



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)

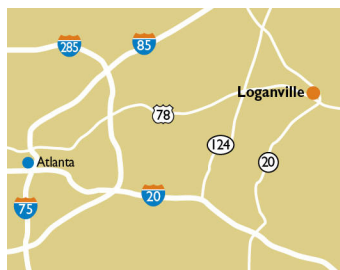
Publix
H&R Block
Coast Dental
Little Caesars

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)



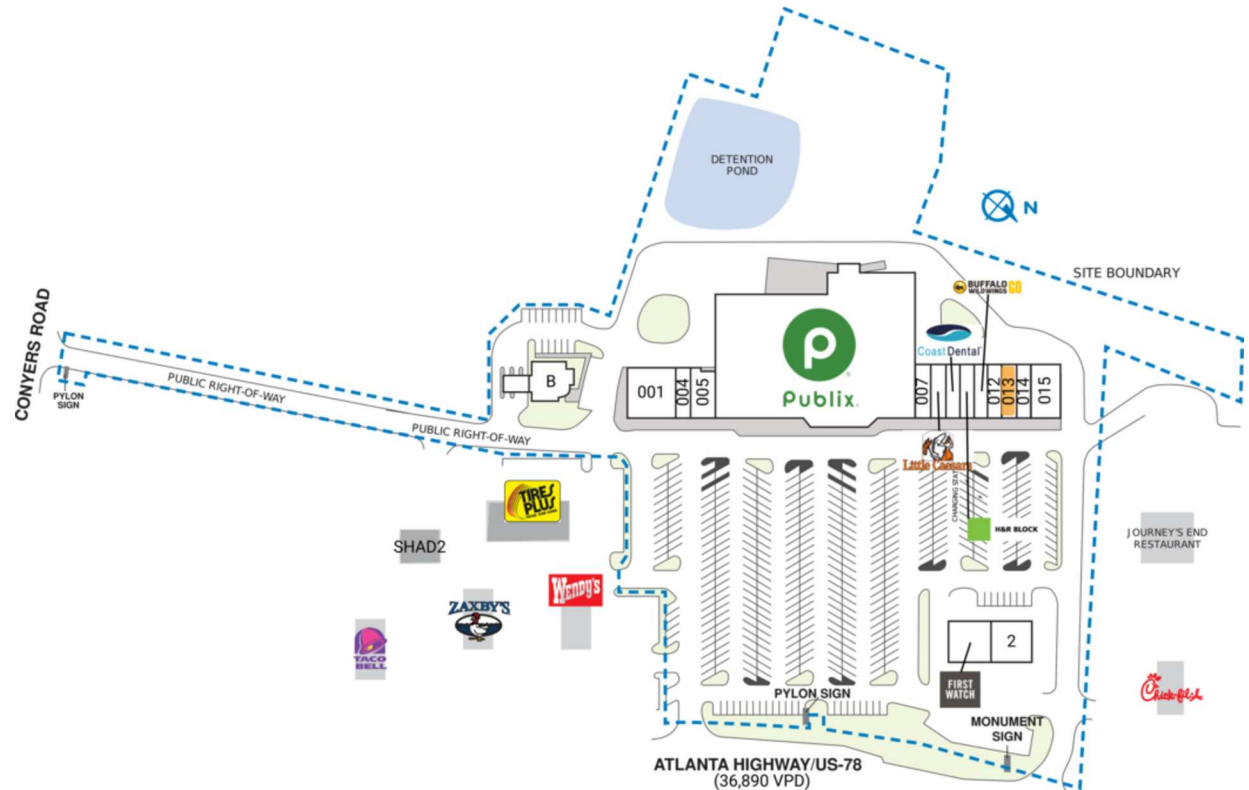
LOGANVILLE TOWN CENTER

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	



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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.