MOUNTAIN CROSSING

DACULA, GA

SIZE

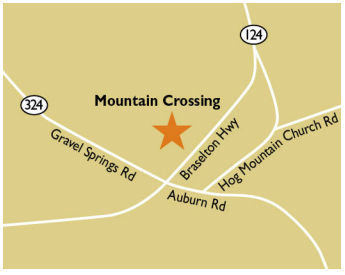
96,884 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	7,535	55,412	131,839
Households	2,402	17,643	41,980
Median HH Income ($)	90,229	91,592	87,001

MAJOR TENANT(S)

Kroger
Cornerstone Pediatrics
Emory Rehabilitation Outpatient



LOCATION

2700 Braselton Highway | Dacula, GA 30019

PROPERTY HIGHLIGHTS

- Strong, recently remodeled Kroger-anchored center located at the intersection of Gravel Springs Rd. and Braselton Hwy (43,500 VPD)
- National tenants include Kroger, The UPS Store and Wells Fargo
- Growing residential development surrounding shopping center including Mill Creek Preserve (65 homes) and Summit at Auburn Hills (39 homes)
- Minutes from Mall of Georgia, Hwy 316, Coolray Field, and Chateau Elan
- Large evening population with 82% of customer visits on their way home from work

LEASING CONTACT

Gil Consuegra
Mobile (404) 291-9670
gconsuegra@phillipsedison.com

MORE INFO

www.phillipsedison.com

PHILLIPS EDISON & COMPANY®

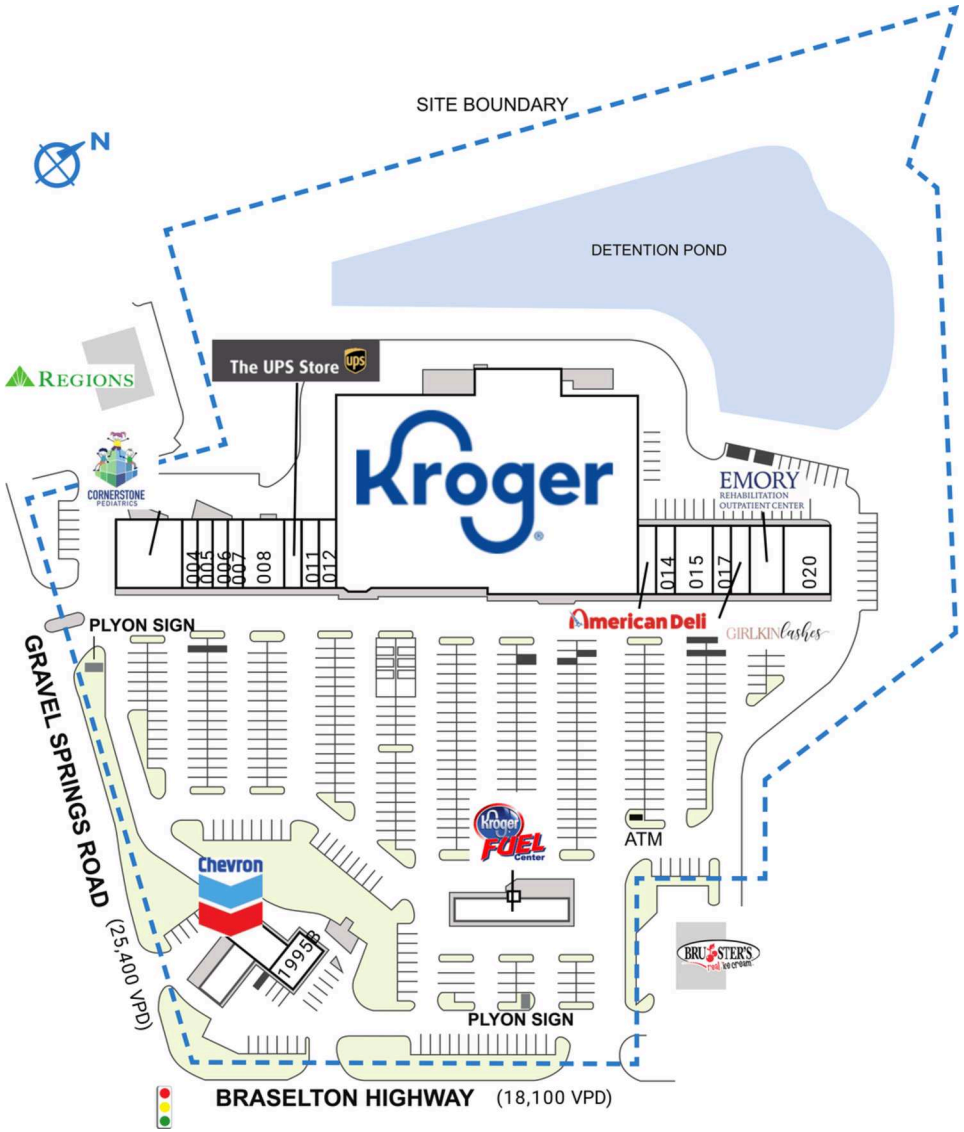
MOUNTAIN CROSSING

2700 Braselton Highway | Dacula, GA 30019

SPACE	TENANT	SQ. FT.
ANCH	Kroger	63,419 SF
ATM	Wells Fargo Financial ATM	
FUEL	Kroger Fuel	
001	Cornerstone Pediatrics	4,900 SF
004	Velvet Bleu	1,050 SF
005	More than Diamonds	1,050 SF
006	Royal Nails	1,050 SF
007	324 Nutrition	1,050 SF
008	Biba's Pizza and Pasta	2,800 SF
010	The UPS Store	1,400 SF
011	Oxford Cleaners	1,400 SF
012	Dentist	1,400 SF
013	American Deli	1,377 SF
014	Quick Service Insurance	1,400 SF
015	Sun Garden	3,150 SF
017	Wing World	1,050 SF
018	Girlkin Lashes	1,400 SF
019	Emory Rehabilitation Outpatient	2,000 SF
020	Gravel Springs Animal Hospital	3,500 SF
1995A	Chevron	1,920 SF
1995B	Ray's Donuts	1,568 SF
TOTAL SQ. FT.		96,884

SITE LEGEND

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



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 CROSSING

2700 Braselton Highway | Dacula, GA 30019

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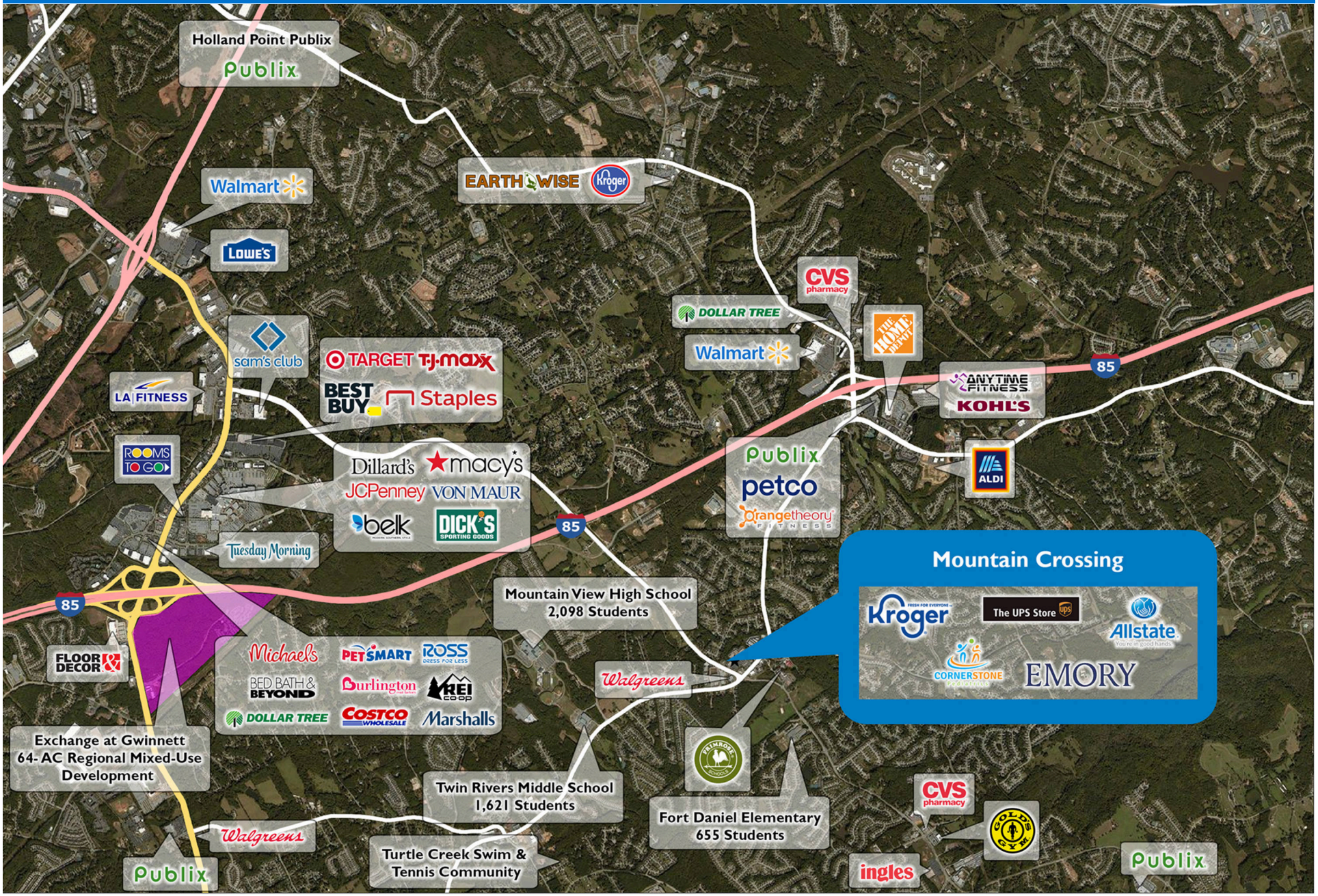

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Demographic Summary Report

1990 - 2000 Census, 2019 Estimates & 2024 Projections
Calculated using TAS Retrieval Retrieval
Sep 8, 2020

PHILLIPS EDISON & COMPANY

Latitude: 34.051331 Longitude: -83.930176

Mountain Crossing Dacula, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2019 Estimated Population	7,535	55,412	131,839
	2024 Projected Population	8,690	64,255	152,908
	2010 Census Population	6,201	45,241	106,752
	2000 Census Population	3,129	21,626	55,920
	1990 Census Population	1,004	7,117	20,605
	Historical Annual Growth 1990 to 2000	12.04%	11.76%	10.50%
	Historical Annual Growth 2000 to 2010	7.08%	7.66%	6.68%
	Estimated Annual Growth 2010 to2019	2.02%	2.10%	2.19%
	Projected Annual Growth 2019 to 2024	2.89%	3.01%	3.01%
	Median Age	37.1	37.0	36.8
Households	Q4 2019 Estimated Households	2,402	17,643	41,980
	2024 Projected Households	2,775	20,500	48,847
	2010 Census Households	1,966	14,347	33,788
	2000 Census Households	1,090	6,942	17,578
	1990 Census Households	325	2,293	6,838
	Historical Annual Growth 1990 to 2000	12.87%	11.72%	9.90%
	Historical Annual Growth 2000 to 2019	6.08%	7.53%	6.75%
	Estimated Annual Growth 2000 to 2019	2.07%	2.14%	2.25%
	Projected Annual Growth 2019 to 2024	2.93%	3.05%	3.08%
	Population per Household	3.14	3.12	3.08
Population by Race	White	65.6%	63.5%	61.7%
	Black or African American	16.2%	17.0%	17.0%
	Asian & Pacific Islander	5.4%	6.9%	7.4%
	Other Races	2.5%	2.4%	2.5%
	Hispanic Population	10.3%	10.3%	11.4%
Income	Average Household Income	$103,836	$108,855	$106,218
	Median Household Income	$90,229	$91,592	$87,001
	Per Capita Income	$33,102	$34,803	$34,237
Education (Age 25+)	Elementary	1.6%	3.4%	3.3%
	Some High School	3.8%	4.2%	4.9%
	High School Graduate	24.5%	23.7%	24.0%
	Some College	24.9%	21.4%	21.1%
	Associates Degree Only	8.6%	8.8%	9.1%
	Bachelors Degree Only	22.2%	25.1%	24.9%
	Graduate Degree	14.3%	13.3%	12.7%
Business	Number of Businesses	85	754	2,087
	Total Number of Employees	1,145	11,136	32,072
	Employees per Business	13.43	14.76	15.37
	Residential Population per Business	88.35	73.45	63.17

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

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Data Source: Synergos Technologies Inc Austin, TX