

PARADISE CROSSING

LITHIA SPRINGS, GA



SIZE

67,470 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	4,922	29,224	89,722
Households	1,693	10,191	31,996
Median HH Income (\$)	71,689	68,479	64,628

MAJOR TENANT(S)

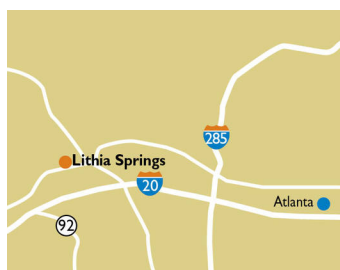
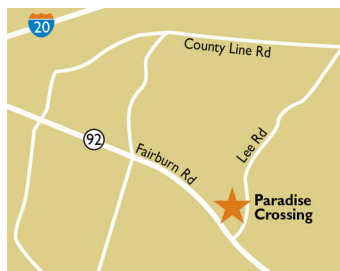
Publix
H&R Block
Zaxby's
McDonald's

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

2675-2785 Lee Road | Lithia Springs, GA 30122

PROPERTY HIGHLIGHTS

- Anchored by Publix, Georgia's leading grocer
- Located on Lee Road at the intersection of Hwy. 92, which connects to I-20 approximately three miles westward & 2.5 miles eastward
- National tenants include Papa Johns, Subway, H&R Block and Benchmark Physical Therapy
- Located in the Douglasville/Lithia Springs submarket of Atlanta with more than 29,200 residents in the three-mile trade area with an average household income over \$85,500



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
00A	Publix	44,270 SF
00B1	H&R Block	1,400 SF
00B2	Benchmark Physical Therapy	1,400 SF
00B3	Style Code Beauty Supply	2,800 SF
00B5	Papa John's Pizza	1,400 SF
00B6	China Liu	1,400 SF
00B7	American Deli	1,400 SF
00B8	Island Spice Grill & Wings	1,400 SF
00B9	Subway	1,400 SF
00C1	PostalAnnex	1,300 SF
00C2	LP Nail & Spa	2,600 SF
00C4	Value Smiles	3,900 SF
0B10	Sweetwater Creek Animal Hospital	2,800 SF
SHAD1	McDonald's	
SHAD2	Wells Fargo	
SHAD3	Zaxby's	
SHAD4	West Georgia Foods LLC	
TOTAL SQ. FT.		67,470

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.

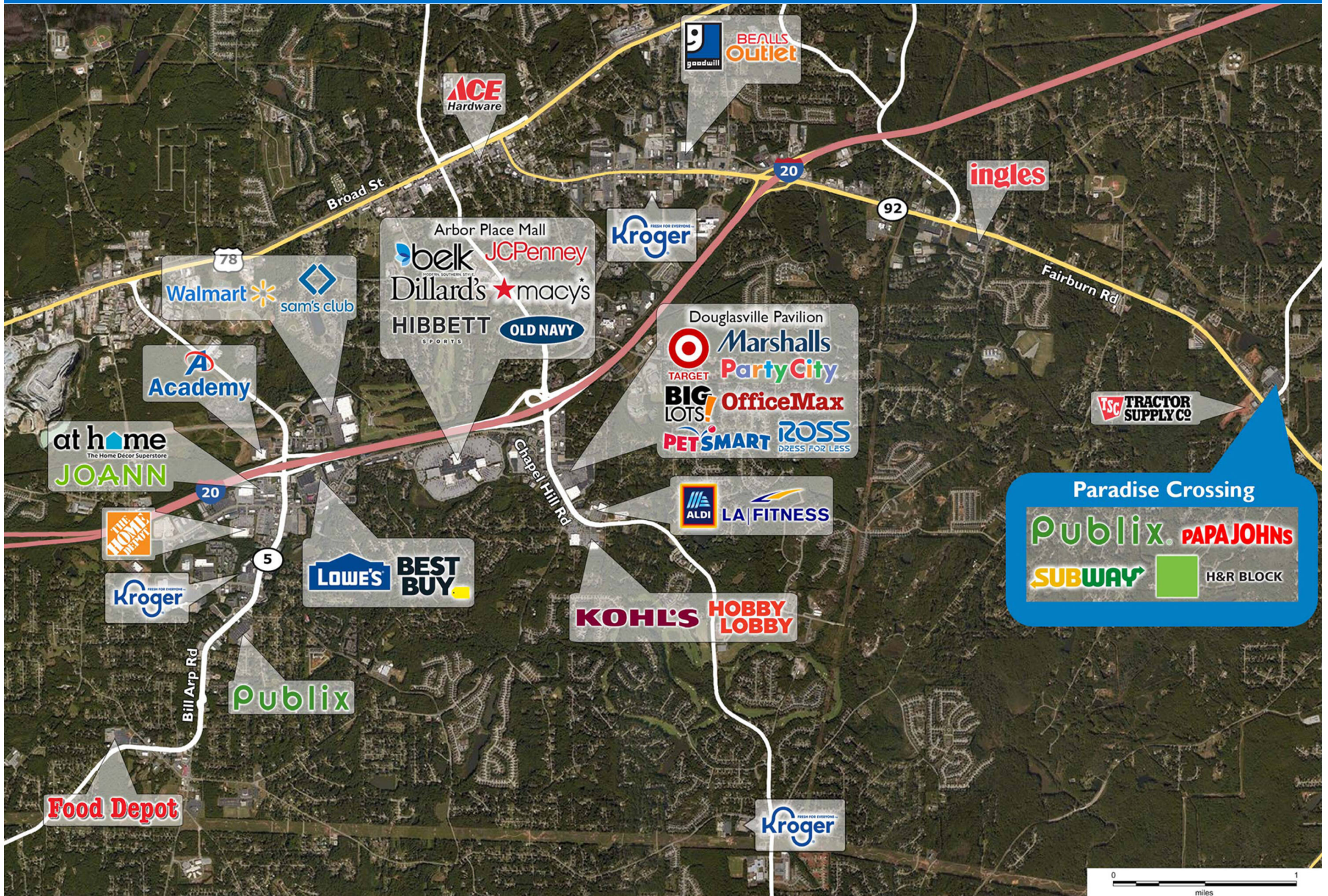
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Paradise Crossing Atlanta, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	4,922	29,224	89,722
	2027 Projected Population	5,372	32,203	97,798
	2010 Census Population	4,417	25,407	80,743
	2000 Census Population	4,766	20,418	56,293
	1990 Census Population	3,695	15,728	42,495
	Historical Annual Growth 1990 to 2000	2.58%	2.64%	2.85%
	Historical Annual Growth 2000 to 2010	-0.76%	2.21%	3.67%
	Estimated Annual Growth 2010 to 2022	0.85%	1.10%	0.83%
	Projected Annual Growth 2022 to 2027	1.77%	1.96%	1.74%
	Median Age	37.9	37.3	36.3
Households	Q2 2022 Estimated Households	1,693	10,191	31,996
	2027 Projected Households	1,848	11,230	34,876
	2010 Census Households	1,516	8,847	28,776
	2000 Census Households	1,564	6,974	20,330
	1990 Census Households	1,246	5,346	15,020
	Historical Annual Growth 1990 to 2000	2.29%	2.69%	3.07%
	Historical Annual Growth 2000 to 2010	-0.31%	2.41%	3.54%
	Estimated Annual Growth 2010 to 2022	0.87%	1.12%	0.84%
	Projected Annual Growth 2022 to 2027	1.77%	1.96%	1.74%
	Population per Household	2.90	2.87	2.78
Population by Race	White	42.9%	38.4%	33.0%
	Black or African American	32.1%	42.8%	51.8%
	Asian & Pacific Islander	1.7%	2.2%	1.6%
	Other Races	3.0%	2.8%	2.8%
	Hispanic Population	20.3%	13.8%	10.9%
Income	Average Household Income	\$76,143	\$85,511	\$82,511
	Median Household Income	\$71,689	\$68,479	\$64,628
	Per Capita Income	\$26,205	\$29,833	\$29,610
Education (Age 25+)	Elementary	5.6%	4.1%	4.2%
	Some High School	15.3%	11.4%	8.9%
	High School Graduate	33.7%	31.7%	27.5%
	Some College	18.3%	16.5%	20.6%
	Associates Degree Only	6.4%	7.7%	8.5%
	Bachelors Degree Only	12.9%	17.3%	18.6%
	Graduate Degree	7.9%	11.2%	11.7%
Business	Number of Businesses	47	393	2,043
	Total Number of Employees	882	6,428	32,545
	Employees per Business	18.91	16.34	15.93
	Residential Population per Business	105.55	74.28	43.92

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