

SHOPS AT WESTRIDGE

MCDONOUGH, GA



SIZE

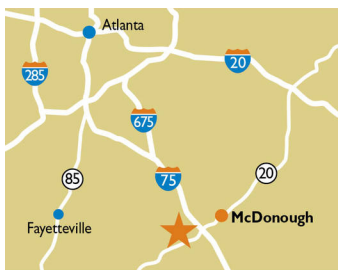
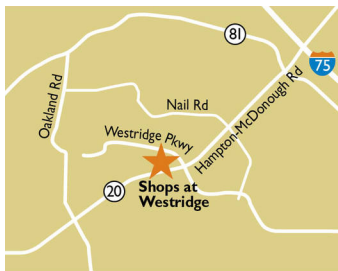
72,420 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
4,157	30,626	77,478
Households		
1,556	10,905	27,154
Median HH Income (\$)		
85,794	75,723	79,128

MAJOR TENANT(S)

Publix
Shane's Rib Shack
Noire the Nail Bar



LOCATION

2142 Highway 20 W | McDonough, GA 30253

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number two grocer by market share in the Atlanta MSA
- The only grocery-anchored center south of I-75 in McDonough
- Large evening population with 75% of customers traveling to Shops at Westridge on their way home
- National tenants include Anytime Fitness, Noire the Nail Bar, Shane's Rib Shack and Arrowhead Clinic

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

SHOPS AT WESTRIDGE

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SPACE	TENANT	SQ. FT.
2142	The Healthy Pet Veterinary Clinic	1,400 SF
2144	Tips & Toes	1,400 SF
2146	Wing Station	1,400 SF
2148	Shane's Rib Shack	2,800 SF
2152	Allstate Insurance	1,400 SF
2154	Arrowhead Clinic	2,800 SF
2158	Publix	38,997 SF
2160	Dede's African Hair Braiding	1,050 SF
2162	Marvelous Cuts 2	1,050 SF
2164	Thai Chariot	1,400 SF
2166	True Repairz	1,400 SF
2168	Team Rehabilitation	4,200 SF
2174	China House	1,400 SF
2176	Papa John's Pizza	1,400 SF
2178	Staffmark	1,400 SF
2180	Cravings, Home Cooking	2,800 SF
2184	La Michoacana Mexican Restaurant	3,650 SF
2190	Noire the Nail Bar	2,473 SF
TOTAL SQ. FT.		72,420

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: 33.413526

Longitude: -84.202391

Shops at Westridge McDonough, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,157	30,626	77,478
	2028 Projected Population	4,577	34,542	88,624
	2010 Census Population	2,951	21,510	55,300
	2000 Census Population	514	8,906	28,061
	1990 Census Population	188	3,065	12,241
	Historical Annual Growth 1990 to 2000	10.59%	11.26%	8.65%
	Historical Annual Growth 2000 to 2010	19.10%	9.22%	7.02%
	Estimated Annual Growth 2010 to 2023	2.52%	2.60%	2.48%
	Projected Annual Growth 2023 to 2028	1.94%	2.44%	2.72%
	Median Age	38.3	35.6	37.1
Households	Q4 2023 Estimated Households	1,556	10,905	27,154
	2028 Projected Households	1,713	12,302	31,041
	2010 Census Households	1,045	7,320	19,181
	2000 Census Households	176	3,014	9,668
	1990 Census Households	64	1,002	4,097
	Historical Annual Growth 1990 to 2000	10.70%	11.64%	8.96%
	Historical Annual Growth 2000 to 2010	19.52%	9.28%	7.09%
	Estimated Annual Growth 2010 to 2023	2.94%	2.94%	2.56%
	Projected Annual Growth 2023 to 2028	1.93%	2.44%	2.71%
	Population per Household	2.67	2.78	2.83
Population by Race	White	21.5%	21.8%	27.1%
	Black or African American	61.4%	59.6%	57.5%
	Asian & Pacific Islander	4.7%	2.9%	2.8%
	Other Races	4.1%	5.7%	4.9%
	Hispanic Population	8.3%	10.1%	7.7%
Income	Average Household Income	\$93,280	\$87,575	\$93,113
	Median Household Income	\$85,794	\$75,723	\$79,128
	Per Capita Income	\$34,929	\$31,393	\$32,753
Education (Age 25+)	Elementary	0.8%	1.9%	1.6%
	Some High School	1.0%	6.0%	5.6%
	High School Graduate	26.2%	29.4%	30.8%
	Some College	23.2%	22.4%	22.4%
	Associates Degree Only	12.4%	10.9%	10.7%
	Bachelors Degree Only	30.0%	22.4%	20.2%
	Graduate Degree	6.5%	7.0%	8.8%
Business	Number of Businesses	97	778	1,784
	Total Number of Employees	1,330	10,412	22,941
	Employees per Business	13.68	13.39	12.86
	Residential Population per Business	42.76	39.37	43.44

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