

HAMILTON MILL VILLAGE

DACULA, GA



SIZE

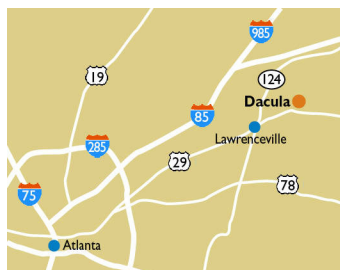
88,710 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
6,412	53,513	130,936
Households		
2,077	16,722	41,963
Median HH Income (\$)		
108,170	105,577	100,337

MAJOR TENANT(S)

Publix
Petco
Orangetheory Fitness



LOCATION

2463 Hamilton Mill Parkway | Dacula, GA 30019

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number two grocer by market share in the Atlanta MSA
- Additional tenants include Orangetheory Fitness, Subway, Petco and Benchmark Physical Therapy
- Located in a high-household income trade area, directly across the street from Hamilton Mill Golf Club (2,100+ homes, three gold courses, 16 tennis courts and two pools)
- The center is situated at the high-traffic intersection of Hamilton Mill Parkway and Braselton Highway, which benefits from over 53,300 vehicles per day
- Seckinger High School opened in August 2022 with over 2,000 students

LEASING CONTACT

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MORE INFO

www.phillipsedison.com








PHILLIPS EDISON & COMPANY®

HAMILTON MILL VILLAGE

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SPACE	TENANT	SQ. FT.
100	Publix	56,146 SF
200	Menchie's Frozen Yogurt	1,800 SF
205	Austin's Burritos	1,800 SF
210	Asian Garden	6,000 SF
220	Great Clips	1,200 SF
230	Orangetheory Fitness	2,564 SF
240	Zen Massage	1,400 SF
250	Benchmark Physical Therapy	1,400 SF
260	Queen of Nails	2,800 SF
280	Planet Smoothie	1,400 SF
290	Vape Cabin	1,400 SF
300	120 Korean BBQ	2,800 SF
320	Riverside Pizza	1,500 SF
330	WNB Factory	1,500 SF
340	Petco	5,000 SF
TOTAL SQ. FT.		88,710

SITE LEGEND

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



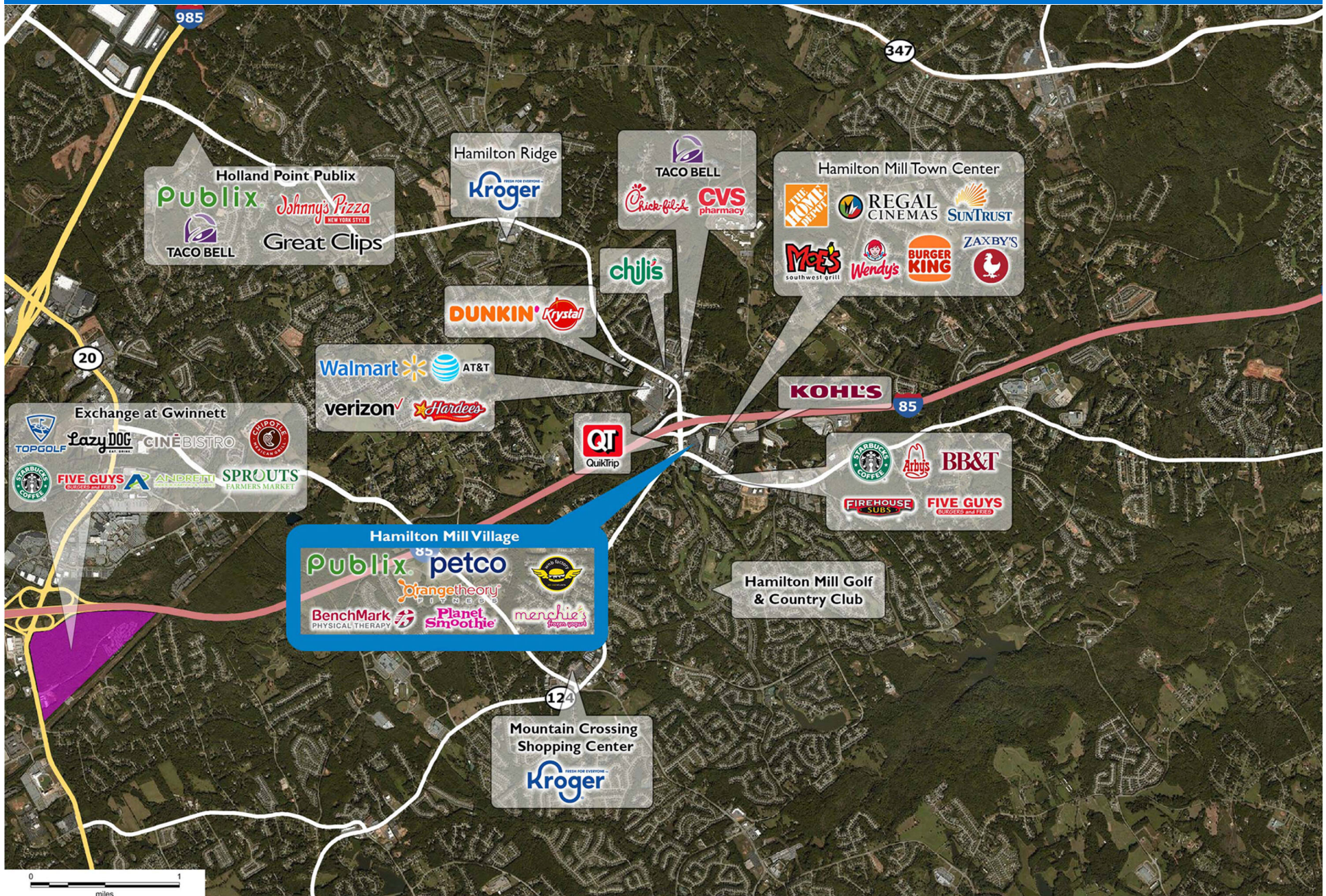
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Hamilton Mill Village Dacula, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	6,412	53,513	130,936
	2027 Projected Population	7,493	62,758	152,963
	2010 Census Population	4,727	38,639	94,513
	2000 Census Population	2,754	18,010	44,503
	1990 Census Population	735	5,625	17,095
	Historical Annual Growth 1990 to 2000	14.13%	12.34%	10.04%
	Historical Annual Growth 2000 to 2010	5.55%	7.93%	7.82%
	Estimated Annual Growth 2010 to 2022	2.42%	2.59%	2.59%
	Projected Annual Growth 2022 to 2027	3.17%	3.24%	3.16%
	Median Age	38.3	36.9	36.9
Households	Q2 2022 Estimated Households	2,077	16,722	41,963
	2027 Projected Households	2,429	19,693	49,136
	2010 Census Households	1,527	11,928	30,076
	2000 Census Households	911	5,854	14,343
	1990 Census Households	233	1,800	5,722
	Historical Annual Growth 1990 to 2000	14.60%	12.51%	9.62%
	Historical Annual Growth 2000 to 2010	5.30%	7.38%	7.69%
	Estimated Annual Growth 2010 to 2022	2.44%	2.68%	2.65%
	Projected Annual Growth 2022 to 2027	3.18%	3.33%	3.21%
	Population per Household	3.07	3.13	3.08
Population by Race	White	68.7%	63.4%	62.2%
	Black or African American	13.3%	15.5%	15.5%
	Asian & Pacific Islander	6.9%	7.3%	7.4%
	Other Races	2.3%	2.3%	2.6%
	Hispanic Population	8.8%	11.5%	12.3%
Income	Average Household Income	\$129,109	\$128,152	\$124,775
	Median Household Income	\$108,170	\$105,577	\$100,337
	Per Capita Income	\$41,943	\$40,588	\$40,295
Education (Age 25+)	Elementary	2.5%	3.7%	4.4%
	Some High School	6.6%	4.8%	4.9%
	High School Graduate	17.0%	23.5%	23.8%
	Some College	22.4%	19.9%	19.4%
	Associates Degree Only	11.5%	8.5%	8.2%
	Bachelors Degree Only	27.0%	25.5%	25.8%
	Graduate Degree	12.9%	14.1%	13.4%
Business	Number of Businesses	132	695	1,905
	Total Number of Employees	1,492	8,237	23,522
	Employees per Business	11.26	11.85	12.35
	Residential Population per Business	48.42	76.98	68.73

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