Therapy
- Located in the Douglasville/Lithia Springs submarket of Atlanta with more than 28,200 residents in the three-mile trade area with an average household income over \$95,400








PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
00A	Publix	44,270 SF
00B1	H&R Block	1,400 SF
00B2	Benchmark Physical Therapy	1,400 SF
00B3	Style Code Beauty Supply	2,800 SF
00B5	Papa John's Pizza	1,400 SF
00B6	China Liu	1,400 SF
00B7	American Deli	1,400 SF
00B8	Island Spice Grill and Wings	1,400 SF
00B9	Subway	1,400 SF
00C1	PostalAnnex	1,300 SF
00C2	LP Nail & Spa	2,600 SF
00C4	Value Smiles	3,900 SF
0B10	Sweetwater Creek Animal Hospital	2,800 SF
SHAD1	McDonald's	
SHAD2	Wells Fargo	
SHAD3	Zaxby's	
SHAD4	Ellianos Coffee	
TOTAL SQ. FT.		67,470

SITE LEGEND

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



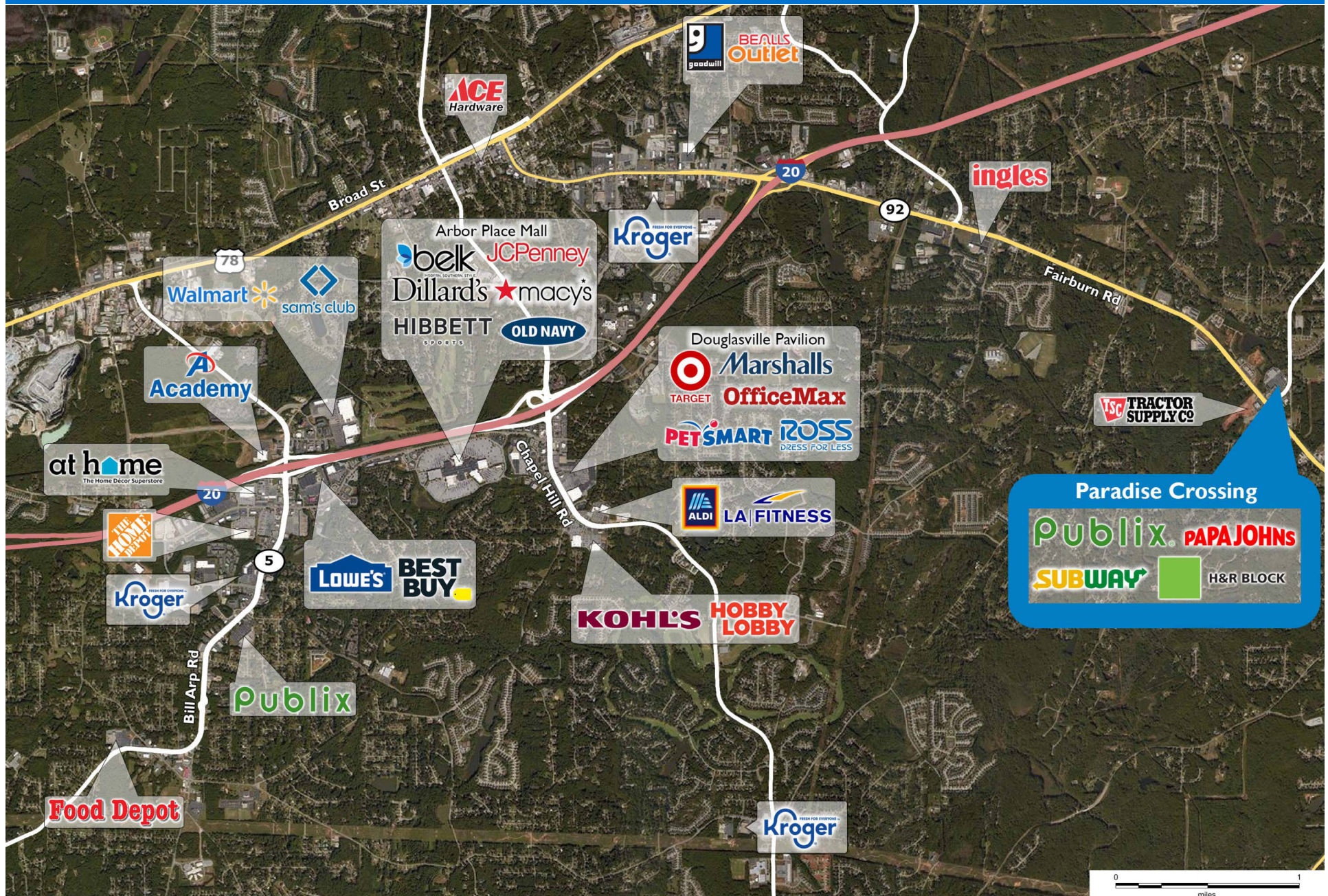
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 33.735145

Longitude: -84.668835

Paradise Crossing Atlanta, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,564	28,222	90,899
	2028 Projected Population	4,894	30,835	98,539
	2010 Census Population	4,379	25,261	78,322
	2000 Census Population	4,210	19,655	55,953
	1990 Census Population	3,507	15,419	42,836
	Historical Annual Growth 1990 to 2000	1.84%	2.46%	2.71%
	Historical Annual Growth 2000 to 2010	0.39%	2.54%	3.42%
	Estimated Annual Growth 2010 to 2023	0.30%	0.81%	1.09%
	Projected Annual Growth 2023 to 2028	1.41%	1.79%	1.63%
	Median Age	38.9	39.7	37.8
Households	Q4 2023 Estimated Households	1,622	9,944	32,549
	2028 Projected Households	1,739	10,861	35,249
	2010 Census Households	1,496	8,788	27,871
	2000 Census Households	1,418	6,673	20,229
	1990 Census Households	1,160	5,144	14,999
	Historical Annual Growth 1990 to 2000	2.03%	2.64%	3.04%
	Historical Annual Growth 2000 to 2010	0.54%	2.79%	3.26%
	Estimated Annual Growth 2010 to 2023	0.59%	0.90%	1.13%
	Projected Annual Growth 2023 to 2028	1.40%	1.78%	1.61%
	Population per Household	2.81	2.84	2.78
Population by Race	White	31.9%	29.3%	25.1%
	Black or African American	45.2%	49.4%	57.2%
	Asian & Pacific Islander	2.6%	2.0%	1.6%
	Other Races	3.2%	4.4%	4.2%
	Hispanic Population	17.0%	14.8%	11.9%
Income	Average Household Income	\$90,206	\$95,456	\$91,542
	Median Household Income	\$74,957	\$77,301	\$73,720
	Per Capita Income	\$32,066	\$33,639	\$32,903
Education (Age 25+)	Elementary	6.1%	3.7%	3.2%
	Some High School	8.2%	9.0%	6.5%
	High School Graduate	37.3%	32.4%	28.4%
	Some College	20.2%	17.5%	20.9%
	Associates Degree Only	7.6%	7.1%	9.1%
	Bachelors Degree Only	12.4%	17.7%	18.6%
	Graduate Degree	8.2%	12.6%	13.3%
Business	Number of Businesses	57	367	2,182
	Total Number of Employees	868	4,734	26,465
	Employees per Business	15.20	12.91	12.13
	Residential Population per Business	79.97	76.96	41.66

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