

SIZE 93,396 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile
Populatio 9,117	n 63,634	146,739
Househo 2,780	lds 19,807	46,468
Median HH Income (\$) 105,574		

MAJOR TENANT(S)

Kroger
Cornerstone Pediatrics
Emory Rehabilitation
Outpatient

LEASING CONTACT

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LOCATION

2700 Braselton Highway | Dacula, GA 30019

PROPERTY HIGHLIGHTS

- Strong, recently remodeled Kroger-anchored center located on Braselton Hwy (17,100 VPD)
- National tenants include Kroger, The UPS Store and Wells Fargo
- Growing residential development surrounding shopping center including Mill Creek Preserve (65 homes) and Summit at Auburn Hills (39 homes)
- Minutes from Mall of Georgia, Hwy 316, Coolray Field, and Chateau Elan
- Large evening population with 82% of customer visits on their way home from work



MORE INFO

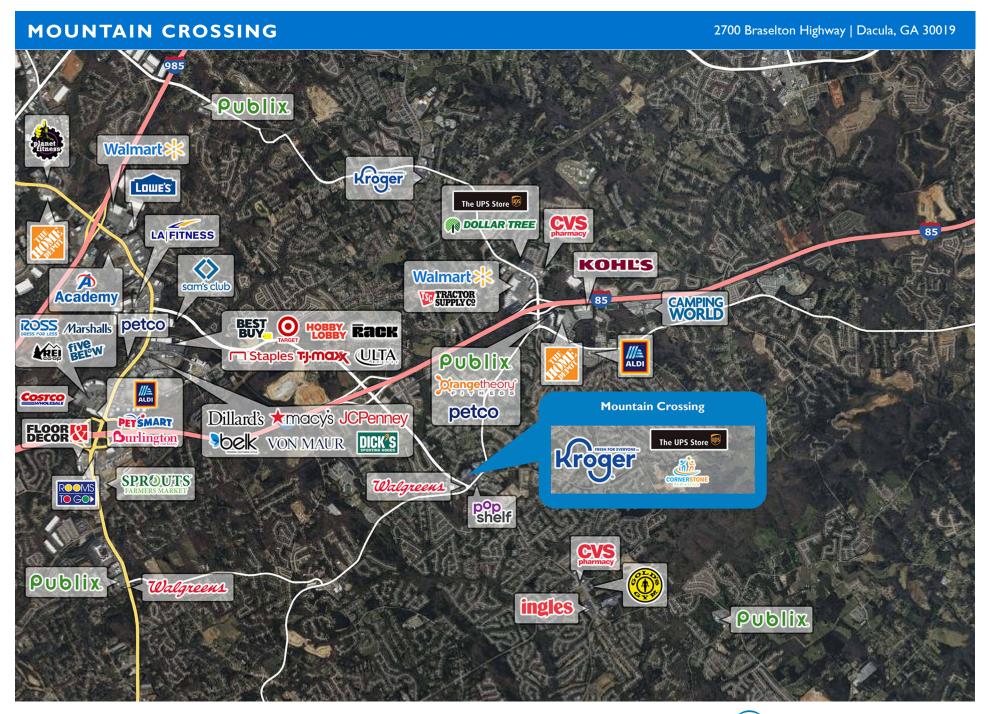
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SPACE	TENANT	SQ. FT
ANCH	Kroger	63,419 SF
ATM	Wells Fargo Financial ATM	
FUEL	Kroger Fuel	
SHADI	Chevron	
SHAD2	Ray's Donuts	
001	Cornerstone Pediatrics	4,900 SF
004	Bath Time Puppy	1,050 SF
005	More than Diamonds	1,050 SF
006	COMING AVAILABLE	1,050 SF
007	324 Nutrition	1,050 SF
800	Biba's Pizza and Pasta	2,800 SF
010	The UPS Store	1,400 SF
011	Oxford Cleaners	1,400 SF
012	Dentist	1,400 SF
013	American Deli	1,377 SF
014	Quick Service Insurance	1,400 SF
015	Sun Garden	3,150 SF
017	Wing World	1,050 SF
810	Lush Nail Spa	1,400 SF
019	Emory Rehabilitation Outpatient	2,000 SF
020	Gravel Springs Animal Hospital	3,500 SF
TOTAL SQ. FT.		93,396
SITE LEC	SEND	
Availa	able 🗆 Occupied	
_	ed (not occupied) \square Owned by Ot	hers
	Boundary	110.0







Demographic Summary Report

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



Latitude: 34.051331 Longitude: -83.930176 **Mountain Crossing** 1.00 Mile Radius 3.00 Mile Radius 5.00 Mile Radius Dacula, GA Q4 2023 Estimated Population 9.117 63,634 146,739 2028 Projected Population 10,785 76,014 176,009 2010 Census Population 6,394 46,616 105,263 2000 Census Population 53,262 3,216 21,253 **Population** 1990 Census Population 559 5,994 20,469 Historical Annual Growth 1990 to 2000 10.04% 19.12% 13.49% Historical Annual Growth 2000 to 2010 7.11% 8.17% 7.05% Estimated Annual Growth 2010 to 2023 2.61% 2.29% 2.45% Projected Annual Growth 2023 to 2028 3.42% 3.62% 3.70% 38.4 38.7 Median Age 39.9 Q4 2023 Estimated Households 2,780 46,468 19,807 2028 Projected Households 3,295 23,804 55,868 2010 Census Households 2,003 14,792 33,756 2000 Census Households 17,057 1.099 6,949 Households 1990 Census Households 199 1,955 6,625 13.52% 9.92% Historical Annual Growth 1990 to 2000 18.66% Historical Annual Growth 2000 to 2010 6.19% 7.85% 7.06% Estimated Annual Growth 2010 to 2023 2.41% 2.15% 2.35% Projected Annual Growth 2023 to 2028 3.46% 3.75% 3.74% 3.28 Population per Household 3.15 3.12 White 48.4% 49.9% 48.2% Population by Race Black or African American 20.0% 20.0% 20.5% Asian & Pacific Islander 8.6% 10.5% 11.9% Other Races 3.9% 4.3% 4.6% Hispanic Population 19.1% 13.9% 16.2% Average Household Income \$113,572 \$135,524 \$125,832 ncome Median Household Income \$101,815 \$105,574 \$106,142 \$40,077 Per Capita Income \$34,629 \$42,555 5.2% 3.7% 4.8% Elementary Some High School 0.4% 4.1% 4.3% Education High School Graduate 28.8% 22.9% 22.8% Some College 18.9% 16.1% 18.1% Associates Degree Only 6.8% 8.5% 8.4% Bachelors Degree Only 28.0% 28.2% 27.6% Graduate Degree 14.7% 14.6% 13.2% **Number of Businesses** 194 1,224 2,982 Business 27,020 **Total Number of Employees** 1,806 10,914 **Employees per Business** 9.32 8.92 9.06

47.06

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Residential Population per Business

49.20

52.00