

SIZE

95,002 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile			
Population 10,273	on 73,543	191,620			
Households 3,256 24,491 66,288					
Median HH Income (\$)					

139.520 131.811

MAJOR TENANT(S)
Publix
Sherwin-Williams
Hollywood Feed

166.484

LEASING CONTACT

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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



MORE INFO

www.phillipsedison.com



FLYNN CROSSING

SPACE	TENANT	SQ. FT		
5158	Sherwin-Williams	4,200 SF		
5160	Subway	1,400 SF		
5162	Angelo's Pizza	1,400 SF		
5166	JB Fine Wine & Spirits	5,067 SF		
5166B	Mochi-Go	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	American Shaman	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	AVAILABLE	3,072 SF		
5206	Windward Grill	4,900 SF		
5220	Namak	2,000 SF		
5230	Great Expressions Dental Center	2,800 SF		
5234	COMING AVAILABLE	1,400 SF		
5236	Premier Family Vision	1,400 SF		
5238	Besties Empanadas	1,400 SF		
TOTAL SQ. FT.				
SITE LE	GEND			
☐ Available ☐ Occupied				
Leased (not occupied) Owned by Others				
	Boundary	13		
Lasite	Doundary			





Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections Calculated using TAS Retrieval Retrieval Mar 20, 2023



	n Crossing aretta, GA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	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
Population	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
	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
spic	1990 Census Households	391	3,258	9,799
Households	Historical Annual Growth 1990 to 2000	17.33%	15.26%	13.32%
no	Historical Annual Growth 2000 to 2010	2.47%	3.18%	4.07%
T	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
	White	62.5%	58.0%	55.9%
l io e	Black or African American	7.3%	8.6%	8.3%
ulatio	Asian & Pacific Islander	20.0%	21.9%	24.8%
Population by Race	Other Races	3.5%	3.5%	3.3%
•	Hispanic Population	6.7%	8.0%	7.7%
Φ.	Average Household Income	\$190,545	\$169,658	\$161,759
шo	Median Household Income	\$166,484	\$139,520	\$131,811
Incom	Per Capita Income	\$60,482	\$56,556	\$55,986
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	Elementary	0.3%	1.5%	2.2%
۲ <u>۲</u>	Some High School	0.9%	1.6%	1.9%
Education (Age 25+)	High School Graduate	5.4%	6.9%	7.6%
duc \ge	Some College Associates Degree Only	12.4% 6.5%	13.5% 5.2%	12.5% 5.3%
Щδ	Bachelors Degree Only	42.4%	40.4%	40.4%
	Graduate Degree	42.4% 32.0%	31.0%	30.1%
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SS	Number of Businesses	367	3,029	8,452
Business	Total Number of Employees	11,018	69,859	162,365
sns	Employees per Business	30.00	23.07	19.21
	Residential Population per Business	27.97	24.28	22.67

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