



SIZE

96,941 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
8,026	51,507	137,825
Households		
2,438	16,124	44,586
Median HH Income (\$)		
125,214	104,816	98,099

MAJOR TENANT(S)

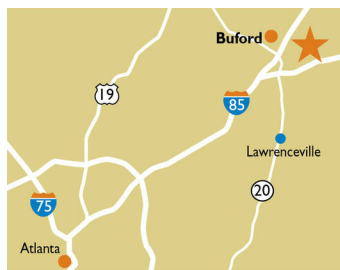
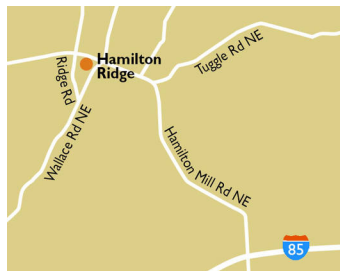
Kroger
PT Solutions Physical
Therapy
Jersey Mike's Subs

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

3280 Hamilton Mill Road | Buford, GA 30519

PROPERTY HIGHLIGHTS

- Anchored by Kroger, the number one grocer in the Atlanta MSA
- Six access points to shopping center along Hamilton Mill Road, Ridge Road and Wallace Road
- High evening population with 82% of customers visiting after leaving work
- Population exceeds 51,500 within a three-mile radius and average household income over \$141,400
- Seven schools within a three-and-a-half-mile radius, totaling 9,138 students



HAMILTON RIDGE

3280 Hamilton Mill Road | Buford, GA 30519

SPACE TENANT

SQ. FT.

OPI01	bb.q Chicken	1,789 SF
OPI02	Vitality Bowls	1,201 SF
OPI03	AllCare	2,955 SF
OUT1	Waffle House	1,500 SF
0100	Kroger	54,166 SF
0101	Donuts Now	1,400 SF
0102	U Got Mail	1,400 SF
0103	Inha Taekwondo	2,800 SF
0105	Sparkling Health Spa	1,400 SF
0106	Natural Smiles	1,808 SF
0107	Tropical Nails & Tan	1,400 SF
0108	Chiropractic	1,808 SF
0109	PT Solutions Physical Therapy	2,384 SF
0110	Friend's House	1,750 SF
0111	Cloud FX Smoke Vape & CBD	1,050 SF
0112	Joy Cleaners	1,400 SF
0201	Kings Sushi	6,580 SF
0301	Jersey Mike's Subs	1,750 SF
0302	Kumon Math & Reading Center of Buford-Bogan Park	1,400 SF
0303	Marco's Pizza	1,400 SF
0306	Pet Supplies Plus	5,600 SF
TOTAL SQ. FT.		96,941

SITE LEGEND

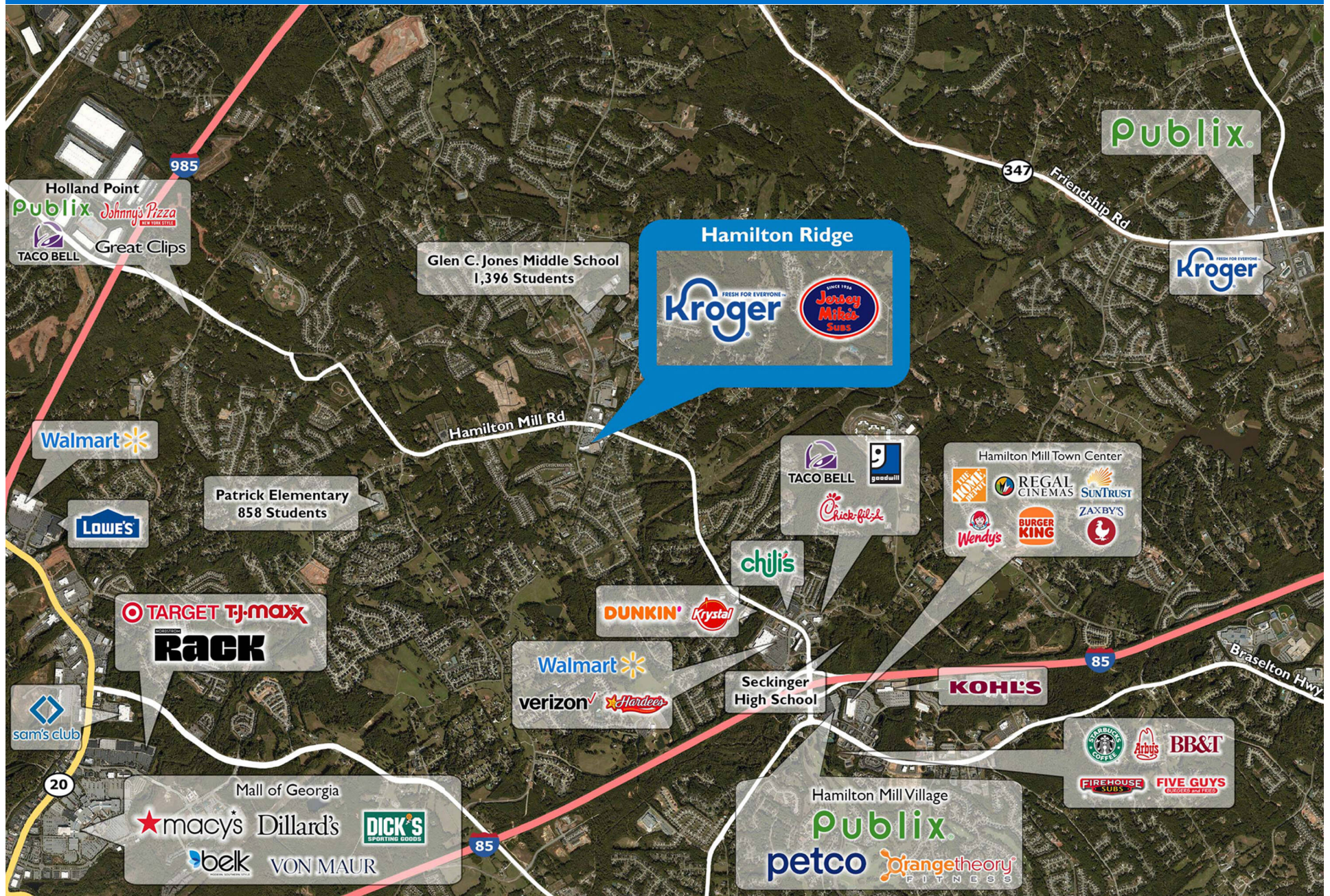
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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.

HAMILTON RIDGE

3280 Hamilton Mill Road | Buford, GA 30519



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 34.093236

Longitude: -83.937939

Hamilton Ridge Buford, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	8,026	51,507	137,825
	2028 Projected Population	10,243	64,831	169,707
	2010 Census Population	4,775	34,176	92,167
	2000 Census Population	2,171	17,647	49,615
	1990 Census Population	716	6,499	23,544
	Historical Annual Growth 1990 to 2000	11.74%	10.51%	7.74%
	Historical Annual Growth 2000 to 2010	8.20%	6.83%	6.39%
	Estimated Annual Growth 2010 to 2023	3.85%	3.03%	2.97%
	Projected Annual Growth 2023 to 2028	5.00%	4.71%	4.25%
	Median Age	40.7	39.9	39.0
Households	Q4 2023 Estimated Households	2,438	16,124	44,586
	2028 Projected Households	3,146	20,409	55,039
	2010 Census Households	1,519	10,679	30,133
	2000 Census Households	729	5,620	16,583
	1990 Census Households	241	2,080	8,193
	Historical Annual Growth 1990 to 2000	11.69%	10.45%	7.31%
	Historical Annual Growth 2000 to 2010	7.62%	6.63%	6.15%
	Estimated Annual Growth 2010 to 2023	3.50%	3.04%	2.89%
	Projected Annual Growth 2023 to 2028	5.24%	4.83%	4.30%
	Population per Household	3.13	3.12	3.06
Population by Race	White	42.3%	49.0%	53.2%
	Black or African American	21.3%	17.8%	15.7%
	Asian & Pacific Islander	14.8%	13.6%	9.5%
	Other Races	3.9%	4.4%	4.4%
	Hispanic Population	17.6%	15.2%	17.1%
Income	Average Household Income	\$236,065	\$141,414	\$126,109
	Median Household Income	\$125,214	\$104,816	\$98,099
	Per Capita Income	\$72,467	\$44,711	\$41,054
Education (Age 25+)	Elementary	8.8%	4.7%	5.2%
	Some High School	9.6%	5.8%	5.2%
	High School Graduate	20.0%	23.4%	22.2%
	Some College	14.4%	16.9%	18.9%
	Associates Degree Only	11.8%	8.9%	8.0%
	Bachelors Degree Only	22.9%	26.6%	27.6%
	Graduate Degree	12.4%	13.6%	12.9%
Business	Number of Businesses	131	1,047	3,595
	Total Number of Employees	1,188	9,212	31,960
	Employees per Business	9.04	8.80	8.89
	Residential Population per Business	61.08	49.20	38.34

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