GRASSLAND CROSSING

ALPHARETTA, GA



SIZE

90,906 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile				
Population						
3,078	39,387	117,740				
Households						
1,116	13,624	41,509				

119,810 133,773 130,508

MAJOR TENANT(S)

Kroger ATI Physical Therapy Jersey Mike's Subs Great Clips

LEASING CONTACT

Rich Dawson Mobile (404) 433-9899 rdawson@phillipsedison.com





LOCATION

5665 Atlanta Highway | Alpharetta, GA 30004

PROPERTY HIGHLIGHTS

- Kroger-anchored shopping center located on Highway 9 (20,200 VPD), just a half mile from McFarland Parkway (23,000 VPD)
- Large daytime population of 53,300 employees serving over 2,500 businesses in a three-mile radius with an overall population exceeds 39,300 in a three-mile radius
- Only 2.5 miles from Halcyon Mixed-Use Development (125 AC under construction to include 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



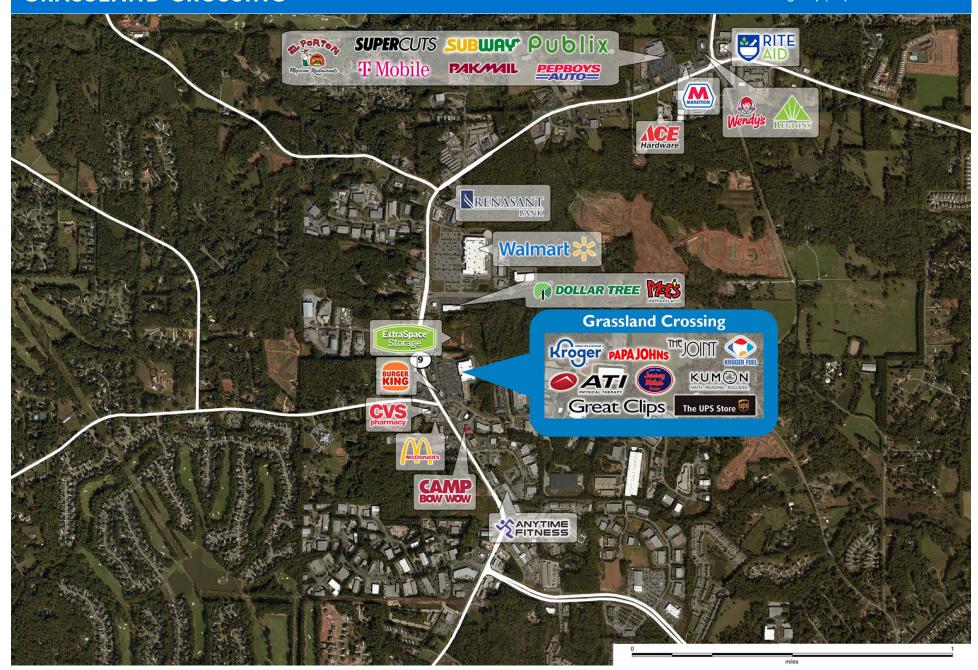
MORE INFO

www.phillipsedison.com



SPACE	TENANT	SQ. FT.			
SHADI	Burger King				
SHAD2	North Forsyth Equity				
0001	Kroger	70,086 SF			
0101	AVAILABLE	2,875 SF			
0102A	ATI Physical Therapy	2,000 SF			
0102B	The UPS Store	1,125 SF			
0103	The Joint	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			
8010	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,					
SITE LEGEND					
Available					





Demographic Summary Report

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



	sland Crossing aretta, GA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	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
tion	1990 Census Population	445	5,279	16,771
Population	Historical Annual Growth 1990 to 2000	8.96%	11.51%	10.77%
8	Historical Annual Growth 2000 to 2010	7.72%	5.28%	5.86%
	Estimated Annual Growth 2010 to2022	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
	Q2 2022 Estimated Households	1,116	13,624	41,509
	2027 Projected Households	1,267	15,908	47,983
Households	2010 Census Households	796	9,119	29,254
	2000 Census Households	365	5,567	17,137
	1990 Census Households	161	1,892	6,161
nseh	Historical Annual Growth 1990 to 2000	8.57%	11.40%	10.77%
亨	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
_	White	57.7%	60.9%	64.5%
e ţi	Black or African American	7.3%	8.5%	7.3%
opulatio by Race	Asian & Pacific Islander	18.6%	14.4%	15.7%
Population by Race	Other Races	3.2%	3.7%	3.3%
<u> </u>	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
	Elementary	5.4%	3.4%	2.5%
	Some High School	2.4%	3.4 %	2.7%
Education (Age 25+)	High School Graduate	13.4%	9.3%	9.0%
cati	Some College	10.6%	11.3%	13.0%
Age	Associates Degree Only	3.7%	4.9%	4.8%
шЭ	Bachelors Degree Only	43.5%	41.4%	40.9%
	Graduate Degree	20.8%	26.0%	27.0%
v.	Number of Businesses	813	2,639	5,675
les	Total Number of Employees	16,008	53,371	113,117
Business	Employees per Business	19.68	20.23	19.93
щ	Residential Population per Business	3.78	14.93	20.75
		0.70	17.50	20.75

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