SPIVEY JUNCTION

STOCKBRIDGE, GA



SIZE 81,475 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile				
Population						
4,838	37,513	100,223				
Households						
1,861	13,609	35,957				

Median HH Income (\$) 58,197 78,937 76,164

MAJOR TENANT(S)

Kroger Workout Anytime Great Clips Domino's Pizza

LEASING CONTACT

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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



MORE INFO

www.phillipsedison.com



SPIVEY JUNCTION

SPACE	ETENANT	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		
40 I	Workout Anytime	5,525 SF		
402	Belly Buster Cheesesteaks	1,720 SF		
403	Subway	1,440 SF		
404	Domino's Pizza	1,235 SF		
405	Miracle-Ear	1,175 SF		
TOTAL SQ. FT. 81,475				
SITE LEGEND				
Available				





Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval Apr 17, 2024



Latitude: 33.503169 Longitude: -84.244115

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Spivey Junction		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Stock	cbridge, GA			
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
obr	Historical Annual Growth 1990 to 2000	5.85%	10.19%	7.56%
٩	Historical Annual Growth 2000 to 2010	4.71%	4.08%	3.37%
	Estimated Annual Growth 2010 to2023	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
	Q4 2023 Estimated Households	1,861	13,609	35,957
	2028 Projected Households	2,007	14,734	38,886
Households	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
ehc	Historical Americal Crouds 1000 to 2000	7 200/	40 E70/	8.04%
sno	Historical Annual Growth 1990 to 2000 Historical Annual Growth 2000 to 2010	7.30% 5.77%	10.57% 4.34%	3.59%
I	Estimated Annual Growth 2010 to 2023	0.59%	0.96%	1.25%
	Projected Annual Growth 2023 to 2028	1.52%	1.60%	1.58%
	1 10J00004 7 William Clown 2020 to 2020	1.0270	1.0070	1.0070
	Population per Household	2.57	2.75	2.78
	White	25.3%	24.5%	23.6%
ulatio	Black or African American	62.1%	56.3%	55.4%
Population by Race	Asian & Pacific Islander	3.6%	7.7%	6.1%
Pop	Other Races	3.3%	4.2%	4.9%
	Hispanic Population	5.8%	7.2%	10.0%
э	Average Household Income	\$73,337	\$98,425	\$95,074
Incom	Median Household Income	\$58,197	\$78,937	\$76,164
드	Per Capita Income	\$28,471	\$35,807	\$34,277
	Elementary	7.3%	4.3%	3.5%
	Some High School	3.4%	4.8%	5.5%
tior (5+)	High School Graduate	31.5%	27.3%	29.2%
Je 2	Some College	25.3%	20.7%	21.9%
Education (Age 25+)	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
insi	Employees per Business	10.38	10.97	11.55
m	Residential Population per Business	24.78	29.53	42.69

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