

# SPIVEY JUNCTION

STOCKBRIDGE, GA



## SIZE

81,475 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	4,597	35,782	97,902
<b>Households</b>	1,683	13,083	35,227
<b>Median HH Income (\$)</b>	67,847	70,922	67,520

## MAJOR TENANT(S)

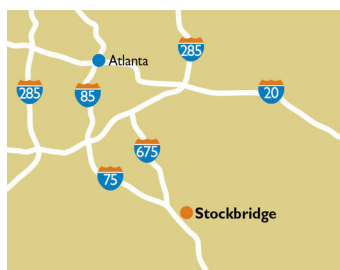
Kroger  
Workout Anytime  
Great Clips  
Domino's Pizza

## LEASING CONTACT

Jordan Titshaw  
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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

1748 Hudson Bridge Road | Stockbridge, GA 30281

## PROPERTY HIGHLIGHTS

- Anchored by Kroger, a top grocer in the Atlanta area
- Additional tenants include Great Clips, Goodwill, Workout Anytime, Subway and Domino's Pizza
- Located in Stockbridge, a suburb 21 miles southeast of Atlanta, with a population exceeding 35,700 in a three-mile radius with an average household income more than \$92,200
- The center is located at the intersection of Hudson Bridge Road and Flippen Road, which benefits from more than 32,700 vehicles per day
- Property located in close proximity to I-75 and Piedmont Henry Hospital and medical offices



**PHILLIPS EDISON & COMPANY®**

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SPACE	TENANT	SQ. FT.
OUT	Kroger Fuel	
101	Mesquite Mexican Grill	3,549 SF
102	Fancy That	1,238 SF
201	Kroger	54,872 SF
301	Master Shim's World Class Tae Kwon Do	2,925 SF
303	Great Clips	1,267 SF
304	V-Nails & Spa	1,267 SF
305	Mail N More	1,267 SF
306	Wing Hut	1,267 SF
307	Caribbean Cravings Restaurant	1,267 SF
308	Goodwill	1,461 SF
401	Workout Anytime	5,525 SF
402	Belly Buster Cheesesteaks	1,720 SF
403	Subway	1,440 SF
404	Domino's Pizza	1,235 SF
405	Miracle-Ear	1,175 SF
<b>TOTAL SQ. FT.</b>		<b>81,475</b>

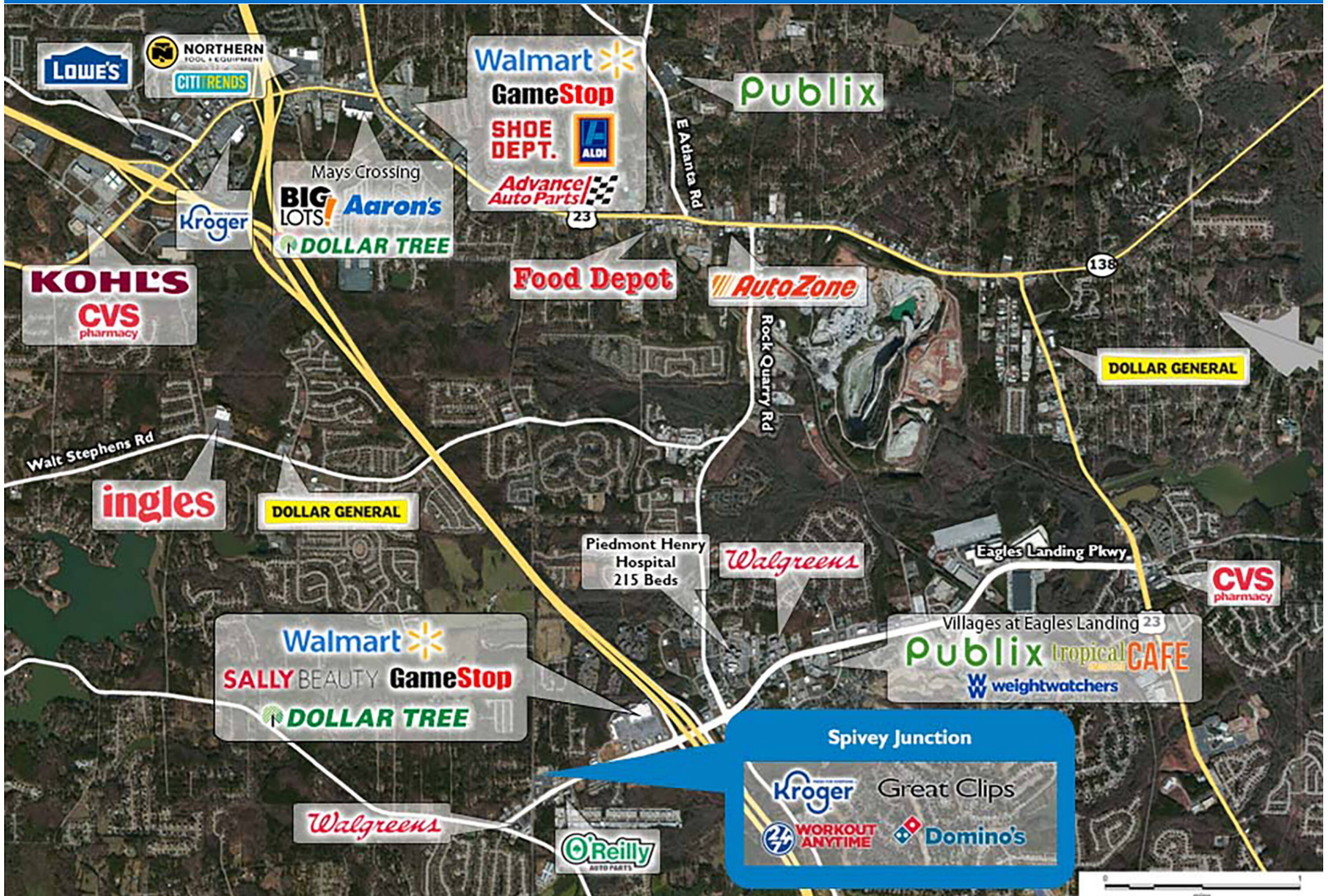
SITE LEGEND	
<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> Available	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> Occupied
<span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> Leased (not occupied)	<span style="display: inline-block; width: 15px; height: 10px; background-color: #A9A9A9; border: 1px solid black;"></span> Owned by Others
<span style="display: inline-block; width: 15px; height: 10px; border: 2px dashed blue;"></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.

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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



<b>Spivey Junction Stockbridge, GA</b>		<b>1.00 Mile Radius</b>	<b>3.00 Mile Radius</b>	<b>5.00 Mile Radius</b>
<b>Population</b>	Q2 2022 Estimated Population	4,597	35,782	97,902
	2027 Projected Population	4,834	38,484	106,344
	2010 Census Population	4,382	32,558	84,330
	2000 Census Population	2,464	21,296	60,335
	1990 Census Population	1,064	8,503	29,474
	Historical Annual Growth 1990 to 2000	8.76%	9.62%	7.43%
	Historical Annual Growth 2000 to 2010	5.93%	4.34%	3.40%
	Estimated Annual Growth 2010 to 2022	0.38%	0.74%	1.18%
	Projected Annual Growth 2022 to 2027	1.01%	1.47%	1.67%
	Median Age	38.6	37.9	37.1
<b>Households</b>	Q2 2022 Estimated Households	1,683	13,083	35,227
	2027 Projected Households	1,769	14,039	38,161
	2010 Census Households	1,605	11,967	30,532
	2000 Census Households	878	7,585	21,252
	1990 Census Households	363	2,930	9,939
	Historical Annual Growth 1990 to 2000	9.22%	9.98%	7.90%
	Historical Annual Growth 2000 to 2010	6.23%	4.67%	3.69%
	Estimated Annual Growth 2010 to 2022	0.37%	0.70%	1.13%
	Projected Annual Growth 2022 to 2027	1.01%	1.42%	1.61%
	Population per Household	2.73	2.73	2.78
<b>Population by Race</b>	White	35.5%	34.0%	32.1%
	Black or African American	49.3%	50.5%	49.1%
	Asian & Pacific Islander	6.6%	6.5%	5.4%
	Other Races	2.8%	3.3%	3.8%
	Hispanic Population	5.8%	5.7%	9.6%
<b>Income</b>	Average Household Income	\$86,766	\$92,277	\$86,998
	Median Household Income	\$67,847	\$70,922	\$67,520
	Per Capita Income	\$31,778	\$33,750	\$31,333
<b>Education (Age 25+)</b>	Elementary	5.2%	3.9%	3.4%
	Some High School	2.2%	3.7%	5.2%
	High School Graduate	29.1%	26.7%	29.2%
	Some College	17.8%	21.7%	22.7%
	Associates Degree Only	12.0%	9.9%	9.9%
	Bachelors Degree Only	25.9%	21.2%	18.2%
	Graduate Degree	7.9%	12.8%	11.5%
<b>Business</b>	Number of Businesses	127	1,042	2,094
	Total Number of Employees	1,797	15,655	31,580
	Employees per Business	14.20	15.02	15.08
	Residential Population per Business	36.31	34.33	46.76

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