



SIZE

101,597 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
5,697	5,697	139,952
Households		
2,116	19,098	49,205
Median HH Income (\$)		
95,685	99,930	102,749

MAJOR TENANT(S)

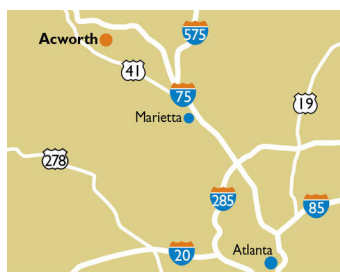
Kroger
 Crumbl Cookies
 H&R Block
 T-Mobile

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

3330 Cobb Parkway NW | Acworth, GA 30101

PROPERTY HIGHLIGHTS

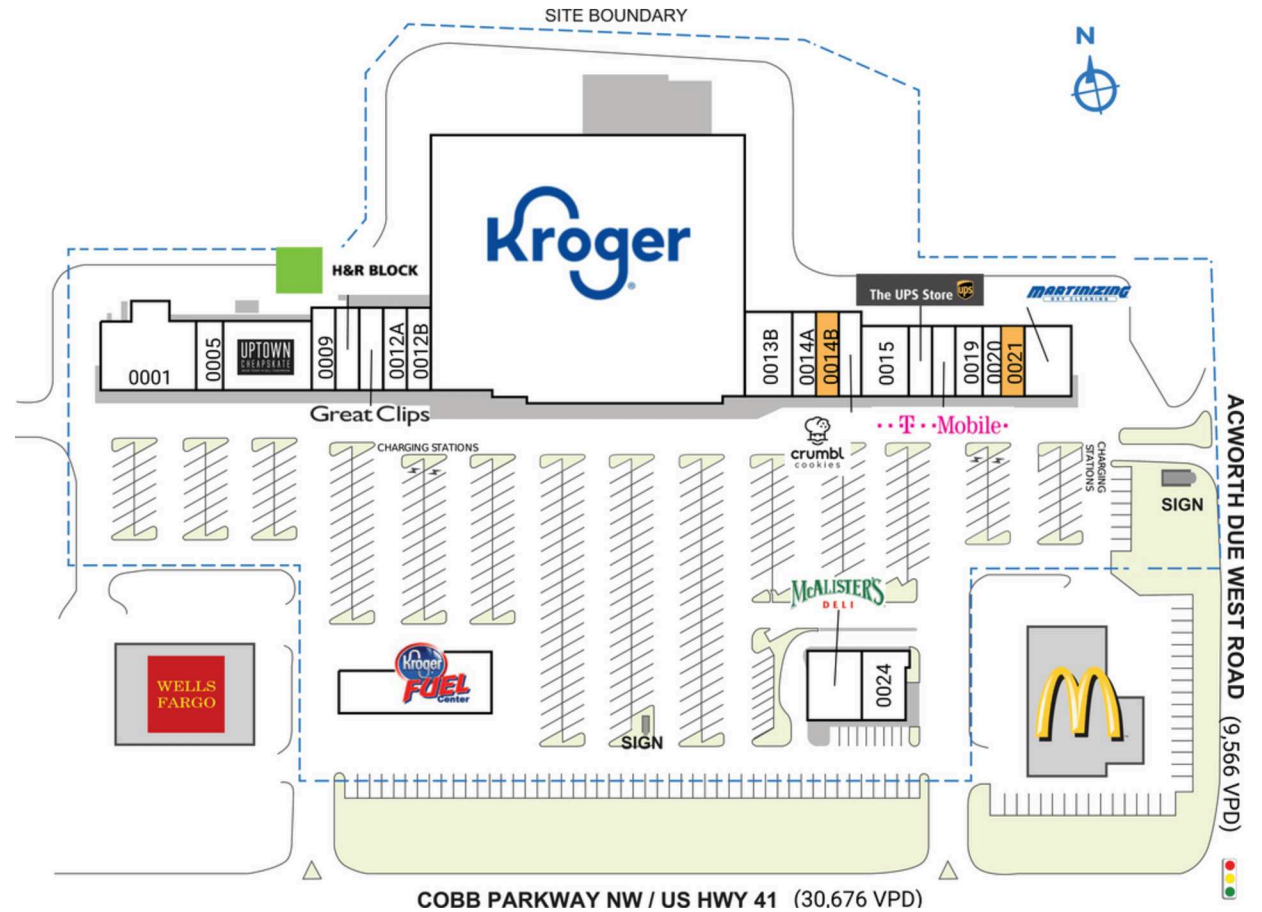
- Kroger-anchored shopping center
- National tenants include Crumbl Cookies, H&R Block, The UPS Store, Great Clips and T-Mobile
- Located on Cobb Pkwy (US 41), one of the major retail corridors north of Atlanta
- Average daily traffic count of approximately 40,242 cars per day
- 52,800 residents in a three-mile radius, with average household income over \$122,900
- 14-acre Senior Living Community less than one mile from center



SPACE	TENANT	SQ. FT.
0001	Guston's Grille	4,800 SF
0005	Wingin' It With Joy	1,500 SF
0006	Uptown Cheapskate	4,500 SF
0009	New China Restaurant	1,400 SF
0010	H&R Block	1,400 SF
0011	Great Clips	1,400 SF
0012A	Computers Plus	1,400 SF
0012B	Bath and Bark Grooming	1,400 SF
0013	Kroger	59,997 SF
0013B	Marchio Nail Spa	2,800 SF
0014A	Mr. Kebob	1,400 SF
0014B	AVAILABLE	1,400 SF
0014C	Crumbl Cookies	1,400 SF
0015	Sushi Zen	2,400 SF
0017	The UPS Store	1,200 SF
0018	T-Mobile	1,200 SF
0019	Ryan Family Chiropractic Wellness Center	1,500 SF
0020	The Coffee Pot	900 SF
0021	AVAILABLE	1,200 SF
0022	Martinizing Dry Cleaning	2,400 SF
0023	McAlister's Deli	3,300 SF
0024	Biscuit Belly	2,700 SF
TOTAL SQ. FT.		101,597

SITE LEGEND

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



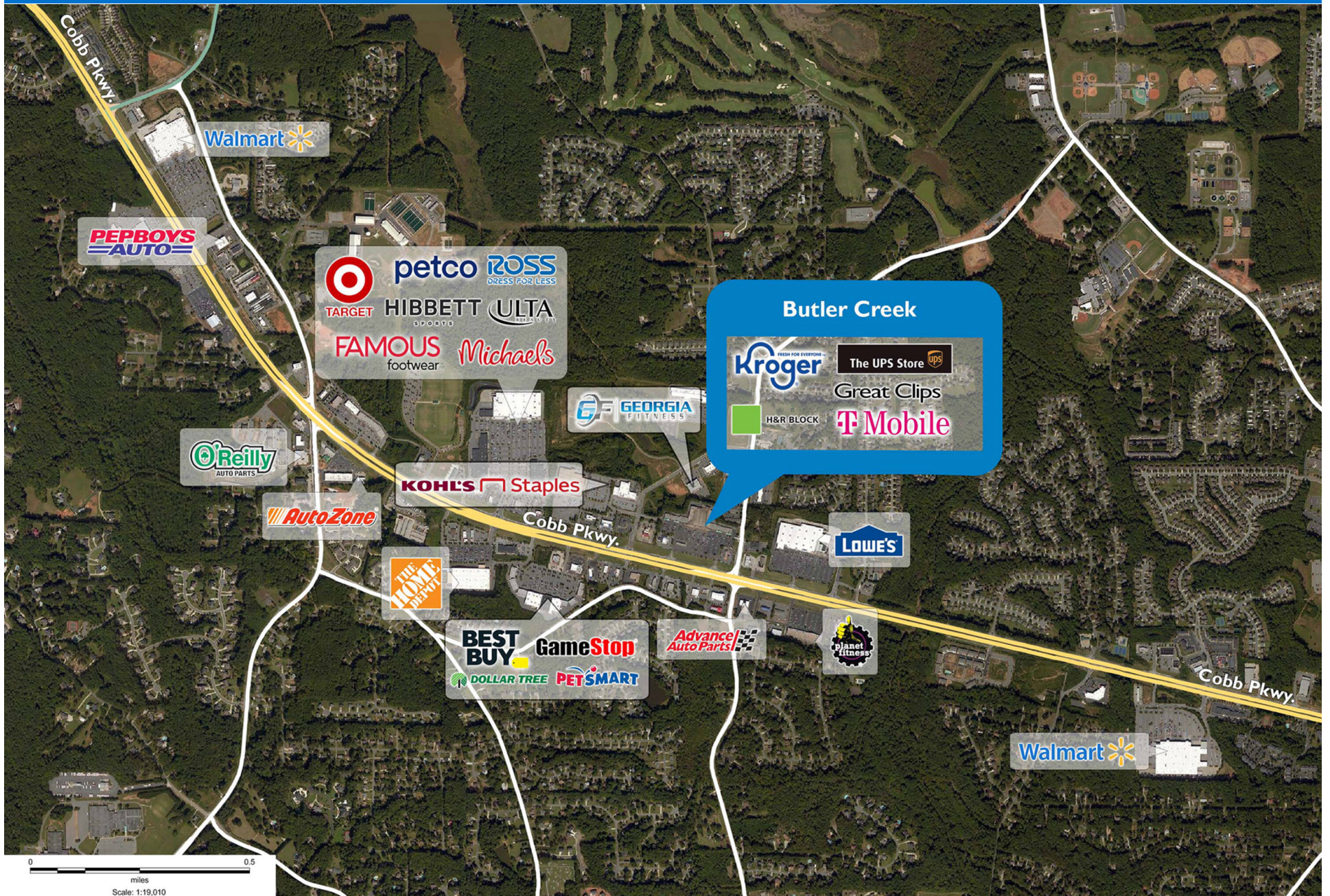
BUTLER CREEK

3330 Cobb Parkway NW | Acworth, GA 30101



BUTLER CREEK

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 34.03623

Longitude: -84.676987

Butler Creek Acworth, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	5,697	52,873	139,952
	2028 Projected Population	6,272	57,199	151,337
	2010 Census Population	4,592	46,913	120,448
	2000 Census Population	3,769	33,976	86,935
	1990 Census Population	1,680	14,595	41,533
	Historical Annual Growth 1990 to 2000	8.42%	8.82%	7.67%
	Historical Annual Growth 2000 to 2010	1.99%	3.28%	3.31%
	Estimated Annual Growth 2010 to 2023	1.58%	0.87%	1.10%
	Projected Annual Growth 2023 to 2028	1.94%	1.59%	1.58%
	Median Age	43.0	40.4	39.1
Households	Q4 2023 Estimated Households	2,116	19,098	49,205
	2028 Projected Households	2,330	20,702	53,222
	2010 Census Households	1,595	16,417	41,813
	2000 Census Households	1,283	12,096	30,426
	1990 Census Households	568	5,191	14,606
	Historical Annual Growth 1990 to 2000	8.50%	8.83%	7.61%
	Historical Annual Growth 2000 to 2010	2.19%	3.10%	3.23%
	Estimated Annual Growth 2010 to 2023	2.08%	1.11%	1.19%
	Projected Annual Growth 2023 to 2028	1.95%	1.63%	1.58%
	Population per Household	2.69	2.76	2.84
Population by Race	White	65.8%	61.1%	61.9%
	Black or African American	15.0%	18.1%	17.7%
	Asian & Pacific Islander	2.7%	4.0%	4.5%
	Other Races	4.7%	4.7%	4.9%
	Hispanic Population	11.8%	12.0%	11.0%
Income	Average Household Income	\$116,390	\$122,926	\$125,600
	Median Household Income	\$95,685	\$99,930	\$102,749
	Per Capita Income	\$43,273	\$44,462	\$44,206
Education (Age 25+)	Elementary	3.4%	3.1%	2.7%
	Some High School	2.2%	3.0%	3.4%
	High School Graduate	19.9%	21.6%	20.2%
	Some College	18.0%	19.3%	19.4%
	Associates Degree Only	11.5%	8.2%	8.7%
	Bachelors Degree Only	35.8%	28.5%	29.9%
	Graduate Degree	9.3%	16.3%	15.8%
Business	Number of Businesses	215	1,197	3,104
	Total Number of Employees	2,105	12,427	33,185
	Employees per Business	9.78	10.38	10.69
	Residential Population per Business	26.45	44.15	45.09

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