



SIZE

90,906 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	3,078	39,387	117,740
Households	1,116	13,624	41,509
Median HH Income (\$)	119,810	133,773	130,508

MAJOR TENANT(S)

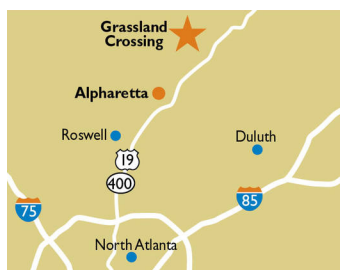
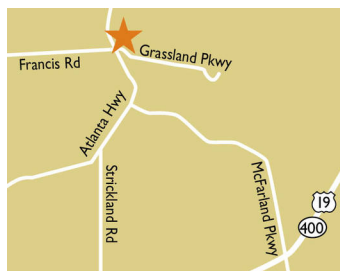
Kroger
 ATI Physical Therapy
 Jersey Mike's Subs
 Great Clips

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

5665 Atlanta Highway | Alpharetta, GA 30004

PROPERTY HIGHLIGHTS

- Kroger-anchored shopping center located on Atlanta Highway (20,244 VPD)
- Large daytime population of 53,300 employees serving over 2,500 businesses in a three-mile radius with an overall population exceeds 42,000 in a three-mile radius
- Only 2.5 miles from Halcyon Mixed-Use Development (125 acres including retail, restaurant, office, movie theater, single and multi-family housing options)
- Affluent suburb boast average household incomes greater than \$163,600 in a three-mile radius



GRASSLAND CROSSING

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SPACE	TENANT	SQ. FT.
SHAD1	Burger King	
SHAD2	North Forsyth Equity	
0001	Kroger	70,086 SF
0101	Real Hot Yoga	2,875 SF
0102A	ATI Physical Therapy	2,000 SF
0102B	The UPS Store	1,125 SF
0103	COMING AVAILABLE	1,560 SF
0104	Miracle Threading and Spa	1,040 SF
0105	Jersey Mike's Subs	1,300 SF
0106	China Kitchen	1,040 SF
0107	Alpharetta Smiles	1,300 SF
0108	Kumon Learning Center	1,300 SF
0109	Elite Nails	1,040 SF
0110	Papa John's Pizza	1,300 SF
0111	Great Clips	1,040 SF
0112	Eggs Up Grill	3,900 SF
TOTAL SQ. FT.		90,906

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, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Grassland Crossing Alpharetta, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	3,078	39,387	117,740
	2027 Projected Population	3,492	46,061	136,380
	2010 Census Population	2,207	26,263	82,471
	2000 Census Population	1,049	15,698	46,659
	1990 Census Population	445	5,279	16,771
	Historical Annual Growth 1990 to 2000	8.96%	11.51%	10.77%
	Historical Annual Growth 2000 to 2010	7.72%	5.28%	5.86%
	Estimated Annual Growth 2010 to 2022	2.64%	3.23%	2.83%
	Projected Annual Growth 2022 to 2027	2.55%	3.18%	2.98%
	Median Age	40.1	39.2	39.5
Households	Q2 2022 Estimated Households	1,116	13,624	41,509
	2027 Projected Households	1,267	15,908	47,983
	2010 Census Households	796	9,119	29,254
	2000 Census Households	365	5,567	17,137
	1990 Census Households	161	1,892	6,161
	Historical Annual Growth 1990 to 2000	8.57%	11.40%	10.77%
	Historical Annual Growth 2000 to 2010	8.10%	5.06%	5.49%
	Estimated Annual Growth 2010 to 2022	2.68%	3.20%	2.78%
	Projected Annual Growth 2022 to 2027	2.57%	3.15%	2.94%
	Population per Household	2.76	2.89	2.83
Population by Race	White	57.7%	60.9%	64.5%
	Black or African American	7.3%	8.5%	7.3%
	Asian & Pacific Islander	18.6%	14.4%	15.7%
	Other Races	3.2%	3.7%	3.3%
	Hispanic Population	13.1%	12.5%	9.2%
Income	Average Household Income	\$169,574	\$163,640	\$165,600
	Median Household Income	\$119,810	\$133,773	\$130,508
	Per Capita Income	\$61,466	\$56,642	\$58,422
Education (Age 25+)	Elementary	5.4%	3.4%	2.5%
	Some High School	2.4%	3.8%	2.7%
	High School Graduate	13.4%	9.3%	9.0%
	Some College	10.6%	11.3%	13.0%
	Associates Degree Only	3.7%	4.9%	4.8%
	Bachelors Degree Only	43.5%	41.4%	40.9%
	Graduate Degree	20.8%	26.0%	27.0%
Business	Number of Businesses	813	2,639	5,675
	Total Number of Employees	16,008	53,371	113,117
	Employees per Business	19.68	20.23	19.93
	Residential Population per Business	3.78	14.93	20.75

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