

# MOUNTAIN PARK PLAZA

ROSWELL, GA



## SIZE

80,511 square feet

## DEMOGRAPHICS

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

## MAJOR TENANT(S)

Publix

## LEASING CONTACT

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## MORE INFO

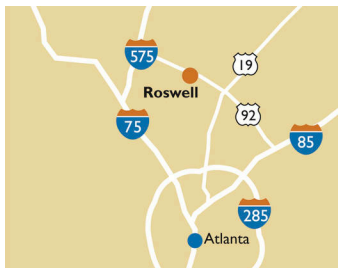
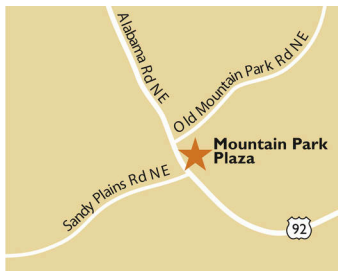
[www.phillipsedison.com](http://www.phillipsedison.com)

## 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



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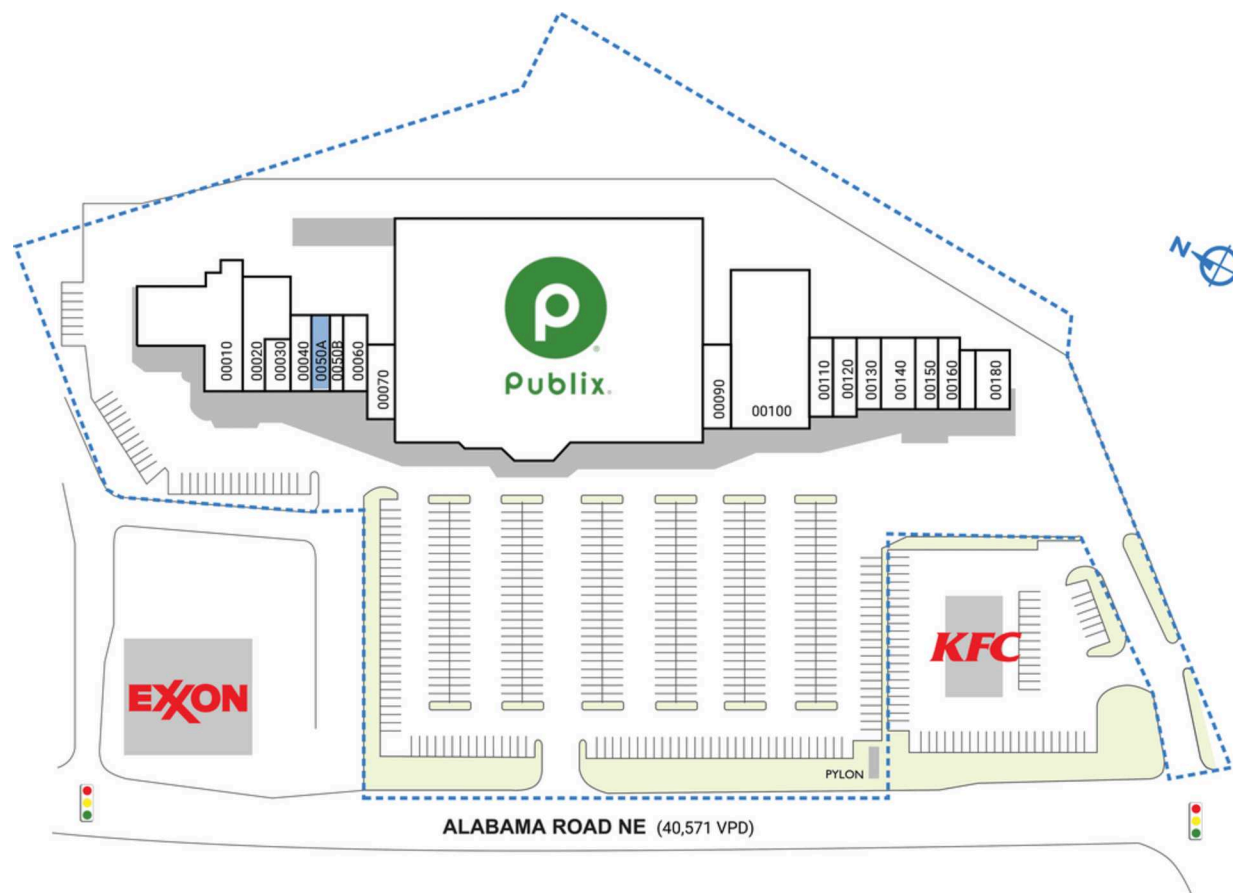
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| SPACE         | TENANT                          | SQ. FT.   |
|---------------|---------------------------------|-----------|
| 00010         | Chloe's Auto Repair             | 6,300 SF  |
| 00020         | Tokyo Boat                      | 3,295 SF  |
| 00030         | Professional Alterations        | 705 SF    |
| 00040         | Invictus Star Martial Arts      | 1,400 SF  |
| 0050A         | COMING AVAILABLE                | 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         | Mini Massage                    | 1,200 SF  |
| 00140         | Lion's Vape                     | 1,500 SF  |
| 00150         | Aroma Indian Flavor             | 1,200 SF  |
| 00160         | Caffeinated Gamers              | 1,650 SF  |
| 00180         | Superior Clean                  | 1,250 SF  |
| TOTAL SQ. FT. |                                 | 80,511    |

## SITE LEGEND

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





# MOUNTAIN PARK PLAZA

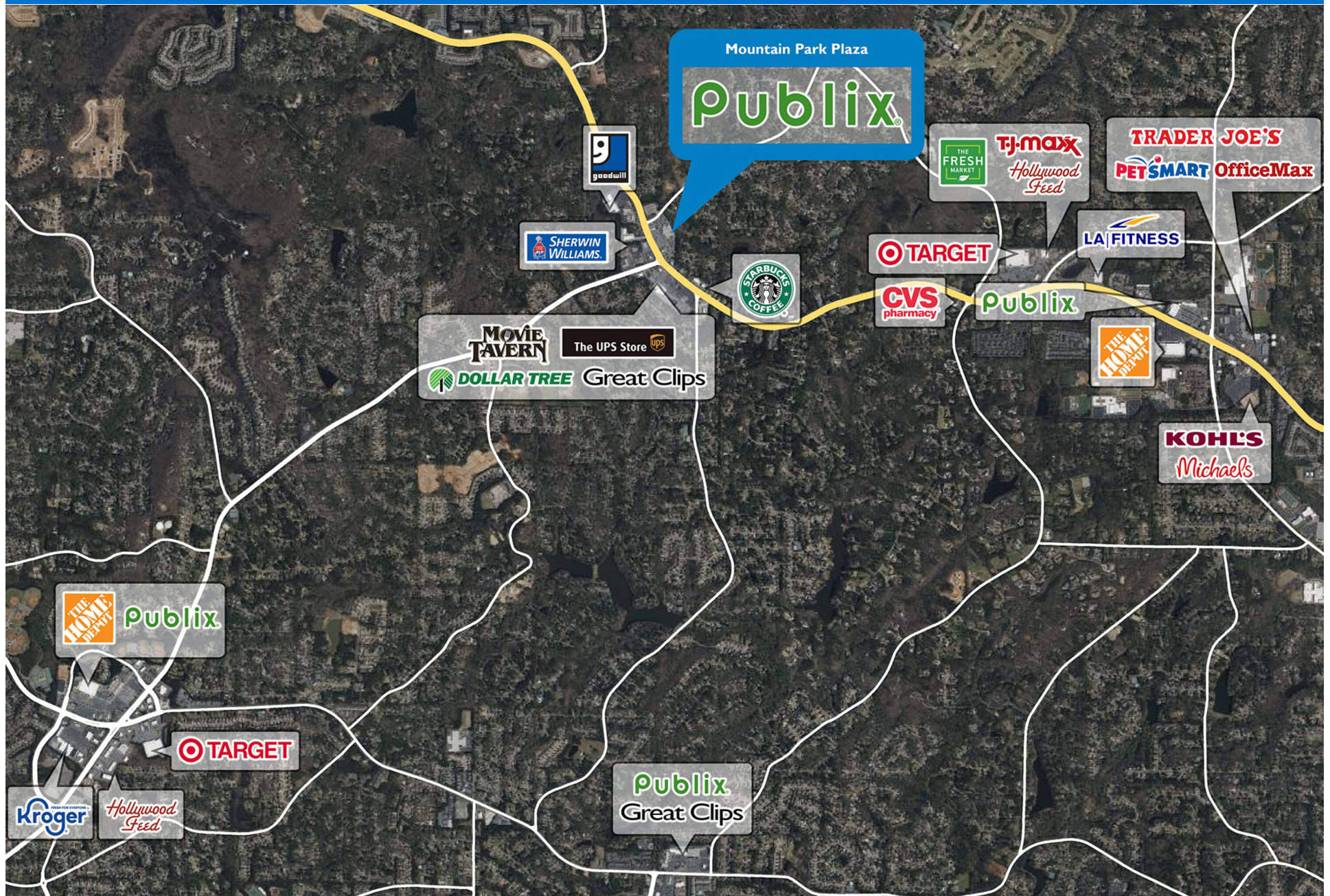
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 34.065349

Longitude: -84.423685

| Mountain Park Plaza<br>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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