

# MABLETON CROSSING

MABLETON, GA



## SIZE

86,819 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
6,715	61,488	183,382
<b>Households</b>		
2,457	22,963	69,539
<b>Median HH Income (\$)</b>		
86,002	73,189	71,652

## MAJOR TENANT(S)

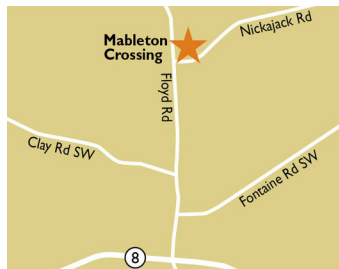
Kroger  
Coast Dental  
For Eyes  
Smoothie King  
GNC

## LEASING CONTACT

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## MORE INFO

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



## LOCATION

4875 Floyd Road SW | Mableton, GA 30126

## PROPERTY HIGHLIGHTS

- Kroger-anchored neighborhood shopping center in the heart of Mableton, GA in Cobb County with Subway, Smoothie King, GNC and Coast Dental
- Located on Floyd Rd., a primary north-south artery with approximately 31,400 vehicles per day passing the center
- Population exceeds 61,400 residents within a three-mile radius with an average household income of greater than \$106,300
- Kroger has estimated one million annual visitors, ranking in the top 90% of grocery stores nationwide
- Park View Reserve, a brand new 42-unit town home complex, is in development directly adjacent to the center



**PHILLIPS EDISON & COMPANY®**

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SPACE	TENANT	SQ. FT.
0100	Lizbeth's Dominican Salon	900 SF
0101	CBD American Shaman	900 SF
0102	Nad'z Cutz	760 SF
0103	WNB Factory	1,640 SF
0104	AVAILABLE	3,900 SF
0107	B.K. Nails	1,200 SF
0108	New Han's	1,200 SF
0109	For Eyes	1,450 SF
0110	Ruby's Salon Suite	3,110 SF
0113	Coast Dental	1,740 SF
0201	Kroger	63,419 SF
0301	Subway	1,500 SF
0302	GNC	1,200 SF
0303	Smoothie King	1,200 SF
0304	The Shipping Yard	1,200 SF
0305	Yummy Bistro	1,500 SF
TOTAL SQ. FT.		86,819

SITE LEGEND	
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: lightblue; 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.



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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Mableton Crossing Mableton, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	6,715	61,488	183,382
	2027 Projected Population	7,156	64,910	194,096
	2010 Census Population	5,900	55,503	164,174
	2000 Census Population	5,615	47,040	141,760
	1990 Census Population	5,183	38,497	107,686
	Historical Annual Growth 1990 to 2000	0.80%	2.02%	2.79%
	Historical Annual Growth 2000 to 2010	0.50%	1.67%	1.48%
	Estimated Annual Growth 2010 to 2022	1.02%	0.81%	0.87%
	Projected Annual Growth 2022 to 2027	1.28%	1.09%	1.14%
	Median Age	41.3	40.0	37.7
Households	Q2 2022 Estimated Households	2,457	22,963	69,539
	2027 Projected Households	2,620	24,255	73,648
	2010 Census Households	2,159	20,685	62,153
	2000 Census Households	1,977	17,299	53,466
	1990 Census Households	1,809	13,828	41,074
	Historical Annual Growth 1990 to 2000	0.89%	2.26%	2.67%
	Historical Annual Growth 2000 to 2010	0.88%	1.80%	1.52%
	Estimated Annual Growth 2010 to 2022	1.02%	0.82%	0.88%
	Projected Annual Growth 2022 to 2027	1.29%	1.10%	1.15%
	Population per Household	2.73	2.65	2.62
Population by Race	White	47.0%	41.1%	32.7%
	Black or African American	31.1%	37.5%	42.0%
	Asian & Pacific Islander	2.4%	2.9%	3.5%
	Other Races	3.0%	3.3%	3.2%
	Hispanic Population	16.6%	15.3%	18.7%
Income	Average Household Income	\$109,814	\$106,364	\$99,972
	Median Household Income	\$86,002	\$73,189	\$71,652
	Per Capita Income	\$40,221	\$39,997	\$38,105
Education (Age 25+)	Elementary	2.5%	4.6%	6.1%
	Some High School	3.7%	4.5%	4.5%
	High School Graduate	23.3%	25.1%	22.5%
	Some College	22.8%	19.1%	20.6%
	Associates Degree Only	7.9%	8.2%	8.6%
	Bachelors Degree Only	25.4%	24.7%	23.1%
	Graduate Degree	14.3%	13.8%	14.5%
Business	Number of Businesses	101	1,145	3,919
	Total Number of Employees	1,362	19,834	68,724
	Employees per Business	13.54	17.32	17.54
	Residential Population per Business	66.75	53.71	46.79

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