

# MABLETON CROSSING

MABLETON, GA



## SIZE

86,819 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
6,474	63,075	189,276
<b>Households</b>		
2,464	23,564	72,295
<b>Median HH Income (\$)</b>		
95,802	81,534	78,795

## MAJOR TENANT(S)

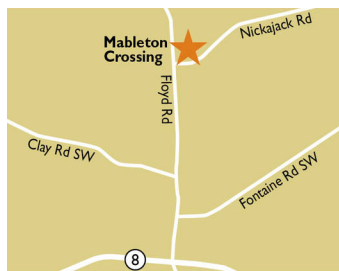
Kroger  
Coast Dental  
For Eyes  
Smoothie King  
GNC

## LEASING CONTACT

Jordan Titshaw  
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## MORE INFO

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



## LOCATION

4875 Floyd Road SW | Mableton, GA 30126

## PROPERTY HIGHLIGHTS

- Kroger-anchored neighborhood shopping center in the heart of Mableton, GA in Cobb County with Subway, Smoothie King, GNC and Coast Dental
- Located on Floyd Rd., a primary north-south artery with approximately 31,400 vehicles per day passing the center
- Population exceeds 63,00 residents within a three-mile radius with an average household income of greater than \$118,500
- Kroger has estimated one million annual visitors, ranking in the top 90% of grocery stores nationwide
- Park View Reserve, a brand new 42-unit town home complex, is in development directly adjacent to the center



**PHILLIPS EDISON & COMPANY®**

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SPACE	TENANT	SQ. FT.
0100	Lizbeth's Dominican Salon	900 SF
0101	CBD American Shaman	900 SF
0102	Nad'z Cutz	760 SF
0103	WNB Factory	1,640 SF
0104	AVAILABLE	1,252 SF
0105	Jabz	2,648 SF
0107	B.K. Nails	1,200 SF
0108	New Han's	1,200 SF
0109	For Eyes	1,450 SF
0110	Ruby's Salon Suite	3,110 SF
0113	Coast Dental	1,740 SF
0201	Kroger	63,419 SF
0301	Subway	1,500 SF
0302	GNC	1,200 SF
0303	Smoothie King	1,200 SF
0304	The Shipping Yard	1,200 SF
0305	Yummy Bistro	1,500 SF
TOTAL SQ. FT.		86,819

SITE LEGEND	
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 20px; height: 10px;"></span> 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: 33.835277

Longitude: -84.574223

Mableton Crossing Mableton, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,474	63,075	189,276
	2028 Projected Population	7,102	66,858	199,707
	2010 Census Population	5,814	55,574	165,268
	2000 Census Population	5,540	47,090	143,288
	1990 Census Population	5,207	39,884	108,901
	Historical Annual Growth 1990 to 2000	0.62%	1.67%	2.78%
	Historical Annual Growth 2000 to 2010	0.48%	1.67%	1.44%
	Estimated Annual Growth 2010 to 2023	0.79%	0.93%	0.99%
	Projected Annual Growth 2023 to 2028	1.87%	1.17%	1.08%
	Median Age	42.8	39.7	37.7
Households	Q4 2023 Estimated Households	2,464	23,564	72,295
	2028 Projected Households	2,700	24,978	76,378
	2010 Census Households	2,138	20,685	62,155
	2000 Census Households	2,009	17,358	53,626
	1990 Census Households	1,804	14,315	41,699
	Historical Annual Growth 1990 to 2000	1.08%	1.95%	2.55%
	Historical Annual Growth 2000 to 2010	0.62%	1.77%	1.49%
	Estimated Annual Growth 2010 to 2023	1.04%	0.95%	1.11%
	Projected Annual Growth 2023 to 2028	1.85%	1.17%	1.10%
	Population per Household	2.63	2.66	2.60
Population by Race	White	40.8%	36.0%	29.5%
	Black or African American	32.6%	38.2%	42.7%
	Asian & Pacific Islander	2.8%	2.9%	3.4%
	Other Races	3.9%	4.2%	4.1%
	Hispanic Population	20.0%	18.6%	20.3%
Income	Average Household Income	\$116,940	\$118,505	\$109,142
	Median Household Income	\$95,802	\$81,534	\$78,795
	Per Capita Income	\$44,504	\$44,441	\$41,880
Education (Age 25+)	Elementary	4.2%	5.1%	6.0%
	Some High School	4.2%	4.8%	4.5%
	High School Graduate	22.6%	24.5%	22.2%
	Some College	21.6%	18.5%	19.8%
	Associates Degree Only	8.1%	7.5%	8.3%
	Bachelors Degree Only	24.9%	25.9%	24.4%
	Graduate Degree	14.3%	13.7%	14.8%
Business	Number of Businesses	144	1,624	4,522
	Total Number of Employees	1,453	20,907	60,645
	Employees per Business	10.09	12.88	13.41
	Residential Population per Business	44.97	38.85	41.85

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