

# BETHANY VILLAGE

ALPHARETTA, GA



## SIZE

81,674 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	7,449	51,904	135,038
<b>Households</b>	2,718	19,158	48,441
<b>Median HH Income (\$)</b>	116,833	120,937	142,269

## MAJOR TENANT(S)

Publix  
 Workout Anytime  
 Marco's Pizza

## LEASING CONTACT

Rich Dawson  
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 rdawson@phillipsedison.com

## MORE INFO

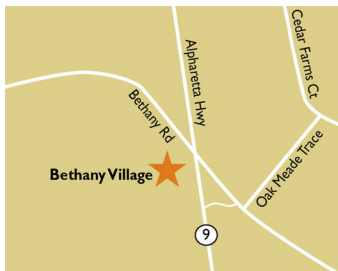
[www.phillipsedison.com](http://www.phillipsedison.com)

## LOCATION

13800 Georgia Highway 9 North | Alpharetta, GA 30004

## PROPERTY HIGHLIGHTS

- Anchored by Publix, the second largest pure grocer by market share in Georgia and is the service leader of the Atlanta MSA
- Neighborhood grocery center in Alpharetta/Milton surrounded by high household incomes, and is the closest shopping center to Cambridge HS (2,000 students) and King's Ridge Christian School (814 students)
- Located at the intersection of Hwy. 9 and Bethany Bend which benefits from 23,688 VPD
- Situated approximately 3 miles from Avalon, 2 miles from the Downtown Alpharetta shopping district, and 2.5 miles from Halcyon
- Crooked Creek Golf Club and Community located directly across the street (640 homes and an 18-hole championship course)



# PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
SHAD1	Starbucks	
SHAD2	Quantum National Bank	
SHAD3	Valvoline	
SHAD4	Wendy's	
<b>3031A</b>	<b>AVAILABLE</b>	<b>1,600 SF</b>
3031B	Marco's Pizza	1,700 SF
3031C	CocoBowlz	1,600 SF
3031D	Yusabu Taekwondo School	1,500 SF
3031E	Publix	51,674 SF
3031F	Goodwill	1,400 SF
3031G	China Restaurant	1,400 SF
3031H	E's Barbershop	1,400 SF
3031J	GA Nail and Spa	1,400 SF
3031K	All Care Family Medicine	1,800 SF
3031L	Your Serve Tennis	2,400 SF
3031S	Beverage Shop	3,000 SF
3031U	Clothing Care Cleaners	1,800 SF
3031W	Milton Tavern	4,200 SF
3031X	Workout Anytime	4,800 SF
<b>TOTAL SQ. FT.</b>		<b>81,674</b>

SITE LEGEND	
<span style="display: inline-block; width: 15px; height: 10px; background-color: #f4a460; border: 1px solid black;"></span> Available	<span style="display: inline-block; width: 15px; height: 10px; background-color: #d3d3d3; border: 1px solid black;"></span> Occupied
<span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px dashed blue;"></span> Leased (not occupied)	<span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black;"></span> Owned by Others
<span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed blue;"></span> Site Boundary	

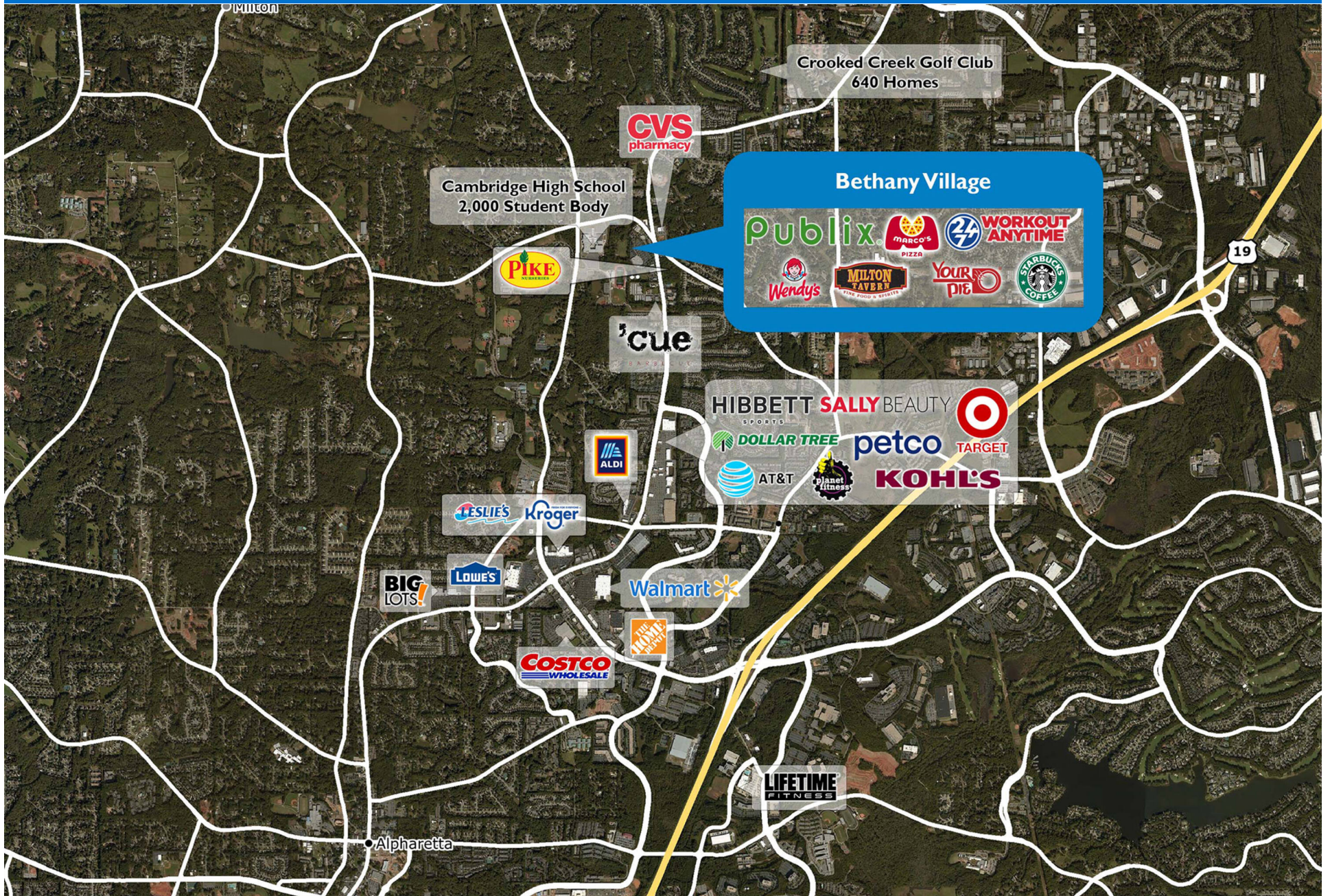


DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 34.116902

Longitude: -84.271524

Bethany Village Alpharetta, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	7,449	51,904	135,038
	2028 Projected Population	7,685	55,121	144,815
	2010 Census Population	6,447	38,001	100,413
	2000 Census Population	3,551	22,730	65,942
	1990 Census Population	509	8,993	24,286
	Historical Annual Growth 1990 to 2000	21.43%	9.72%	10.50%
	Historical Annual Growth 2000 to 2010	6.15%	5.27%	4.29%
	Estimated Annual Growth 2010 to 2023	1.06%	2.29%	2.18%
	Projected Annual Growth 2023 to 2028	0.63%	1.21%	1.41%
	Median Age	39.5	38.3	39.7
Households	Q4 2023 Estimated Households	2,718	19,158	48,441
	2028 Projected Households	2,803	20,330	51,951
	2010 Census Households	2,442	14,660	36,758
	2000 Census Households	1,446	8,982	24,816
	1990 Census Households	187	3,466	9,348
	Historical Annual Growth 1990 to 2000	22.72%	9.99%	10.26%
	Historical Annual Growth 2000 to 2010	5.38%	5.02%	4.01%
	Estimated Annual Growth 2010 to 2023	0.78%	1.97%	2.03%
	Projected Annual Growth 2023 to 2028	0.62%	1.19%	1.41%
	Population per Household	2.72	2.70	2.78
Population by Race	White	49.5%	48.2%	53.8%
	Black or African American	13.0%	11.3%	9.7%
	Asian & Pacific Islander	20.4%	24.0%	22.2%
	Other Races	5.6%	4.8%	4.9%
	Hispanic Population	11.5%	11.6%	9.4%
Income	Average Household Income	\$145,884	\$164,531	\$182,685
	Median Household Income	\$116,833	\$120,937	\$142,269
	Per Capita Income	\$53,482	\$60,926	\$65,703
Education (Age 25+)	Elementary	3.9%	3.2%	2.3%
	Some High School	3.9%	3.0%	2.3%
	High School Graduate	7.1%	7.5%	7.3%
	Some College	7.9%	11.7%	11.5%
	Associates Degree Only	5.8%	3.9%	4.5%
	Bachelors Degree Only	44.8%	40.6%	41.6%
	Graduate Degree	26.5%	30.1%	30.5%
Business	Number of Businesses	180	2,285	6,530
	Total Number of Employees	1,986	27,363	77,064
	Employees per Business	11.01	11.97	11.80
	Residential Population per Business	41.31	22.71	20.68

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