

MOUNTAIN PARK PLAZA

ROSWELL, GA



SIZE

80,511 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,177	54,793	158,448
Households	2,082	19,257	56,444
Median HH Income (\$)	154,968	145,741	137,576

MAJOR TENANT(S)

Publix

LEASING CONTACT

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MORE INFO

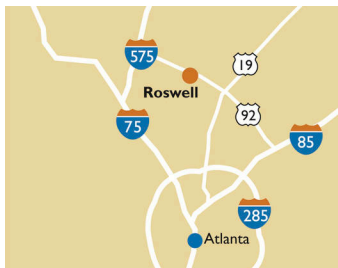
www.phillipsedison.com

LOCATION

4750 Alabama Road | Roswell, GA 30075

PROPERTY HIGHLIGHTS

- 80,511-square-foot community center
- Anchored by Publix
- Located on Alabama Road and Old Mountain Park Road NE
- Population exceeds 158,400 within a five-mile trade area
- Average household income exceeds \$171,900



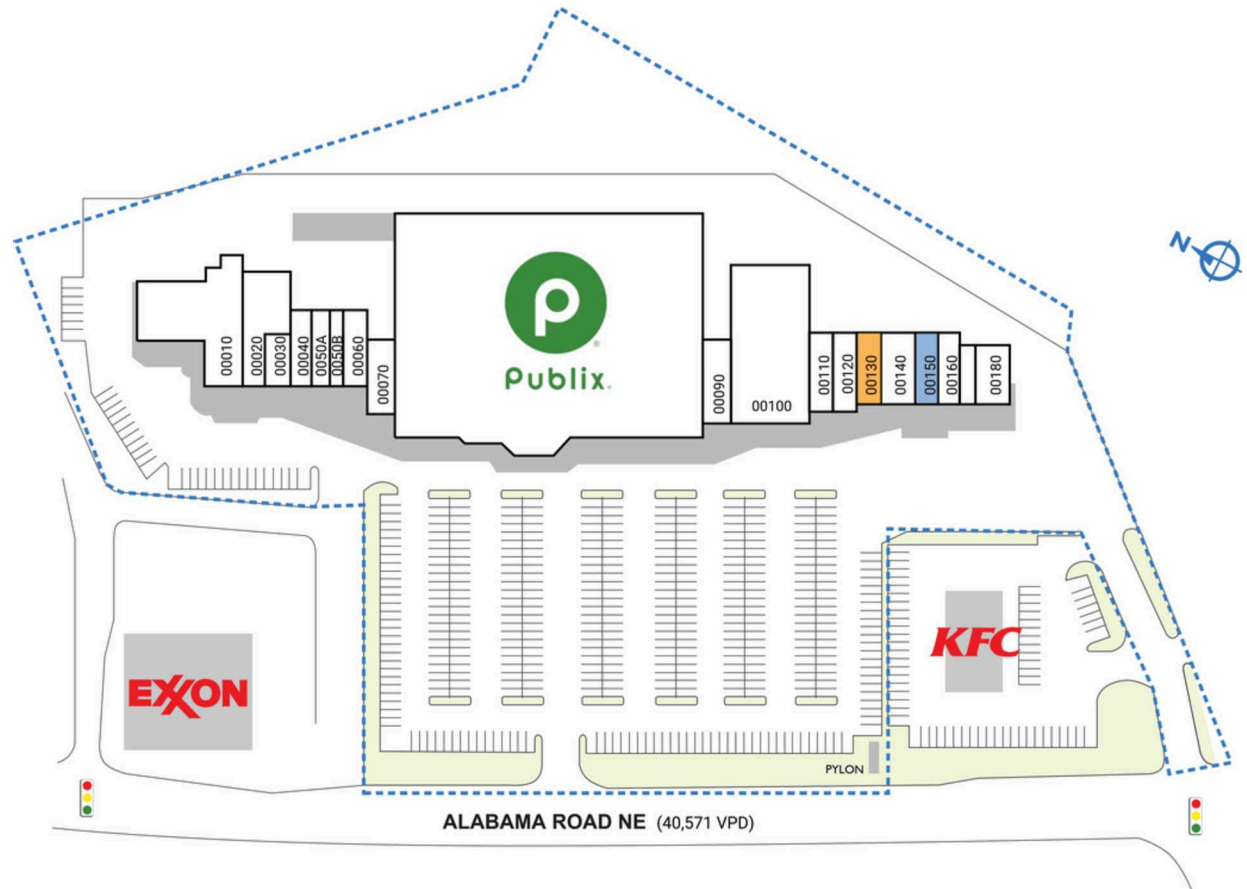
PHILLIPS EDISON & COMPANY®

MOUNTAIN PARK PLAZA

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SPACE	TENANT	SQ. FT.
00010	Chloe's Auto Repair	6,300 SF
00020	Tokyo Boat	3,295 SF
00030	Professional Alterations	705 SF
00040	Invictus Star Martial Arts	1,400 SF
0050A	Family Barber Shop 30	1,400 SF
0050B	DW Fit Personal Training	1,050 SF
00060	Nicole's Dog Gone Cute Grooming	1,050 SF
00070	Revitalize Health MD	1,400 SF
00080	Publix	44,271 SF
00090	Nail Legacy Spa Salon	1,400 SF
00100	Southern Comforts	8,640 SF
00110	Bites Sliders and Fries	1,400 SF
00120	LV Salon	1,400 SF
00130	AVAILABLE	1,200 SF
00140	Lion's Vape	1,500 SF
00150	COMING AVAILABLE	1,200 SF
00160	Caffeinated Gamers	1,650 SF
00180	Superior Clean	1,250 SF
TOTAL SQ. FT.		80,511

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



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.

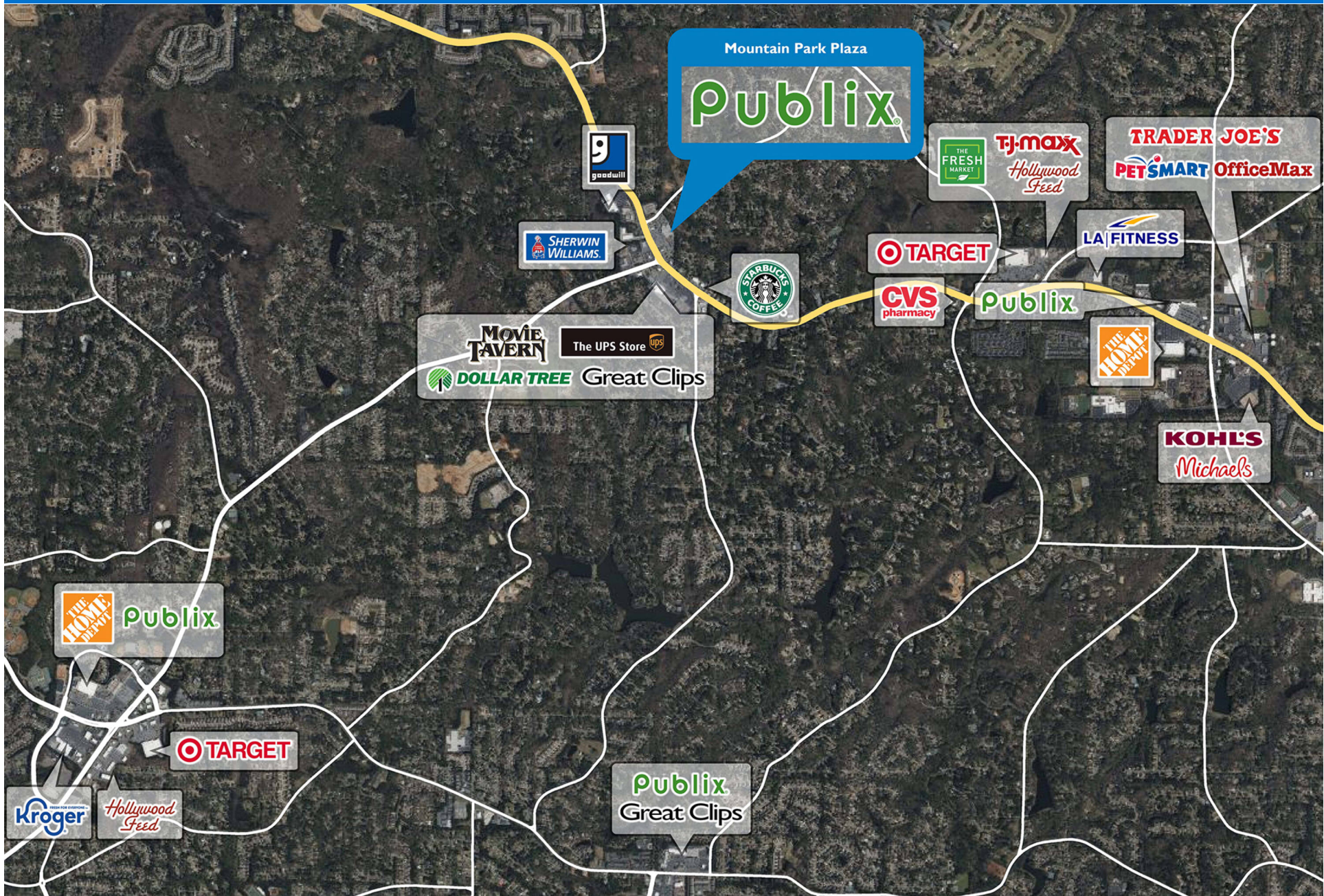
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 34.065349

Longitude: -84.423685

Mountain Park Plaza Roswell, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,177	54,793	158,448
	2028 Projected Population	6,275	56,109	162,546
	2010 Census Population	6,240	49,188	137,201
	2000 Census Population	4,983	43,624	124,424
	1990 Census Population	4,763	34,046	96,577
	Historical Annual Growth 1990 to 2000	0.45%	2.51%	2.57%
	Historical Annual Growth 2000 to 2010	2.27%	1.21%	0.98%
	Estimated Annual Growth 2010 to 2023	-0.07%	0.79%	1.05%
	Projected Annual Growth 2023 to 2028	0.32%	0.48%	0.51%
	Median Age	43.9	44.5	43.6
Households	Q4 2023 Estimated Households	2,082	19,257	56,444
	2028 Projected Households	2,116	19,719	57,883
	2010 Census Households	2,153	17,548	49,839
	2000 Census Households	1,613	14,510	42,669
	1990 Census Households	1,505	10,796	31,707
	Historical Annual Growth 1990 to 2000	0.70%	3.00%	3.01%
	Historical Annual Growth 2000 to 2010	2.93%	1.92%	1.57%
	Estimated Annual Growth 2010 to 2023	-0.25%	0.68%	0.91%
	Projected Annual Growth 2023 to 2028	0.33%	0.48%	0.50%
	Population per Household	2.97	2.84	2.79
Population by Race	White	77.3%	77.7%	75.5%
	Black or African American	5.1%	5.4%	6.3%
	Asian & Pacific Islander	4.4%	5.4%	6.0%
	Other Races	5.9%	4.6%	4.8%
	Hispanic Population	7.4%	6.9%	7.4%
Income	Average Household Income	\$231,372	\$187,697	\$171,967
	Median Household Income	\$154,968	\$145,741	\$137,576
	Per Capita Income	\$77,971	\$66,026	\$61,604
Education (Age 25+)	Elementary	2.1%	1.0%	1.2%
	Some High School	0.2%	0.8%	1.6%
	High School Graduate	9.8%	8.9%	11.3%
	Some College	13.6%	14.5%	14.7%
	Associates Degree Only	3.2%	5.9%	6.1%
	Bachelors Degree Only	48.2%	44.1%	41.2%
	Graduate Degree	22.9%	24.8%	23.9%
Business	Number of Businesses	149	1,419	4,555
	Total Number of Employees	896	9,974	35,276
	Employees per Business	6.01	7.03	7.74
	Residential Population per Business	41.39	38.61	34.79

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