

# SPIVEY JUNCTION

STOCKBRIDGE, GA



## SIZE

81,475 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	4,838	37,513	100,223
<b>Households</b>	1,861	13,609	35,957
<b>Median HH Income (\$)</b>	58,197	78,937	76,164

## MAJOR TENANT(S)

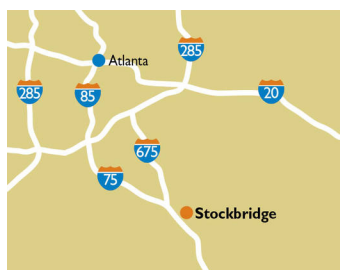
Kroger  
Workout Anytime  
Great Clips  
Domino's Pizza

## LEASING CONTACT

Jordan Titshaw  
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jtitshaw@phillipsedison.com

## MORE INFO

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



## LOCATION

1748 Hudson Bridge Road | Stockbridge, GA 30281

## PROPERTY HIGHLIGHTS

- Anchored by Kroger, a top grocer in the Atlanta area
- Additional tenants include Great Clips, Goodwill, Workout Anytime, Subway and Domino's Pizza
- Located in Stockbridge, a suburb 21 miles southeast of Atlanta, with a population exceeding 35,500 in a three-mile radius with an average household income more than \$98,400
- The center is located at the intersection of Hudson Bridge Road and Flippen Road, which benefits from more than 32,700 vehicles per day
- Property located in close proximity to I-75 and Piedmont Henry Hospital and medical offices



**PHILLIPS EDISON & COMPANY®**

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SPACE	TENANT	SQ. FT.
OUT	Kroger Fuel	
101	Mesquite Mexican Grill	3,549 SF
102	Fancy That	1,238 SF
201	Kroger	54,872 SF
301	Master Shim's World Class Tae Kwon Do	2,925 SF
303	Great Clips	1,267 SF
304	V-Nails & Spa	1,267 SF
305	Mail N More	1,267 SF
306	Wing Hut	1,267 SF
307	Caribbean Cravings Restaurant	1,267 SF
308	Goodwill	1,461 SF
401	Workout Anytime	5,525 SF
402	AVAILABLE	1,720 SF
403	Subway	1,440 SF
404	Domino's Pizza	1,235 SF
405	Miracle-Ear	1,175 SF
<b>TOTAL SQ. FT.</b>		<b>81,475</b>

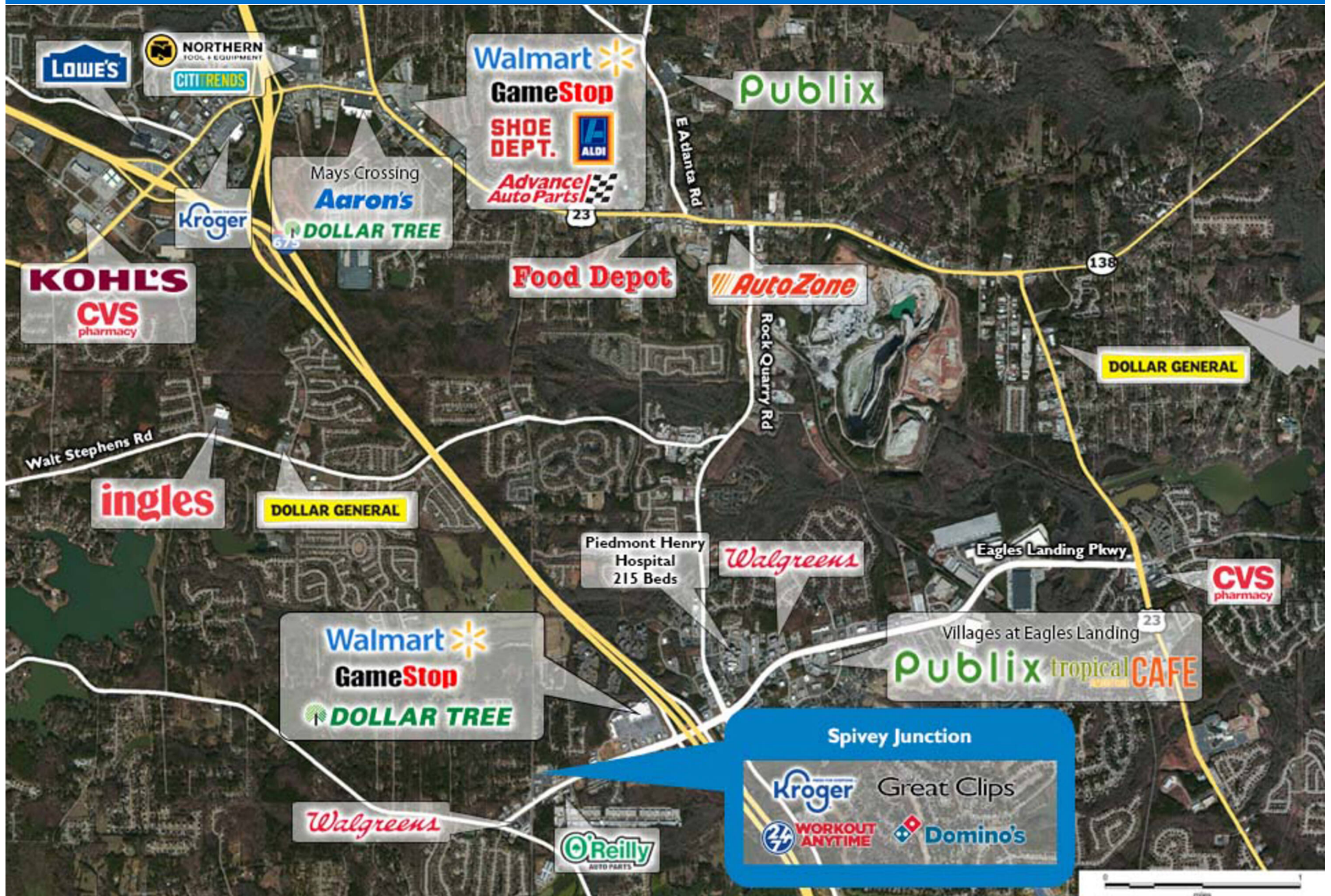
SITE LEGEND	
<span style="background-color: #f4a460; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Available
<span style="background-color: #a6c9ec; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Leased (not occupied)
<span style="border: 1px dashed blue; display: inline-block; width: 15px; height: 10px;"></span>	Site Boundary
<span style="background-color: #d3d3d3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Owned by Others
<span style="background-color: #d3d3d3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Occupied



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: 33.503169

Longitude: -84.244115

Spivey Junction Stockbridge, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,838	37,513	100,223
	2028 Projected Population	5,212	40,663	108,500
	2010 Census Population	4,357	32,470	83,673
	2000 Census Population	2,751	21,775	60,076
	1990 Census Population	1,558	8,253	28,975
	Historical Annual Growth 1990 to 2000	5.85%	10.19%	7.56%
	Historical Annual Growth 2000 to 2010	4.71%	4.08%	3.37%
	Estimated Annual Growth 2010 to 2023	0.76%	1.06%	1.32%
	Projected Annual Growth 2023 to 2028	1.50%	1.63%	1.60%
	Median Age	38.9	40.4	38.9
Households	Q4 2023 Estimated Households	1,861	13,609	35,957
	2028 Projected Households	2,007	14,734	38,886
	2010 Census Households	1,717	11,928	30,322
	2000 Census Households	980	7,802	21,316
	1990 Census Households	484	2,855	9,840
	Historical Annual Growth 1990 to 2000	7.30%	10.57%	8.04%
	Historical Annual Growth 2000 to 2010	5.77%	4.34%	3.59%
	Estimated Annual Growth 2010 to 2023	0.59%	0.96%	1.25%
	Projected Annual Growth 2023 to 2028	1.52%	1.60%	1.58%
	Population per Household	2.57	2.75	2.78
Population by Race	White	25.3%	24.5%	23.6%
	Black or African American	62.1%	56.3%	55.4%
	Asian & Pacific Islander	3.6%	7.7%	6.1%
	Other Races	3.3%	4.2%	4.9%
	Hispanic Population	5.8%	7.2%	10.0%
Income	Average Household Income	\$73,337	\$98,425	\$95,074
	Median Household Income	\$58,197	\$78,937	\$76,164
	Per Capita Income	\$28,471	\$35,807	\$34,277
Education (Age 25+)	Elementary	7.3%	4.3%	3.5%
	Some High School	3.4%	4.8%	5.5%
	High School Graduate	31.5%	27.3%	29.2%
	Some College	25.3%	20.7%	21.9%
	Associates Degree Only	11.6%	12.2%	11.0%
	Bachelors Degree Only	16.1%	17.7%	17.7%
	Graduate Degree	4.8%	13.0%	11.1%
Business	Number of Businesses	195	1,270	2,347
	Total Number of Employees	2,026	13,932	27,125
	Employees per Business	10.38	10.97	11.55
	Residential Population per Business	24.78	29.53	42.69

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