

# DEAN TAYLOR CROSSING

SUWANEE, GA



## SIZE

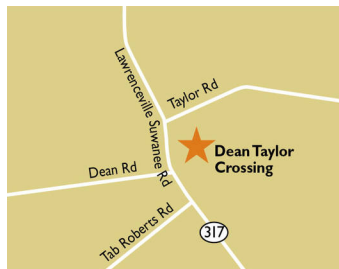
92,318 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
11,009	81,855	204,542
<b>Households</b>		
3,536	27,174	68,861
<b>Median HH Income (\$)</b>		
89,644	85,863	81,466

## MAJOR TENANT(S)

Kroger  
Workout Anytime  
Wild Birds Unlimited



## LOCATION

2121 Lawrenceville-Suwanee Road | Suwanee, GA 30024

## PROPERTY HIGHLIGHTS

- Anchored by Kroger, the #1 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

## LEASING CONTACT

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

## MORE INFO

www.phillipsedison.com



**PHILLIPS EDISON & COMPANY®**

# DEAN TAYLOR CROSSING

2121 Lawrenceville-Suwanee Road | Suwanee, GA 30024

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	Discover Wing	1,500 SF
007	Asian Star Chinese Restaurant	1,500 SF
008	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 SQ. FT.		92,318

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	

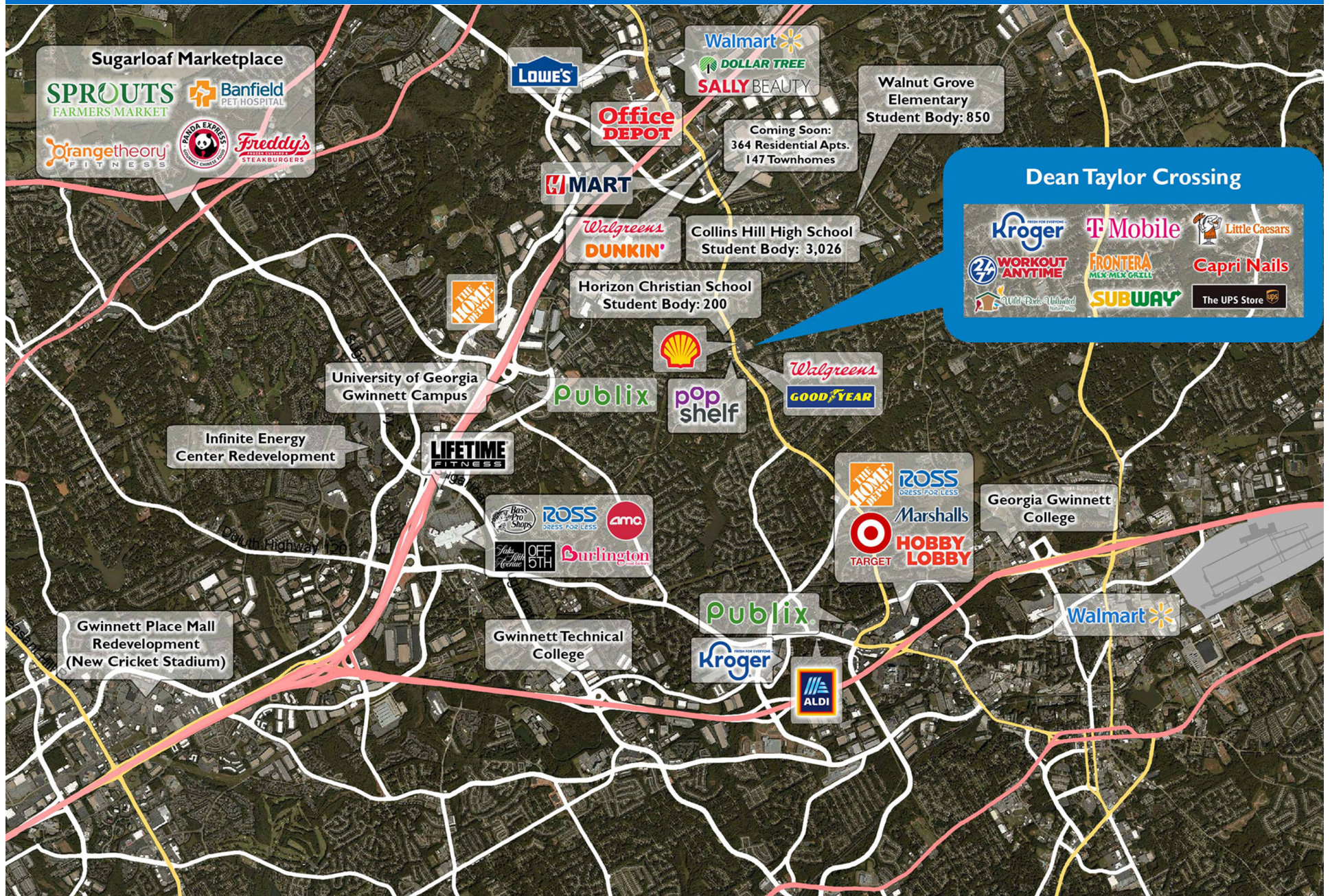


DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# DEAN TAYLOR CROSSING

2121 Lawrenceville-Suwanee Road | Suwanee, GA 30024





# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Dean Taylor Crossing Suwanee, 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 to 2022	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
Households	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
	1990 Census Households	1,130	6,199	16,380
	Historical Annual Growth 1990 to 2000	8.89%	10.95%	9.01%
	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
Population by Race	White	46.8%	43.5%	40.7%
	Black or African American	15.3%	19.6%	21.5%
	Asian & Pacific Islander	15.9%	17.3%	17.2%
	Other Races	3.5%	3.6%	3.1%
	Hispanic Population	18.5%	16.1%	17.5%
Income	Average Household Income	\$106,177	\$107,552	\$105,737
	Median Household Income	\$89,644	\$85,863	\$81,466
	Per Capita Income	\$34,103	\$35,766	\$35,862
Education (Age 25+)	Elementary	4.2%	4.9%	4.8%
	Some High School	4.4%	4.2%	4.8%
	High School Graduate	24.0%	18.3%	20.0%
	Some College	16.9%	17.2%	17.2%
	Associates Degree Only	10.3%	10.1%	9.6%
	Bachelors Degree Only	25.5%	30.0%	28.7%
	Graduate Degree	14.6%	15.3%	14.9%
Business	Number of Businesses	193	2,716	6,468
	Total Number of Employees	2,225	33,615	90,497
	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.