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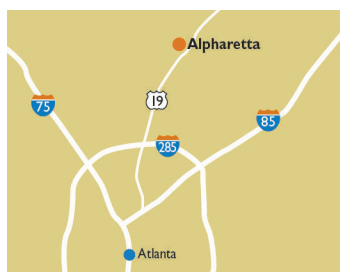
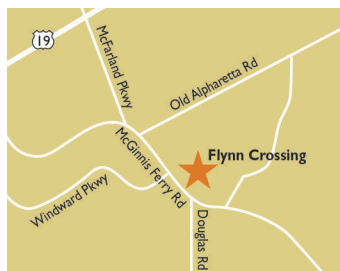
95,002 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	10,273	73,543	191,620
Households	3,256	24,491	66,288
Median HH Income (\$)	166,484	139,520	131,811

MAJOR TENANT(S)

Publix
 Sherwin-Williams
 Hollywood Feed



LOCATION

5158-5238 McGinnis Ferry Road | Alpharetta, GA 30005

PROPERTY HIGHLIGHTS

- Located in Forsyth County, one of Georgia's wealthiest and fastest growing counties
- Anchored by Publix, the second largest pure grocer by market share in the state of Georgia and is the service leader of the Atlanta market
- Day population exceeds 73,500 in a three-mile radius with an average household income of \$169,600
- Customer visit duration averages over 60 minutes within the shopping center
- Center is across the street from The Golf Club of Georgia (600+ homes and a 36-hole course) which is ranked among the Top 20 Best Courses in GA

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

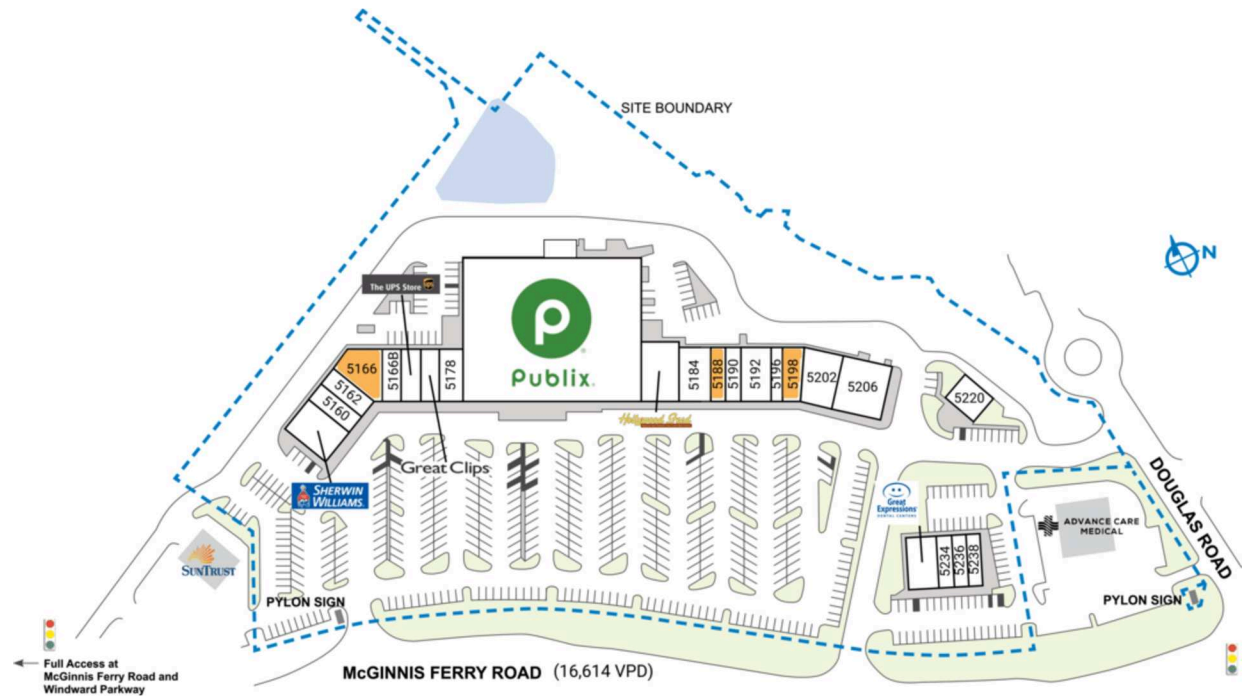


FLYNN CROSSING

5158-5238 McGinnis Ferry Road | Alpharetta, GA 30005

SPACE	TENANT	SQ. FT.
5158	Sherwin-Williams	4,200 SF
5160	Todo Frito	1,400 SF
5162	Angelo's Pizza	1,400 SF
5166	AVAILABLE	5,067 SF
5166B	Mochigo / Morning Owl	1,483 SF
5174	The UPS Store	1,400 SF
5176	Great Clips	1,050 SF
5178	King World Cleaners	1,750 SF
5180	Publix	44,840 SF
5182	Hollywood Feed	4,000 SF
5184	20,000 Leagues Scuba and Aquatics	2,784 SF
5188	AVAILABLE	1,400 SF
5190	Lush Nails	1,400 SF
5192	Casa Lobo	2,800 SF
5196	Fashion Tailors	1,034 SF
5198	AVAILABLE	2,022 SF
5202	MOTW Coffee	3,072 SF
5206	Windward Grill	4,900 SF
5220	Namak	2,000 SF
5230	Great Expressions Dental Center	2,800 SF
5234	Semper Laser	1,400 SF
5236	Premier Family Vision	1,400 SF
5238	Besties Empanadas	1,400 SF
TOTAL SQ. FT.		95,002

 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.

FLYNN CROSSING

5158-5238 McGinnis Ferry Road | Alpharetta, GA 30005



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Flynn Crossing Alpharetta, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	10,273	73,543	191,620
	2027 Projected Population	11,578	82,853	213,917
	2010 Census Population	7,843	55,397	146,848
	2000 Census Population	5,896	39,687	98,191
	1990 Census Population	1,066	8,678	26,323
	Historical Annual Growth 1990 to 2000	18.65%	16.42%	14.07%
	Historical Annual Growth 2000 to 2010	2.90%	3.39%	4.11%
	Estimated Annual Growth 2010 to 2022	2.14%	2.25%	2.11%
	Projected Annual Growth 2022 to 2027	2.42%	2.41%	2.23%
	Median Age	38.9	37.8	38.8
Households	Q2 2022 Estimated Households	3,256	24,491	66,288
	2027 Projected Households	3,681	27,592	73,900
	2010 Census Households	2,466	18,438	50,996
	2000 Census Households	1,933	13,481	34,206
	1990 Census Households	391	3,258	9,799
	Historical Annual Growth 1990 to 2000	17.33%	15.26%	13.32%
	Historical Annual Growth 2000 to 2010	2.47%	3.18%	4.07%
	Estimated Annual Growth 2010 to 2022	2.21%	2.25%	2.08%
	Projected Annual Growth 2022 to 2027	2.48%	2.41%	2.20%
	Population per Household	3.15	3.00	2.89
Population by Race	White	62.5%	58.0%	55.9%
	Black or African American	7.3%	8.6%	8.3%
	Asian & Pacific Islander	20.0%	21.9%	24.8%
	Other Races	3.5%	3.5%	3.3%
	Hispanic Population	6.7%	8.0%	7.7%
Income	Average Household Income	\$190,545	\$169,658	\$161,759
	Median Household Income	\$166,484	\$139,520	\$131,811
	Per Capita Income	\$60,482	\$56,556	\$55,986
Education (Age 25+)	Elementary	0.3%	1.5%	2.2%
	Some High School	0.9%	1.6%	1.9%
	High School Graduate	5.4%	6.9%	7.6%
	Some College	12.4%	13.5%	12.5%
	Associates Degree Only	6.5%	5.2%	5.3%
	Bachelors Degree Only	42.4%	40.4%	40.4%
	Graduate Degree	32.0%	31.0%	30.1%
Business	Number of Businesses	367	3,029	8,452
	Total Number of Employees	11,018	69,859	162,365
	Employees per Business	30.00	23.07	19.21
	Residential Population per Business	27.97	24.28	22.67

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