



SIZE

149,133 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
5,911	33,614	76,378
<b>Households</b>		
1,997	10,979	24,569
<b>Median HH Income (\$)</b>		
69,694	82,910	86,017

MAJOR TENANT(S)

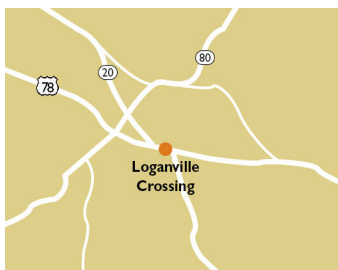
Kroger  
 Pacific Dental  
 Marco's Pizza  
 Smoothie King

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

4753 Atlanta Highway | Loganville, GA 30052

PROPERTY HIGHLIGHTS

- 149,187-square-foot neighborhood shopping center anchored by Kroger
- Other national tenants include Smoothie King, Pacific Dental, Edible Arrangements, Great Clips, Marco's Pizza and Kumon Math & Reading
- Located at the high-traffic intersection of Atlanta Highway (43,406 VPD)



# LOGANVILLE CROSSING

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SPACE	TENANT	SQ. FT.		
			300 Art Cleaners	1,668 SF
ATM	Fifth Third Bank	1 SF	310 Edible Arrangements	1,132 SF
PAD	Wells Fargo	4,500 SF	320 Rising Donuts	1,400 SF
PAD-4	Applebee's	4,998 SF	330 Biltmore Insurance	2,450 SF
100	Kroger	78,849 SF	350 Ada Hair Braiding	1,620 SF
101	Excel Orthopaedics	5,575 SF	360 Kyoto Japanese Steak & Sushi	2,800 SF
110	Quest Diagnostics	1,425 SF	370 Sun Your Buns	1,400 SF
120	Hummus Republic	2,800 SF	380 Koch Orthodontics	2,800 SF
140	The Joint	1,700 SF	390 Cielo Mexican Grill	4,900 SF
150	Christopher's Bar and Grill	2,400 SF	410 Piedmont Urgent Care by Wellstreet	4,600 SF
160	Kumon Math & Reading Center	1,400 SF	500 Pacific Dental	2,800 SF
170	Rio Body Wax	1,400 SF	510 Hot Beauty	5,250 SF
180	Spice Wing	1,960 SF	540 Smoothie King	1,395 SF
200	Marco's Pizza	2,450 SF	<b>TOTAL SQ. FT.</b>	<b>149,133</b>
210	Great Clips	1,260 SF		
220	Alpha Nails	4,200 SF		

## SITE LEGEND

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



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.

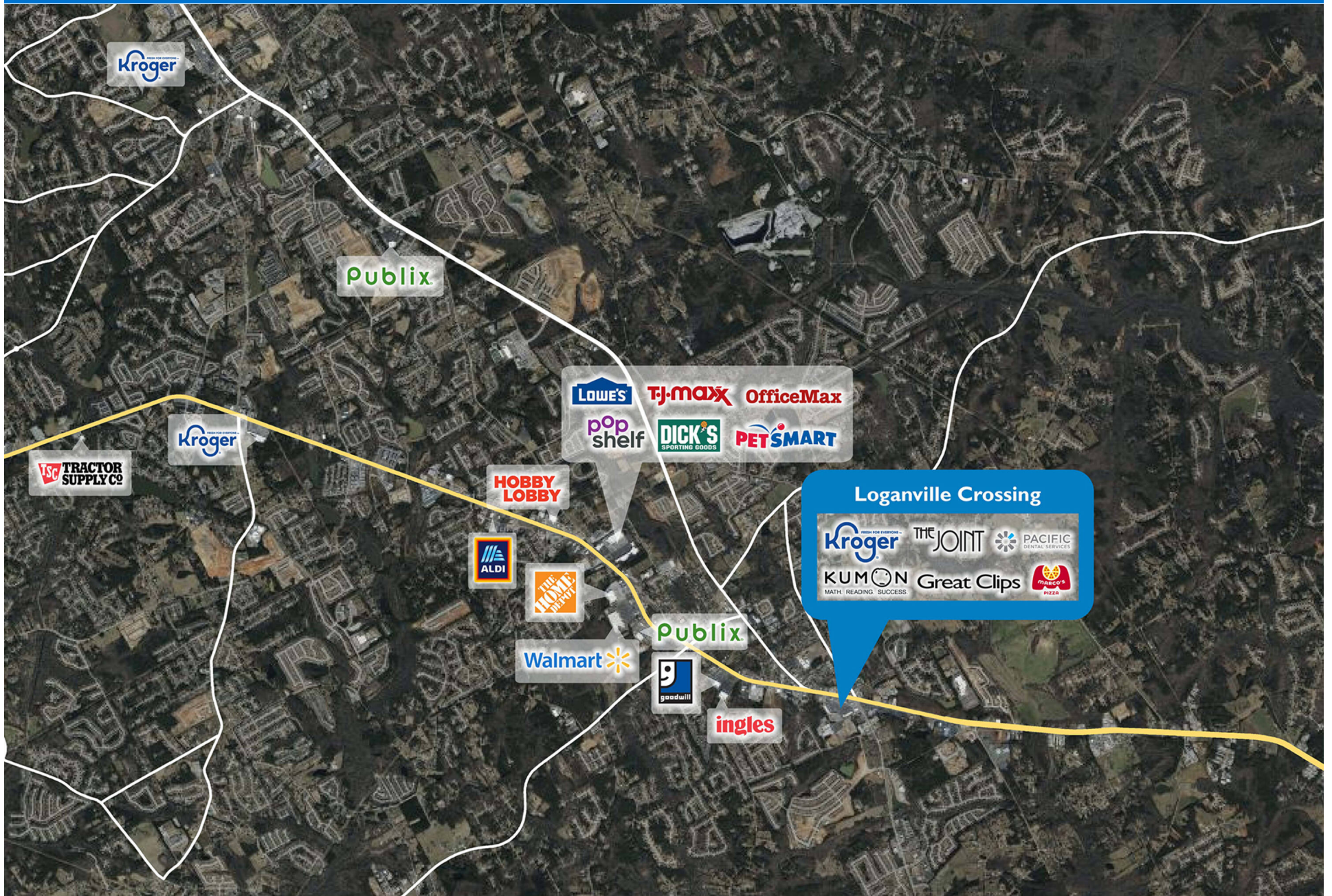
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Jun 7, 2024



Latitude: 33.831412

Longitude: -83.884421

Loganville Crossing Loganville, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	5,911	33,614	76,378
	2028 Projected Population	6,560	38,015	86,610
	2010 Census Population	3,783	23,761	54,637
	2000 Census Population	2,585	14,342	31,826
	1990 Census Population	1,773	7,051	13,709
	Historical Annual Growth 1990 to 2000	3.84%	7.36%	8.79%
	Historical Annual Growth 2000 to 2010	3.88%	5.18%	5.55%
	Estimated Annual Growth 2010 to 2023	3.30%	2.55%	2.47%
	Projected Annual Growth 2023 to 2028	2.11%	2.49%	2.55%
	Median Age	37.8	38.3	38.5
Households	Q4 2023 Estimated Households	1,997	10,979	24,569
	2028 Projected Households	2,210	12,374	27,809
	2010 Census Households	1,472	8,247	18,401
	2000 Census Households	930	4,866	10,789
	1990 Census Households	640	2,458	4,680
	Historical Annual Growth 1990 to 2000	3.81%	7.07%	8.71%
	Historical Annual Growth 2000 to 2010	4.70%	5.42%	5.48%
	Estimated Annual Growth 2010 to 2023	2.24%	2.10%	2.12%
	Projected Annual Growth 2023 to 2028	2.05%	2.42%	2.51%
	Population per Household	2.90	3.05	3.10
Population by Race	White	45.6%	50.1%	51.1%
	Black or African American	33.9%	32.2%	32.0%
	Asian & Pacific Islander	4.3%	2.7%	2.2%
	Other Races	4.9%	4.4%	4.2%
	Hispanic Population	11.4%	10.6%	10.4%
Income	Average Household Income	\$100,362	\$108,822	\$106,558
	Median Household Income	\$69,694	\$82,910	\$86,017
	Per Capita Income	\$34,508	\$35,697	\$34,359
Education (Age 25+)	Elementary	3.5%	2.3%	2.6%
	Some High School	7.1%	5.4%	4.7%
	High School Graduate	25.6%	24.7%	25.5%
	Some College	29.0%	25.6%	24.2%
	Associates Degree Only	8.9%	10.3%	9.6%
	Bachelors Degree Only	12.6%	21.3%	22.5%
	Graduate Degree	13.2%	10.4%	10.9%
Business	Number of Businesses	259	859	1,441
	Total Number of Employees	1,940	6,465	10,990
	Employees per Business	7.49	7.52	7.63
	Residential Population per Business	22.82	39.12	53.01

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