VILLAGE SHOPPES AT WINDERMERE

SUWANEE, GA

SIZE

73,352 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	7,148	62,718	168,188
Households	2,116	19,545	53,952
Median HH Income ($)	168,890	163,757	154,109

MAJOR TENANT(S)

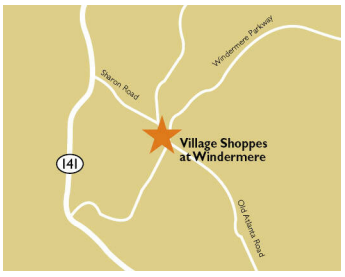
Publix
Bach to Rock
WnB Factory
Marco's Pizza

LEASING CONTACT

Rich Dawson
Mobile (404) 433-9899
rdawson@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

3120-3130 Mathis Airport Pkwy | Suwanee, GA 30024

PROPERTY HIGHLIGHTS

- 73,420-square-foot shopping center anchored by Publix with Marco's Pizza and Bach to Rock
- Population exceeds 63,000 in a three-mile radius with an average household income greater than $196,100
- Located at the intersection of Mathis Airport Parkway (5,899 VPD) and Old Atlanta Road (21,706 VPD)

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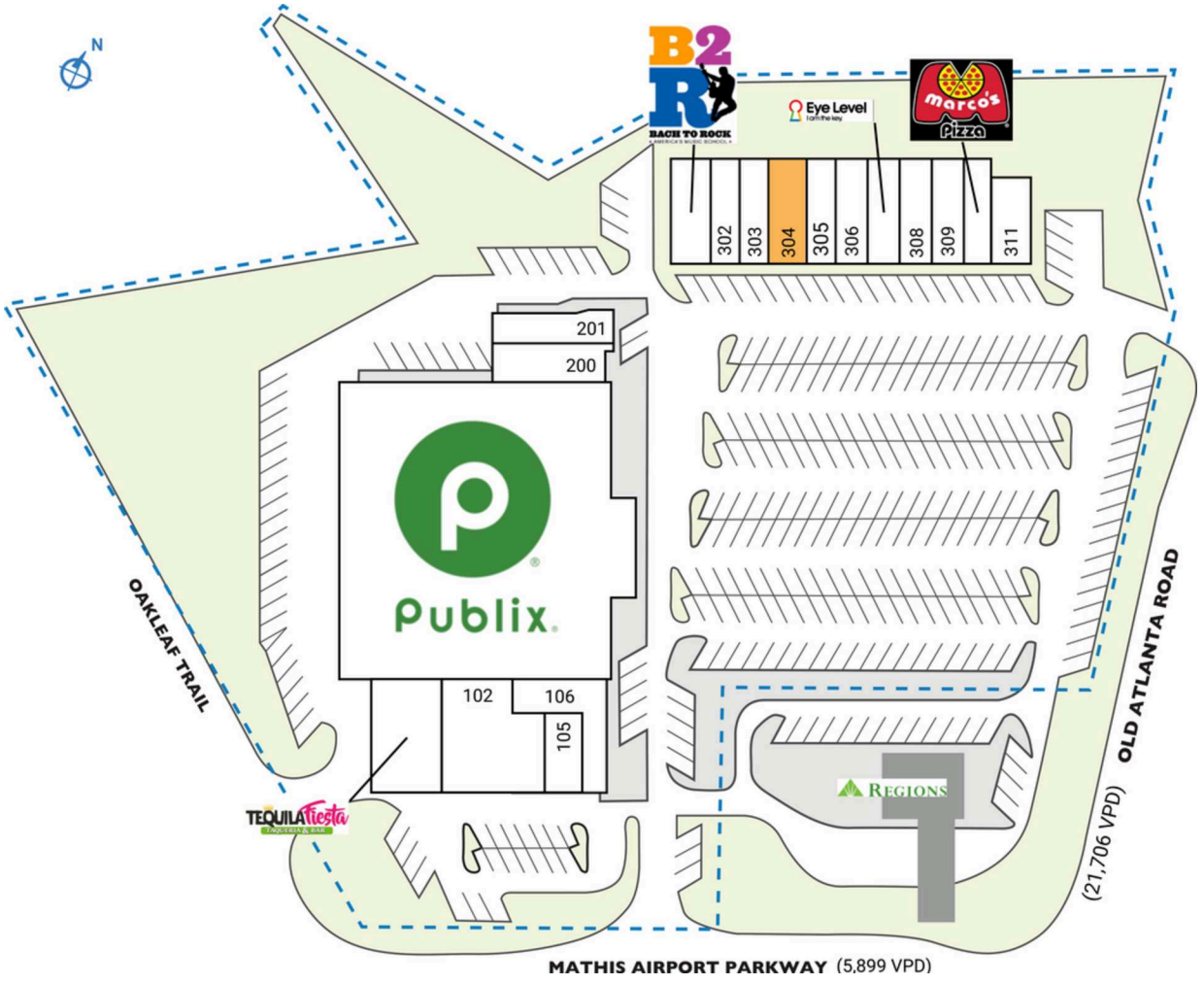
SPACE	TENANT	SQ. FT.
Shad1	Regions Bank	
100	Tequila Fiesta Mexican Restaurant	4,000 SF
102	Desi Chowrastha	3,979 SF
105	Vitality Bowls	1,005 SF
106	Windermere Orthodontics	2,691 SF
150	Publix	39,203 SF
200	Elite Nail Spa	2,200 SF
201	Green Cleaners	1,800 SF
300	Bach to Rock	2,800 SF
302	Beauty Salon of Windmere	1,400 SF
303	Social Scoop	1,360 SF
304	AVAILABLE	1,700 SF
305	Weight Loss MD	1,050 SF
306	King Tiger Taekwondo	2,100 SF
307	Eye Level Learning Center	1,400 SF
308	Windermere Optique	1,750 SF
309	Family Dentistry of Forsyth	1,890 SF
310	Marco's Pizza	1,400 SF
311	WnB Factory	1,624 SF
TOTAL SQ. FT.		73,352

SITE LEGEND

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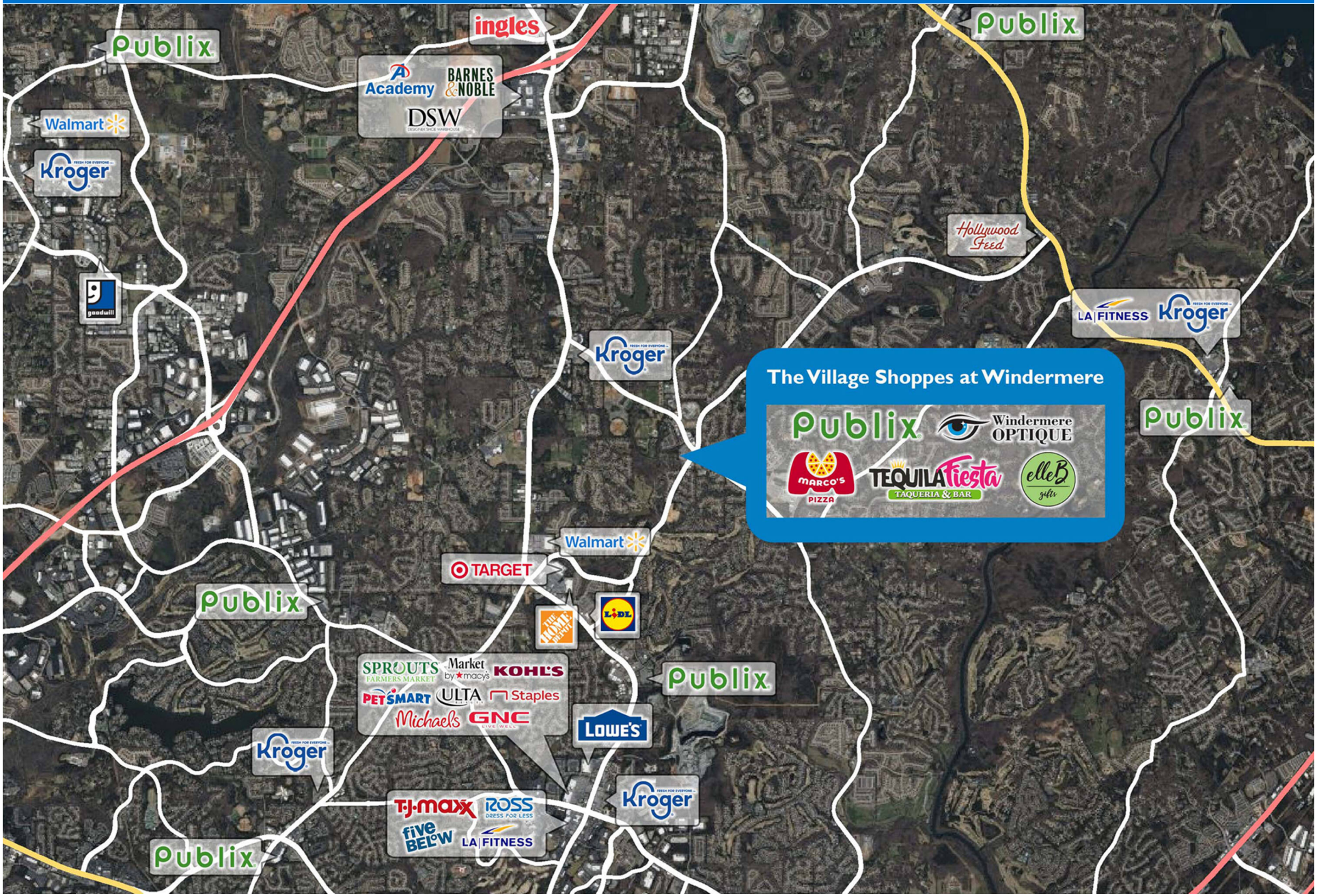

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Demographic Summary Report

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

PHILLIPS EDISON & COMPANY

Latitude: 34.110627 Longitude: -84.154381

Village Shoppes at Windermere Suwanee, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	7,148	62,718	168,188
	2028 Projected Population	8,230	71,885	190,189
	2010 Census Population	4,925	39,962	116,243
	2000 Census Population	2,538	20,392	63,766
	1990 Census Population	445	3,429	13,750
	Historical Annual Growth 1990 to 2000	19.01%	19.52%	16.58%
	Historical Annual Growth 2000 to 2010	6.86%	6.96%	6.19%
	Estimated Annual Growth 2010 to2023	2.75%	3.33%	2.72%
	Projected Annual Growth 2023 to 2028	2.86%	2.77%	2.49%
	Median Age	41.2	41.3	40.7
Households	Q4 2023 Estimated Households	2,116	19,545	53,952
	2028 Projected Households	2,437	22,450	61,143
	2010 Census Households	1,474	12,615	37,207
	2000 Census Households	796	6,737	20,842
	1990 Census Households	152	1,215	4,835
	Historical Annual Growth 1990 to 2000	17.98%	18.68%	15.73%
	Historical Annual Growth 2000 to 2010	6.35%	6.47%	5.97%
	Estimated Annual Growth 2010 to 2023	2.66%	3.24%	2.74%
	Projected Annual Growth 2023 to 2028	2.87%	2.81%	2.53%
	Population per Household	3.38	3.19	3.11
Population by Race	White	58.4%	52.8%	50.7%
	Black or African American	2.6%	4.1%	6.2%
	Asian & Pacific Islander	30.4%	34.6%	32.0%
	Other Races	4.0%	3.4%	4.1%
	Hispanic Population	4.7%	5.1%	7.0%
Income	Average Household Income	$249,904	$196,100	$181,499
	Median Household Income	$168,890	$163,757	$154,109
	Per Capita Income	$74,071	$61,432	$58,384
Education (Age 25+)	Elementary	2.4%	1.3%	2.3%
	Some High School	0.9%	1.4%	1.6%
	High School Graduate	6.0%	8.4%	9.1%
	Some College	10.0%	12.3%	12.1%
	Associates Degree Only	10.8%	5.5%	5.7%
	Bachelors Degree Only	48.2%	42.0%	39.5%
	Graduate Degree	21.9%	29.1%	29.7%
Business	Number of Businesses	138	1,412	4,502
	Total Number of Employees	1,118	14,152	44,771
	Employees per Business	8.09	10.02	9.95
	Residential Population per Business	51.70	44.42	37.36

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

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Data Source: Synergos Technologies Inc Austin, TX