



SIZE

84,978 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|--------|--------|--------|
| Population | 7,706 | 40,661 | 94,409 |
| Households | 2,545 | 13,099 | 30,187 |
| Median HH Income (\$) | 77,875 | 82,715 | 88,114 |

MAJOR TENANT(S)

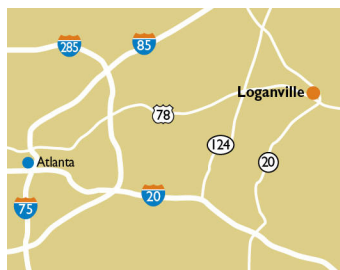
Publix
H&R Block
Coast Dental
Little Caesars

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

4325 Atlanta Highway | Loganville, GA 30052

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number two grocer by market share in the Atlanta MSA
- Ranked in the Top 3 for foot traffic of shopping centers within a five-mile radius
- Large evening population with 76% of customers traveling to Loganville Town Center on their way home
- Additional national tenants include Little Caesars, H&R Block, Your Pie Pizza and Coast Dental
- Across the street from the proposed Downtown Loganville Redevelopment (90K retail and office space, 200 residences, 600 luxury living units, parks and new City Hall and Library)



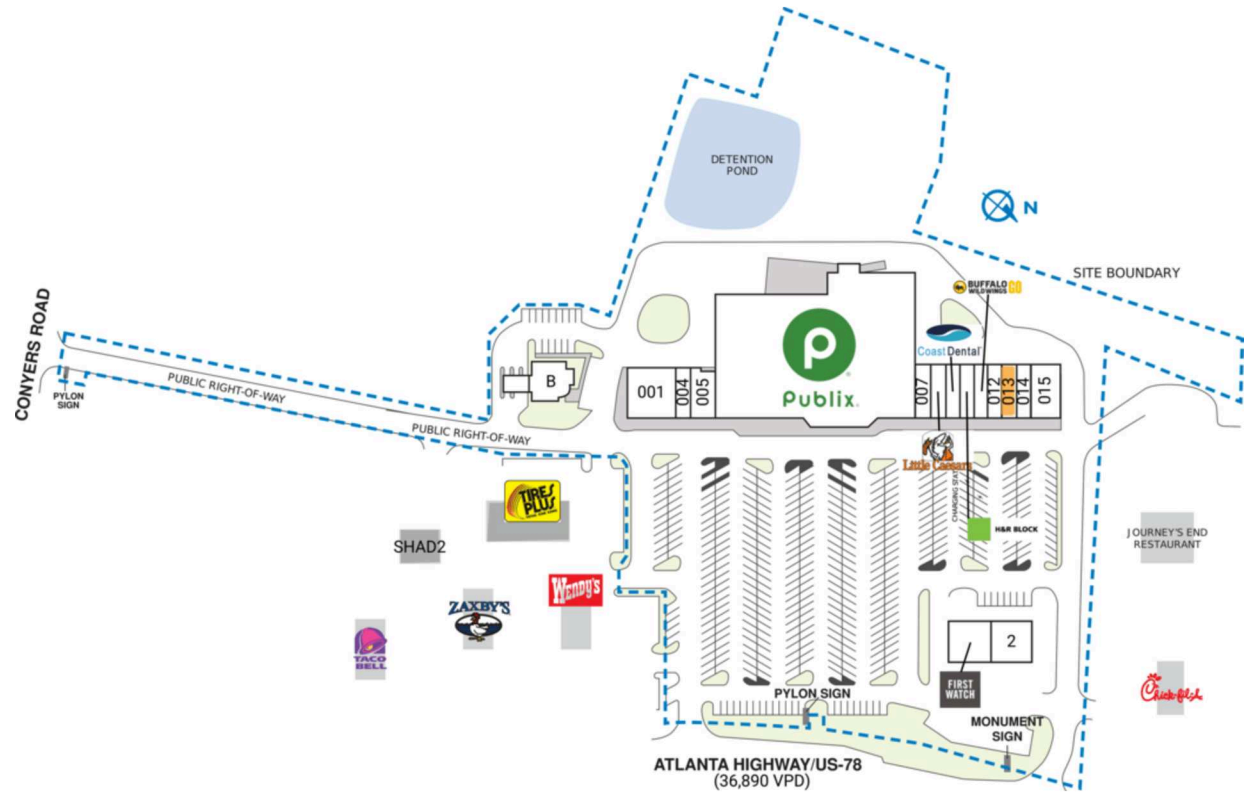
LOGANVILLE TOWN CENTER

4325 Atlanta Highway | Loganville, GA 30052

| SPACE | TENANT | SQ. FT. |
|----------------------|-------------------------|---------------|
| A | Publix | 51,420 SF |
| B | Glo Sun Spa | 2,941 SF |
| SHAD1 | Tires Plus | |
| SHAD2 | Blimpie | |
| SHAD3 | Loganville Storage | |
| 001 | La Bamba | 4,200 SF |
| 1 | First Watch | 3,900 SF |
| 2 | Sage Dental | 3,534 SF |
| 004 | Lin's Garden | 1,400 SF |
| 005 | City Nails | 2,700 SF |
| 007 | Lendmark Financial | 1,500 SF |
| 008 | Little Caesars | 1,500 SF |
| 009 | Coast Dental | 1,500 SF |
| 010 | H&R Block | 1,500 SF |
| 011 | Buffalo Wild Wings GO | 1,400 SF |
| 012 | Z & A Salon | 1,480 SF |
| 013 | AVAILABLE | 1,500 SF |
| 014 | Five Spot Frozen Yogurt | 1,494 SF |
| 015 | Your Pie Pizza | 3,009 SF |
| TOTAL SQ. FT. | | 84,978 |

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.

LOGANVILLE TOWN CENTER

4325 Atlanta Highway | Loganville, GA 30052



LOGANVILLE TOWN CENTER

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 33.839291

Longitude: -83.908198

| Loganville Town Center Loganville, GA | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 7,706 | 40,661 | 94,409 |
| | 2028 Projected Population | 8,902 | 46,874 | 107,464 |
| | 2010 Census Population | 5,447 | 28,544 | 69,053 |
| | 2000 Census Population | 3,614 | 15,716 | 38,616 |
| | 1990 Census Population | 1,582 | 7,075 | 17,898 |
| | Historical Annual Growth 1990 to 2000 | 8.61% | 8.31% | 7.99% |
| | Historical Annual Growth 2000 to 2010 | 4.19% | 6.15% | 5.98% |
| | Estimated Annual Growth 2010 to 2023 | 2.55% | 2.61% | 2.30% |
| | Projected Annual Growth 2023 to 2028 | 2.93% | 2.88% | 2.62% |
| | Median Age | 37.1 | 37.6 | 38.5 |
| Households | Q4 2023 Estimated Households | 2,545 | 13,099 | 30,187 |
| | 2028 Projected Households | 2,915 | 15,061 | 34,309 |
| | 2010 Census Households | 1,942 | 9,735 | 23,068 |
| | 2000 Census Households | 1,246 | 5,372 | 12,906 |
| | 1990 Census Households | 574 | 2,463 | 5,973 |
| | Historical Annual Growth 1990 to 2000 | 8.06% | 8.11% | 8.01% |
| | Historical Annual Growth 2000 to 2010 | 4.54% | 6.13% | 5.98% |
| | Estimated Annual Growth 2010 to 2023 | 1.99% | 2.18% | 1.98% |
| | Projected Annual Growth 2023 to 2028 | 2.75% | 2.83% | 2.59% |
| | Population per Household | 3.01 | 3.09 | 3.12 |
| Population by Race | White | 43.9% | 42.8% | 44.0% |
| | Black or African American | 38.7% | 37.8% | 37.9% |
| | Asian & Pacific Islander | 2.9% | 3.0% | 2.8% |
| | Other Races | 5.3% | 4.5% | 4.4% |
| | Hispanic Population | 9.2% | 12.0% | 10.9% |
| Income | Average Household Income | \$109,285 | \$105,786 | \$107,570 |
| | Median Household Income | \$77,875 | \$82,715 | \$88,114 |
| | Per Capita Income | \$36,278 | \$34,209 | \$34,480 |
| Education (Age 25+) | Elementary | 1.0% | 2.3% | 2.4% |
| | Some High School | 3.8% | 4.5% | 4.8% |
| | High School Graduate | 22.3% | 23.8% | 24.2% |
| | Some College | 31.8% | 24.6% | 22.8% |
| | Associates Degree Only | 9.2% | 10.3% | 9.6% |
| | Bachelors Degree Only | 22.3% | 23.1% | 24.0% |
| | Graduate Degree | 9.7% | 11.5% | 12.2% |
| Business | Number of Businesses | 290 | 975 | 1,696 |
| | Total Number of Employees | 2,047 | 7,267 | 13,118 |
| | Employees per Business | 7.06 | 7.46 | 7.73 |
| | Residential Population per Business | 26.58 | 41.72 | 55.66 |

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