

MOUNTAIN PARK PLAZA

ROSWELL, GA



SIZE

80,511 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,308	52,327	154,727
Households	2,181	18,717	56,342
Median HH Income (\$)	144,705	134,087	127,471

MAJOR TENANT(S)

Publix

LEASING CONTACT

Jordan Titshaw
Mobile (770) 906-4251
jtitshaw@phillipsedison.com

MORE INFO

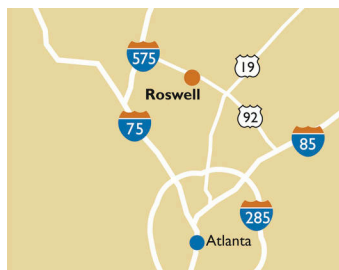
www.phillipsedison.com

LOCATION

4750 Alabama Road | Roswell, GA 30075

PROPERTY HIGHLIGHTS

- 80,511-square-foot community center
- Anchored by Publix
- Located on Alabama Road and Old Mountain Park Road NE
- Population exceeds 154,700 within a five-mile trade area
- Average household income exceeds \$158,700



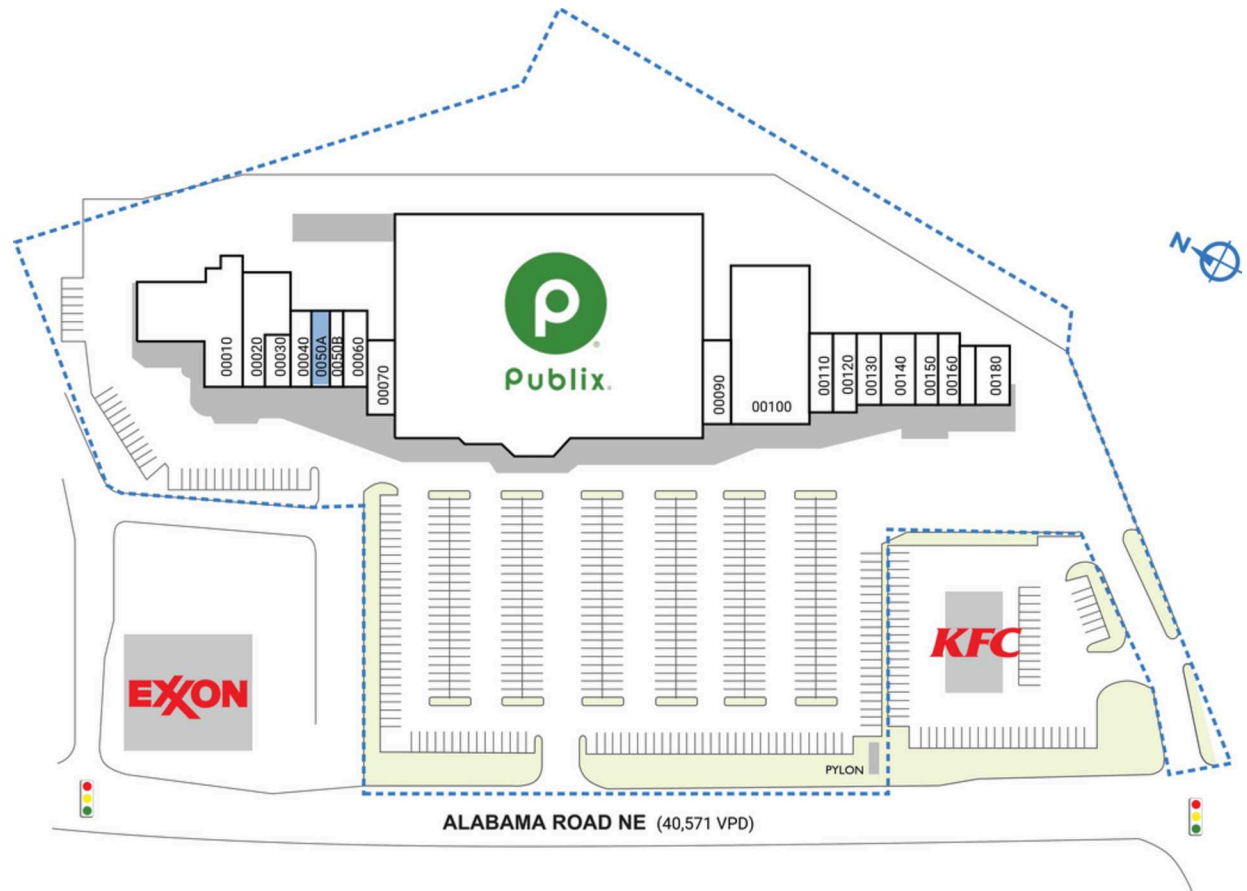
PHILLIPS EDISON & COMPANY®

MOUNTAIN PARK PLAZA

4750 Alabama Road | Roswell, GA 30075

SPACE	TENANT	SQ. FT.
00010	Chloe's Auto Repair	6,300 SF
00020	Tokyo Boat	3,295 SF
00030	Professional Alterations	705 SF
00040	Invictus Star Martial Arts	1,400 SF
0050A	COMING AVAILABLE	1,400 SF
0050B	DW Fit Personal Training	1,050 SF
00060	Nicole's Dog Gone Cute Grooming	1,050 SF
00070	Revitalize Health MD	1,400 SF
00080	Publix	44,271 SF
00090	Nail Legacy Spa Salon	1,400 SF
00100	Southern Comforts	8,640 SF
00110	Bites Sliders and Fries	1,400 SF
00120	LV Salon	1,400 SF
00130	Mini Massage	1,200 SF
00140	Lion's Vape	1,500 SF
00150	Aroma Indian Flavor	1,200 SF
00160	Caffeinated Gamers	1,650 SF
00180	Superior Clean	1,250 SF
TOTAL SQ. FT.		80,511

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 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.

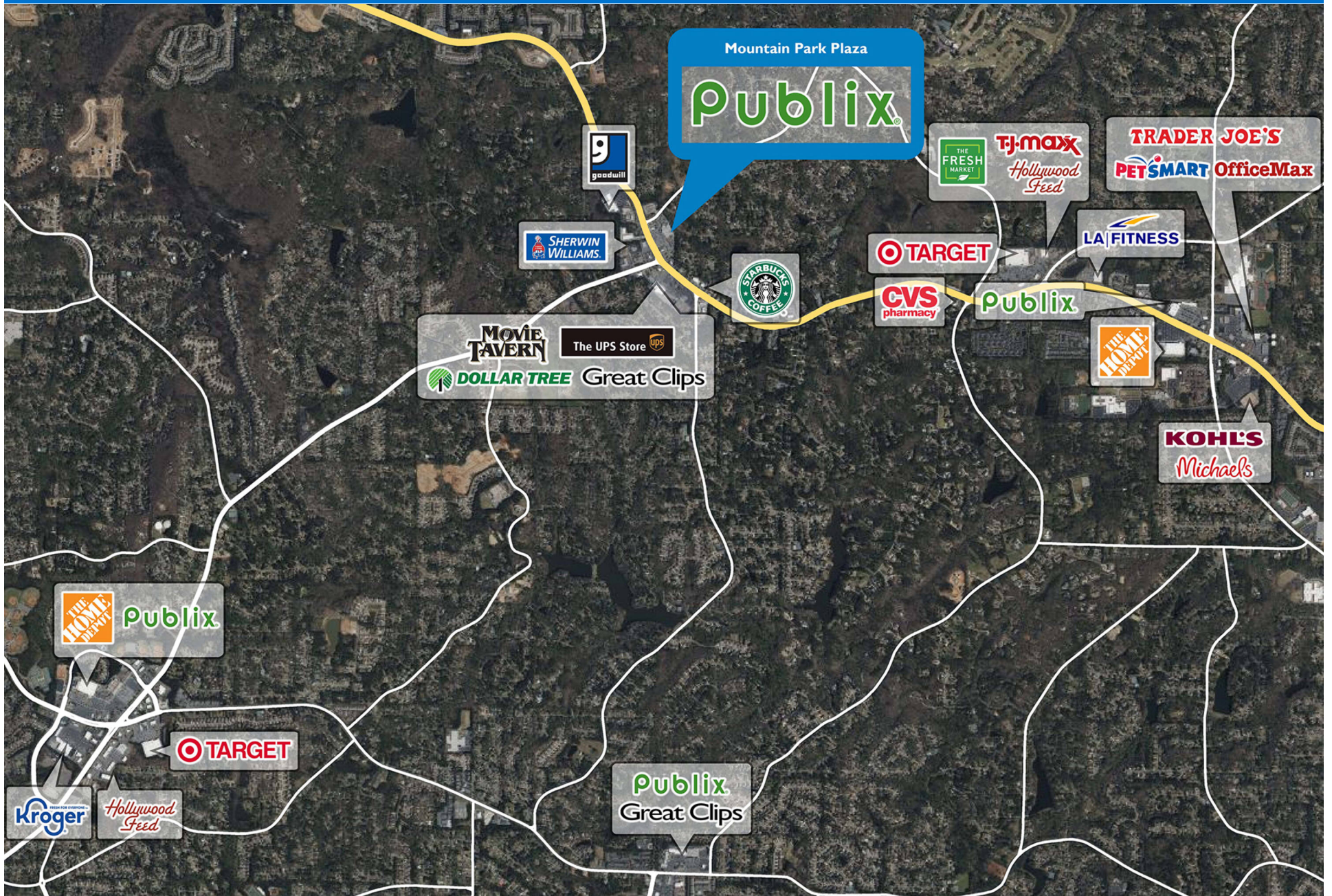
MOUNTAIN PARK PLAZA

4750 Alabama Road | Roswell, GA 30075



MOUNTAIN PARK PLAZA

4750 Alabama Road | Roswell, GA 30075



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Mountain Park Plaza Roswell, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	6,308	52,327	154,727
	2027 Projected Population	6,542	54,413	162,184
	2010 Census Population	5,822	47,763	137,280
	2000 Census Population	5,678	43,110	122,611
	1990 Census Population	4,429	32,856	94,795
	Historical Annual Growth 1990 to 2000	2.52%	2.75%	2.61%
	Historical Annual Growth 2000 to 2010	0.25%	1.03%	1.14%
	Estimated Annual Growth 2010 to 2022	0.63%	0.72%	0.94%
	Projected Annual Growth 2022 to 2027	0.73%	0.79%	0.95%
	Median Age	45.4	44.9	44.1
Households	Q2 2022 Estimated Households	2,181	18,717	56,342
	2027 Projected Households	2,264	19,476	59,071
	2010 Census Households	2,007	17,033	49,892
	2000 Census Households	1,823	14,382	41,965
	1990 Census Households	1,413	10,601	31,143
	Historical Annual Growth 1990 to 2000	2.58%	3.10%	3.03%
	Historical Annual Growth 2000 to 2010	0.97%	1.71%	1.75%
	Estimated Annual Growth 2010 to 2022	0.65%	0.74%	0.96%
	Projected Annual Growth 2022 to 2027	0.75%	0.80%	0.95%
	Population per Household	2.89	2.79	2.74
Population by Race	White	81.0%	80.2%	78.7%
	Black or African American	5.3%	5.4%	5.9%
	Asian & Pacific Islander	4.0%	4.7%	5.2%
	Other Races	3.0%	2.9%	3.1%
	Hispanic Population	6.7%	6.8%	7.0%
Income	Average Household Income	\$200,815	\$174,234	\$158,790
	Median Household Income	\$144,705	\$134,087	\$127,471
	Per Capita Income	\$69,437	\$62,345	\$58,001
Education (Age 25+)	Elementary	1.9%	0.8%	1.0%
	Some High School	1.0%	1.0%	1.9%
	High School Graduate	10.4%	10.0%	11.1%
	Some College	14.4%	15.3%	15.2%
	Associates Degree Only	3.8%	5.7%	5.8%
	Bachelors Degree Only	46.4%	42.7%	40.7%
	Graduate Degree	22.0%	24.4%	24.3%
Business	Number of Businesses	145	1,049	4,330
	Total Number of Employees	1,344	10,868	49,929
	Employees per Business	9.27	10.36	11.53
	Residential Population per Business	43.52	49.89	35.73

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