DEAN TAYLOR CROSSING





SIZE 92,318 square feet

DEMOGRAPHICS

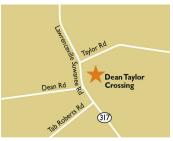
I mile	3 mile	5 mile				
•	Population					
11,009	81,855	204,542				
Househo	81,855 204,542					
3,536	27,174	68,861				
Median HH Income (\$)						
89,644	85,863	81,466				

MAJOR TENANT(S)

Kroger Workout Anytime Wild Birds Unlimited

LEASING CONTACT

Rich Dawson Mobile (404) 433-9899 rdawson@phillipsedison.com





LOCATION

2121 Lawrenceville-Suwanee Road | Suwanee, GA 30024

PROPERTY HIGHLIGHTS

- Anchored by Kroger, the #I grocer in the Atlanta MSA
- Additional national tenants include Workout Anytime, The UPS Store, Subway, and Little Caesar's Pizza
- Serves a population greater than 81,800 in a three-mile radius with an average household income exceeding \$107,500
- The center is located on Lawrenceville-Suwanee Road in Gwinnett County, one of GA's fastest growing counties



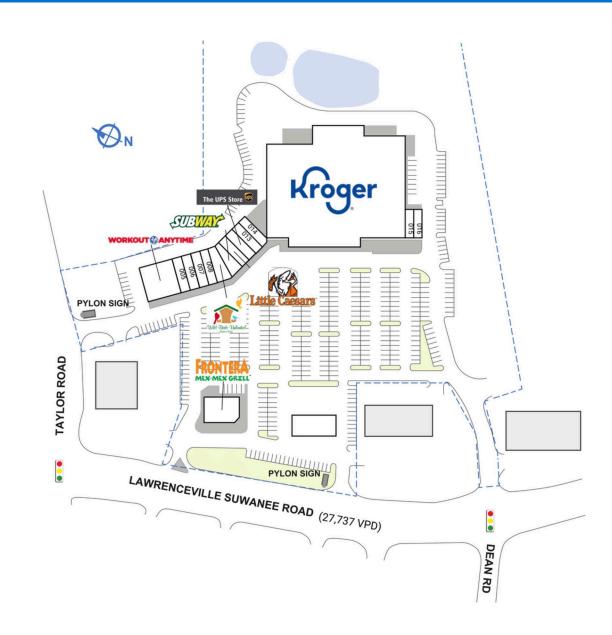
MORE INFO

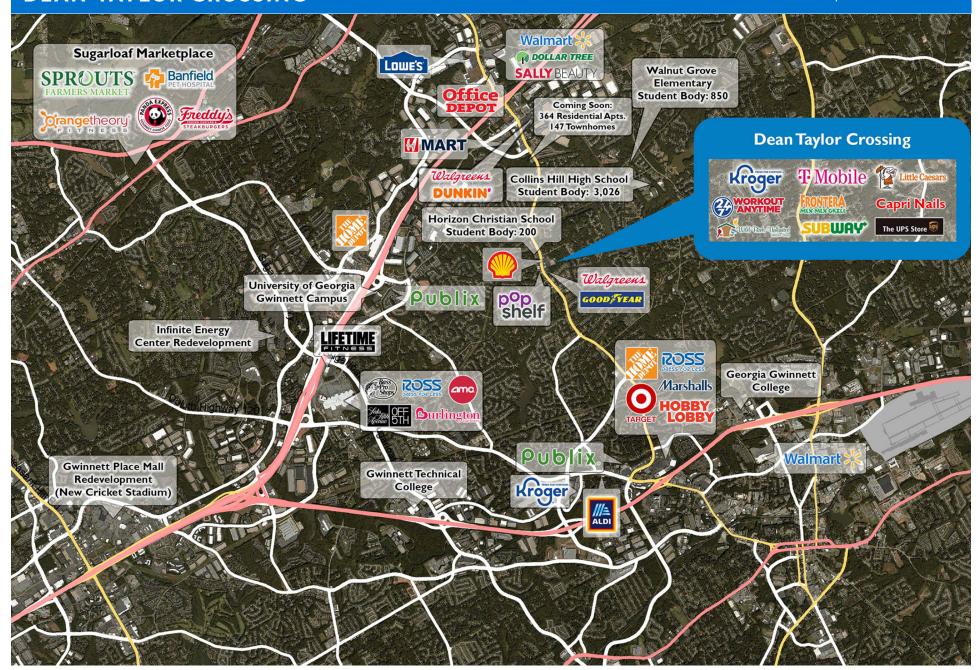
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DEAN TAYLOR CROSSING

SPACE	TENANT	SQ. FT.			
00A	Kroger	64,905 SF			
OEA	Frontera	4,800 SF			
SHAD	Marvin Hewatt Enterprises				
001	Workout Anytime	5,125 SF			
005	Browline Eye Brow & Threading	1,500 SF			
006	77 Flavors Wings & Hibachi	1,500 SF			
007	Asian Star Chinese Restaurant	1,500 SF			
800	Sew Sew Alterations	1,200 SF			
009	Wild Birds Unlimited	1,973 SF			
010	Subway	1,602 SF			
011	Little Caesars	1,500 SF			
012	The UPS Store	1,500 SF			
013	Complete Dental Care of Suwanee	1,500 SF			
014	Capri Nails	1,463 SF			
015	Repairable Gadgets	1,125 SF			
016	Up in Smoke	1,125 SF			
TOTAL	TOTAL SQ. FT. 92,318				
SITE LEGEND					
Available					





Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections Calculated using TAS Retrieval Retrieval Mar 20, 2023



	Taylor Crossing inee, GA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	11,009	81,855	204,542
	2027 Projected Population	12,113	91,305	227,714
	2010 Census Population	9,487	66,218	165,708
	2000 Census Population	8,576	54,793	118,056
	1990 Census Population	3,367	18,830	47,791
	Historical Annual Growth 1990 to 2000	9.80%	11.27%	9.46%
	Historical Annual Growth 2000 to 2010	1.01%	1.91%	3.45%
	Estimated Annual Growth 2010 to2022	1.17%	1.68%	1.67%
	Projected Annual Growth 2022 to 2027	1.93%	2.21%	2.17%
	Median Age	37.8	37.5	36.8
	Q2 2022 Estimated Households	3,536	27,174	68,861
	2027 Projected Households	3,895	30,308	76,795
	2010 Census Households	3,041	21,977	55,512
	2000 Census Households	2,648	17,520	38,818
spic	1990 Census Households	1,130	6,199	16,380
Households	Historical Annual Growth 1990 to 2000	8.89%	10.95%	9.01%
no l	Historical Annual Growth 2000 to 2010	1.40%	2.29%	3.64%
_	Estimated Annual Growth 2010 to 2022	1.19%	1.68%	1.70%
	Projected Annual Growth 2022 to 2027	1.95%	2.21%	2.20%
	Population per Household	3.11	3.01	2.93
	White	46.8%	43.5%	40.7%
Population by Race	Black or African American	15.3%	19.6%	21.5%
ulatio	Asian & Pacific Islander	15.9%	17.3%	17.2%
go' ya	Other Races	3.5%	3.6%	3.1%
	Hispanic Population	18.5%	16.1%	17.5%
Ф	Average Household Income	\$106,177	\$107,552	\$105,737
шo	Median Household Income	\$89,644	\$85,863	\$81,466
Incom	Per Capita Income	\$34,103	\$35,766	\$35,862
	Flour and any	4.00/	4.00/	4.007
	Elementary	4.2%	4.9%	4.8%
ج <u>۲</u>	Some High School	4.4%	4.2%	4.8%
Education (Age 25+)	High School Graduate Some College	24.0% 16.9%	18.3% 17.2%	20.0%
duc \ge	Associates Degree Only	10.3%	17.2% 10.1%	17.2% 9.6%
Шζ	Bachelors Degree Only	25.5%	30.0%	28.7%
	Graduate Degree	14.6%	15.3%	14.9%
SS	Number of Businesses	193	2,716	6,468
ine	Total Number of Employees	2,225	33,615	90,497
Business	Employees per Business	11.53	12.38	13.99
	Residential Population per Business	57.05	30.14	31.62

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