

## VILLAGES AT EAGLES LANDING

STOCKBRIDGE, GA



### SIZE

67,019 square feet

### DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
4,442	43,506	99,879
<b>Households</b>		
1,792	15,708	35,733
<b>Median HH Income (\$)</b>		
78,460	75,069	77,304

### MAJOR TENANT(S)

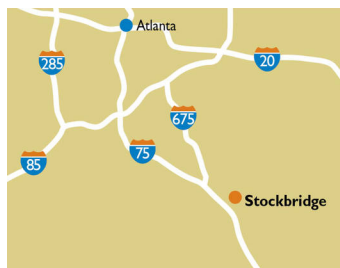
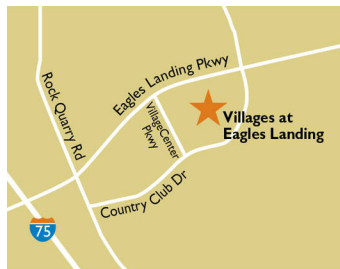
Publix  
Republic Finance  
The Joint  
Tropical Smoothie Cafe  
Wells Fargo

### LEASING CONTACT

Jordan Titshaw  
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jtitshaw@phillipsedison.com

### MORE INFO

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

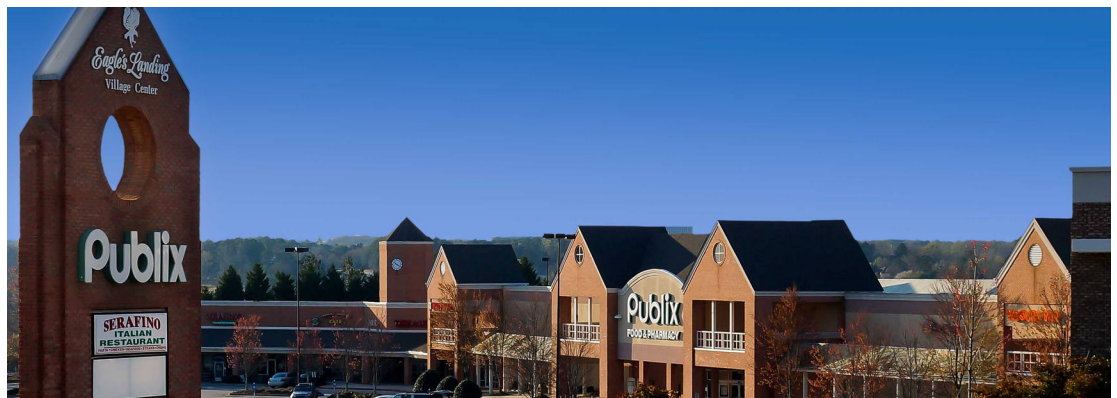


### LOCATION

909 Eagles Landing Parkway | Stockbridge, GA 30281

### PROPERTY HIGHLIGHTS

- Anchored by Publix, a leading grocer in the Atlanta area
- National tenants include Weight Watchers, Wells Fargo and Tropical Smoothie Cafe
- Located on Eagles Landing Parkway near I-75, the shopping center benefits from more than 19,500 vehicles daily, close proximity to Piedmont Henry Hospital and surrounding medical offices
- Population exceeds 43,500 people within a three-mile radius
- Center is situated just next to Eagles Landing Country Club



**PHILLIPS EDISON & COMPANY®**

# VILLAGES AT EAGLES LANDING

909 Eagles Landing Parkway | Stockbridge, GA 30281

SPACE	TENANT	SQ. FT.
ATM	Wells Fargo	
100	Courtesy Cleaners	1,165 SF
110	Joy Nails	1,200 SF
120	AVAILABLE	2,400 SF
140	Tropical Smoothie Cafe	1,200 SF
150	The Joint	1,274 SF
200	Republic Finance	1,525 SF
210	Papa John's Pizza	1,400 SF
220	Yes Wings & Hibachi	1,400 SF
300	Publix	47,955 SF
400	Bubbakoo's Burritos	1,500 SF
410	Dr. Paul Smith	3,000 SF
430	Performance Physical Therapy	1,500 SF
440	Stratgic Print Lab	1,500 SF
TOTAL SQ. FT.		67,019

## SITE LEGEND

- Available
- Leased (not occupied)
- Occupied
- Owned by Others
- Site Boundary

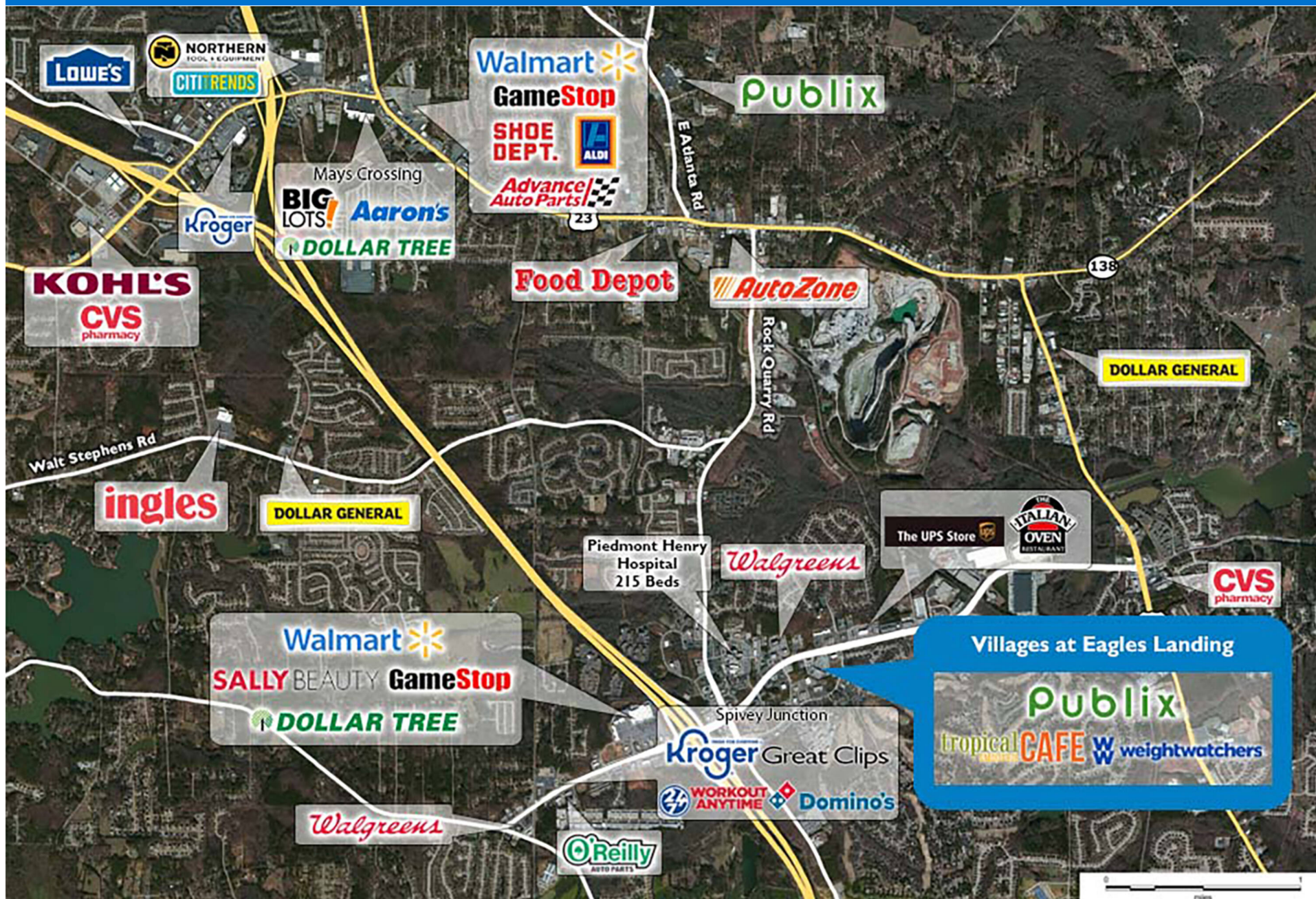


EAGLES LANDING PARKWAY (19,597 VPD)



## VILLAGES AT EAGLES LANDING

909 Eagles Landing Parkway | Stockbridge, GA 30281





# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 33.510458

Longitude: -84.220023

Villages at Eagles Landing Stockbridge, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,442	43,506	99,879
	2028 Projected Population	4,767	47,267	108,928
	2010 Census Population	4,082	39,094	82,435
	2000 Census Population	2,681	26,031	57,732
	1990 Census Population	215	10,579	27,427
	Historical Annual Growth 1990 to 2000	28.69%	9.42%	7.73%
	Historical Annual Growth 2000 to 2010	4.30%	4.15%	3.63%
	Estimated Annual Growth 2010 to 2023	0.62%	0.78%	1.41%
	Projected Annual Growth 2023 to 2028	1.42%	1.67%	1.75%
	Median Age	41.2	39.0	38.8
Households	Q4 2023 Estimated Households	1,792	15,708	35,733
	2028 Projected Households	1,921	17,050	38,922
	2010 Census Households	1,673	14,198	29,806
	2000 Census Households	997	9,411	20,677
	1990 Census Households	79	3,690	9,512
	Historical Annual Growth 1990 to 2000	28.79%	9.82%	8.07%
	Historical Annual Growth 2000 to 2010	5.31%	4.20%	3.72%
	Estimated Annual Growth 2010 to 2023	0.50%	0.74%	1.33%
	Projected Annual Growth 2023 to 2028	1.40%	1.65%	1.72%
	Population per Household	2.44	2.76	2.79
Population by Race	White	23.0%	27.2%	26.3%
	Black or African American	60.7%	53.7%	53.5%
	Asian & Pacific Islander	6.1%	6.1%	5.8%
	Other Races	4.1%	4.1%	4.8%
	Hispanic Population	6.2%	8.8%	9.5%
Income	Average Household Income	\$97,424	\$91,727	\$94,686
	Median Household Income	\$78,460	\$75,069	\$77,304
	Per Capita Income	\$39,775	\$33,194	\$33,964
Education (Age 25+)	Elementary	0.4%	3.5%	3.1%
	Some High School	3.5%	5.2%	5.5%
	High School Graduate	26.9%	28.2%	30.0%
	Some College	16.8%	22.1%	21.8%
	Associates Degree Only	15.3%	11.0%	10.9%
	Bachelors Degree Only	19.4%	17.6%	17.7%
	Graduate Degree	17.7%	12.4%	11.0%
Business	Number of Businesses	596	1,455	2,335
	Total Number of Employees	6,073	15,992	27,112
	Employees per Business	10.18	10.99	11.61
	Residential Population per Business	7.45	29.91	42.78

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