



## SIZE

98,142 square feet

## DEMOGRAPHICS

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

## MAJOR TENANT(S)

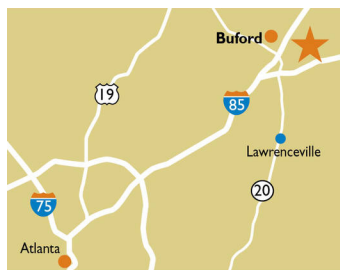
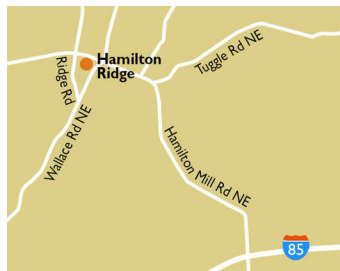
Kroger  
PT Solutions Physical  
Therapy  
Jersey Mike's Subs

## LEASING CONTACT

Jordan Titshaw  
Mobile (770) 906-4251  
jtitchaw@phillipsedison.com

## MORE INFO

[www.phillipsedison.com](http://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 AVAILABLE	1,201 SF
OPI03 AVAILABLE	1,201 SF
OPI04 AVAILABLE	1,754 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
102 Vitality Bowls	1,201 SF
0103 EarthWise Pet Supply	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 Joes to Goes	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
<b>TOTAL SQ. FT.</b>	<b>98,142</b>

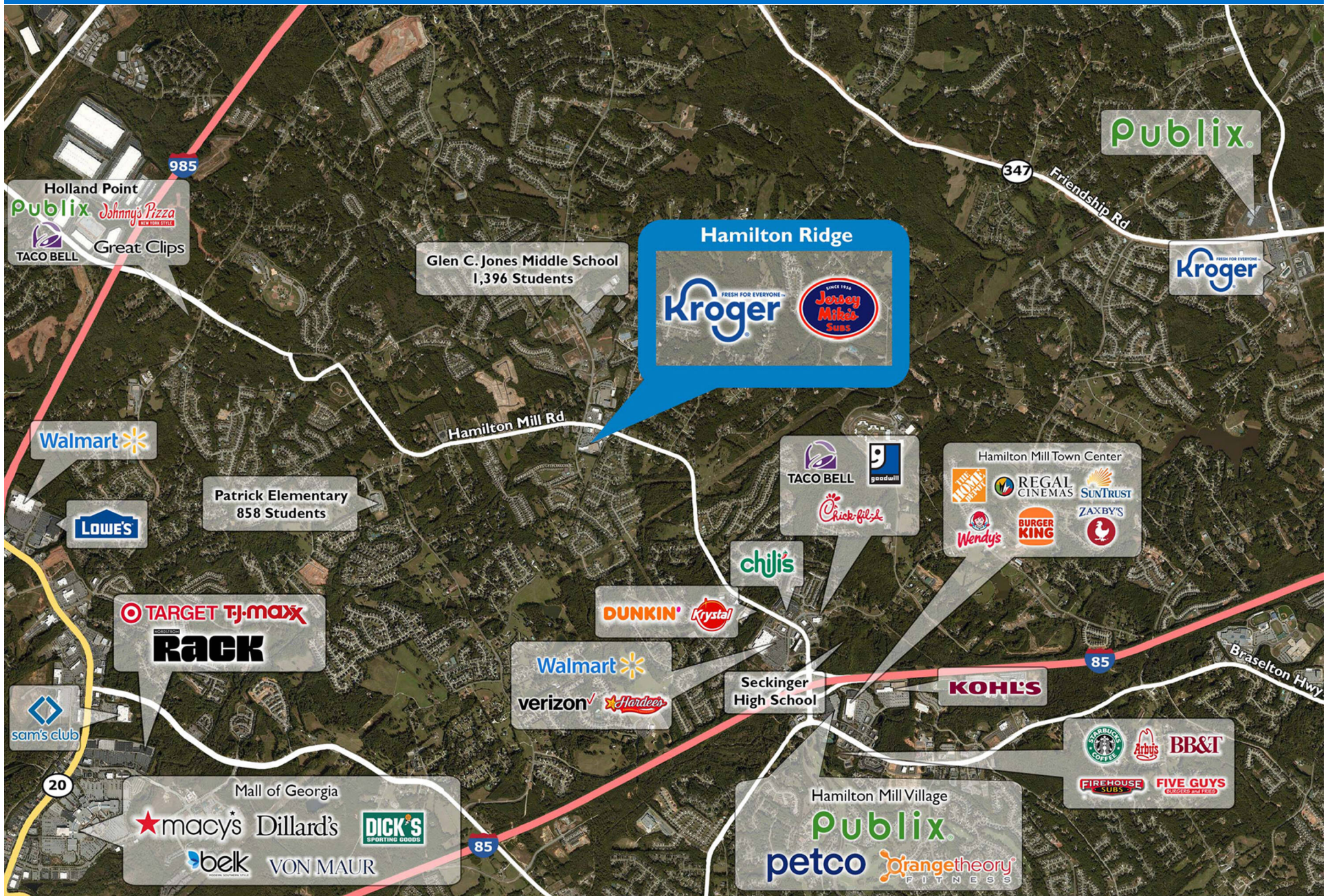
## SITE LEGEND

<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary	



# 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.