

HAMILTON MILL VILLAGE

DACULA, GA



SIZE

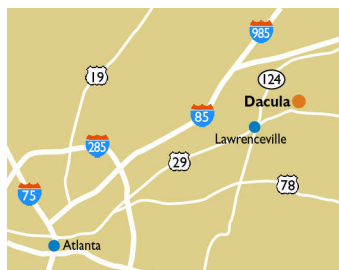
88,710 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
6,902	56,768	139,669
Households		
2,034	17,408	44,156
Median HH Income (\$)		
122,635	113,654	105,352

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	I20 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	



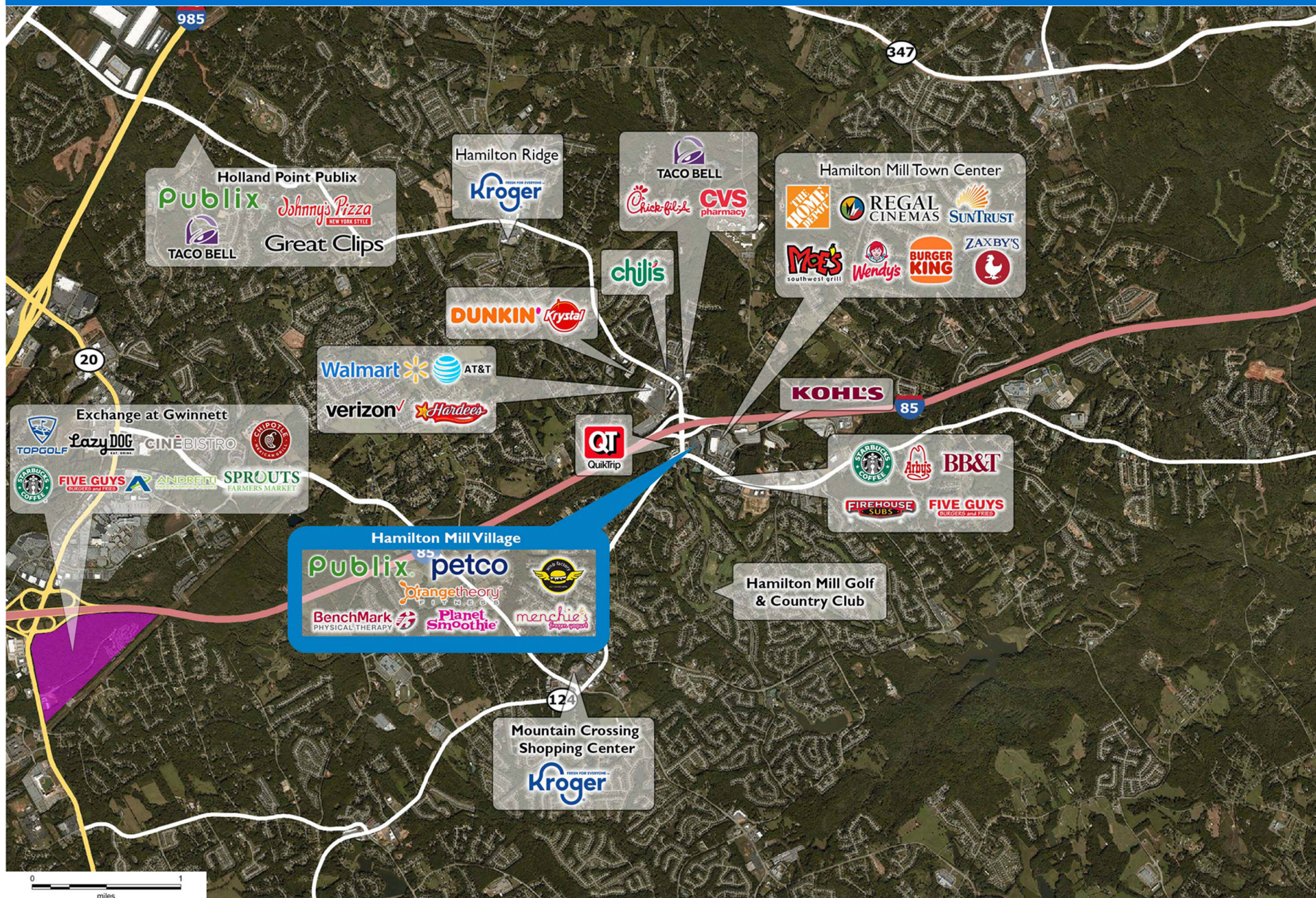
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 34.07392

Longitude: -83.91537

Hamilton Mill Village Dacula, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,902	56,768	139,669
	2028 Projected Population	8,420	70,460	172,048
	2010 Census Population	4,318	39,298	95,546
	2000 Census Population	2,348	18,744	44,035
	1990 Census Population	473	4,743	16,733
	Historical Annual Growth 1990 to 2000	17.37%	14.73%	10.16%
	Historical Annual Growth 2000 to 2010	6.28%	7.68%	8.05%
	Estimated Annual Growth 2010 to 2023	3.47%	2.71%	2.80%
	Projected Annual Growth 2023 to 2028	4.06%	4.42%	4.26%
	Median Age	41.1	39.8	39.4
Households	Q4 2023 Estimated Households	2,034	17,408	44,156
	2028 Projected Households	2,533	21,733	54,545
	2010 Census Households	1,379	12,073	30,527
	2000 Census Households	787	5,973	14,352
	1990 Census Households	156	1,505	5,487
	Historical Annual Growth 1990 to 2000	17.57%	14.78%	10.09%
	Historical Annual Growth 2000 to 2010	5.77%	7.29%	7.84%
	Estimated Annual Growth 2010 to 2023	2.87%	2.70%	2.72%
	Projected Annual Growth 2023 to 2028	4.49%	4.54%	4.32%
	Population per Household	3.03	3.19	3.13
Population by Race	White	52.7%	50.4%	53.6%
	Black or African American	22.4%	18.6%	17.7%
	Asian & Pacific Islander	10.9%	11.5%	9.3%
	Other Races	4.1%	4.7%	4.5%
	Hispanic Population	9.9%	14.9%	14.8%
Income	Average Household Income	\$139,035	\$144,575	\$131,294
	Median Household Income	\$122,635	\$113,654	\$105,352
	Per Capita Income	\$43,000	\$44,764	\$41,731
Education (Age 25+)	Elementary	4.0%	4.5%	4.4%
	Some High School	5.7%	4.6%	4.4%
	High School Graduate	26.2%	22.9%	22.2%
	Some College	19.6%	17.2%	18.9%
	Associates Degree Only	9.1%	8.3%	8.3%
	Bachelors Degree Only	23.3%	28.1%	28.0%
	Graduate Degree	12.1%	14.4%	13.7%
Business	Number of Businesses	214	1,105	2,733
	Total Number of Employees	1,783	9,471	24,268
	Employees per Business	8.32	8.57	8.88
	Residential Population per Business	32.20	51.36	51.11

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