

MOUNTAIN CROSSING

DACULA, GA



SIZE

93,396 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
9,117	63,634	146,739
Households		
2,780	19,807	46,468
Median HH Income (\$)		
105,574	106,142	101,815

MAJOR TENANT(S)

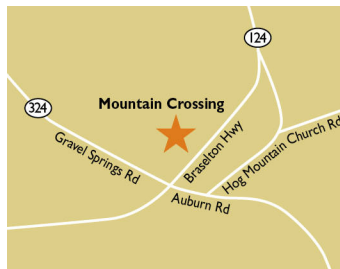
Kroger
Cornerstone Pediatrics
Emory Rehabilitation
Outpatient

LEASING CONTACT

Jordan Titshaw
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jtittshaw@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

2700 Braselton Highway | Dacula, GA 30019

PROPERTY HIGHLIGHTS

- Strong, recently remodeled Kroger-anchored center located on Braselton Hwy (17,100 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



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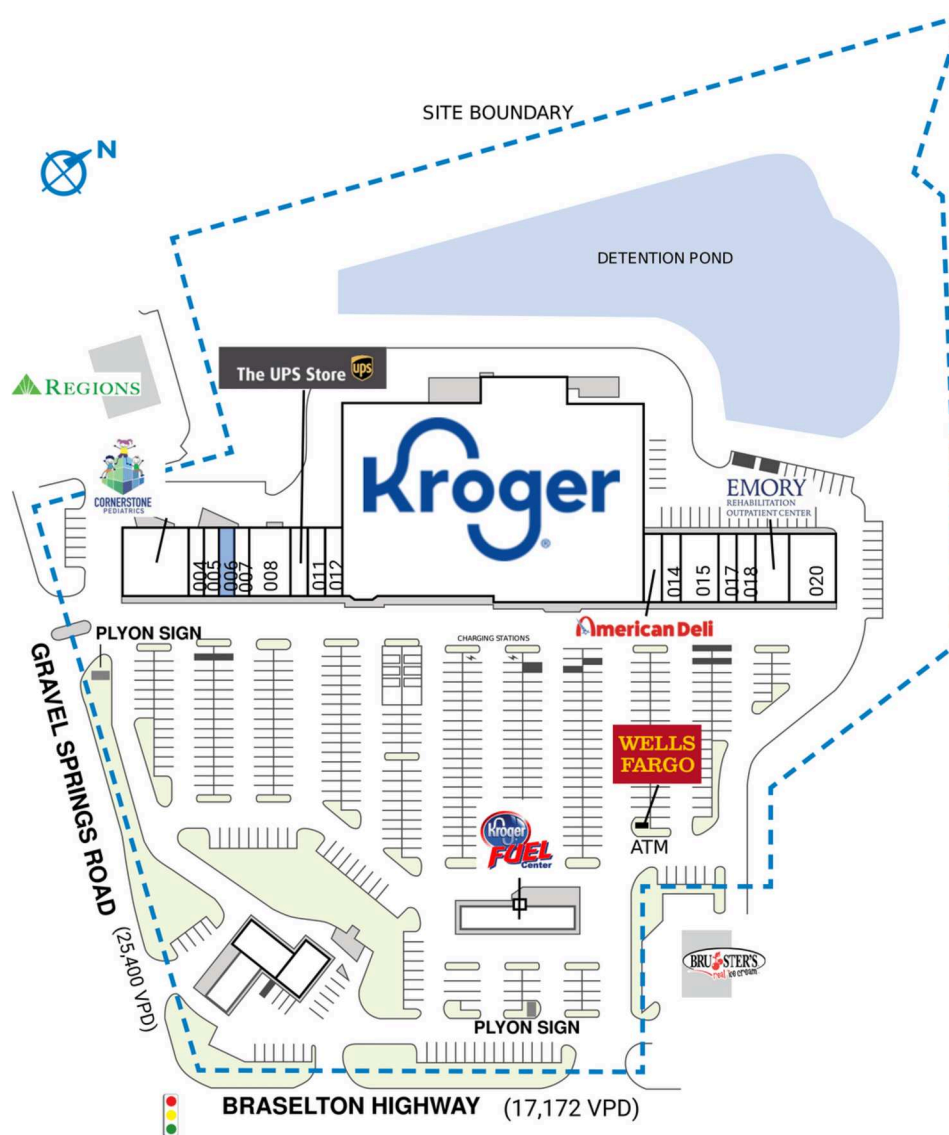
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SPACE	TENANT	SQ. FT.
ANCH	Kroger	63,419 SF
ATM	Wells Fargo Financial ATM	
FUEL	Kroger Fuel	
SHAD1	Chevron	
SHAD2	Ray's Donuts	
001	Cornerstone Pediatrics	4,900 SF
004	Bath Time Puppy	1,050 SF
005	More than Diamonds	1,050 SF
006	COMING AVAILABLE	1,050 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	Lush Nail Spa	1,400 SF
019	Emory Rehabilitation Outpatient	2,000 SF
020	Gravel Springs Animal Hospital	3,500 SF
TOTAL SQ. FT.		93,396

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.

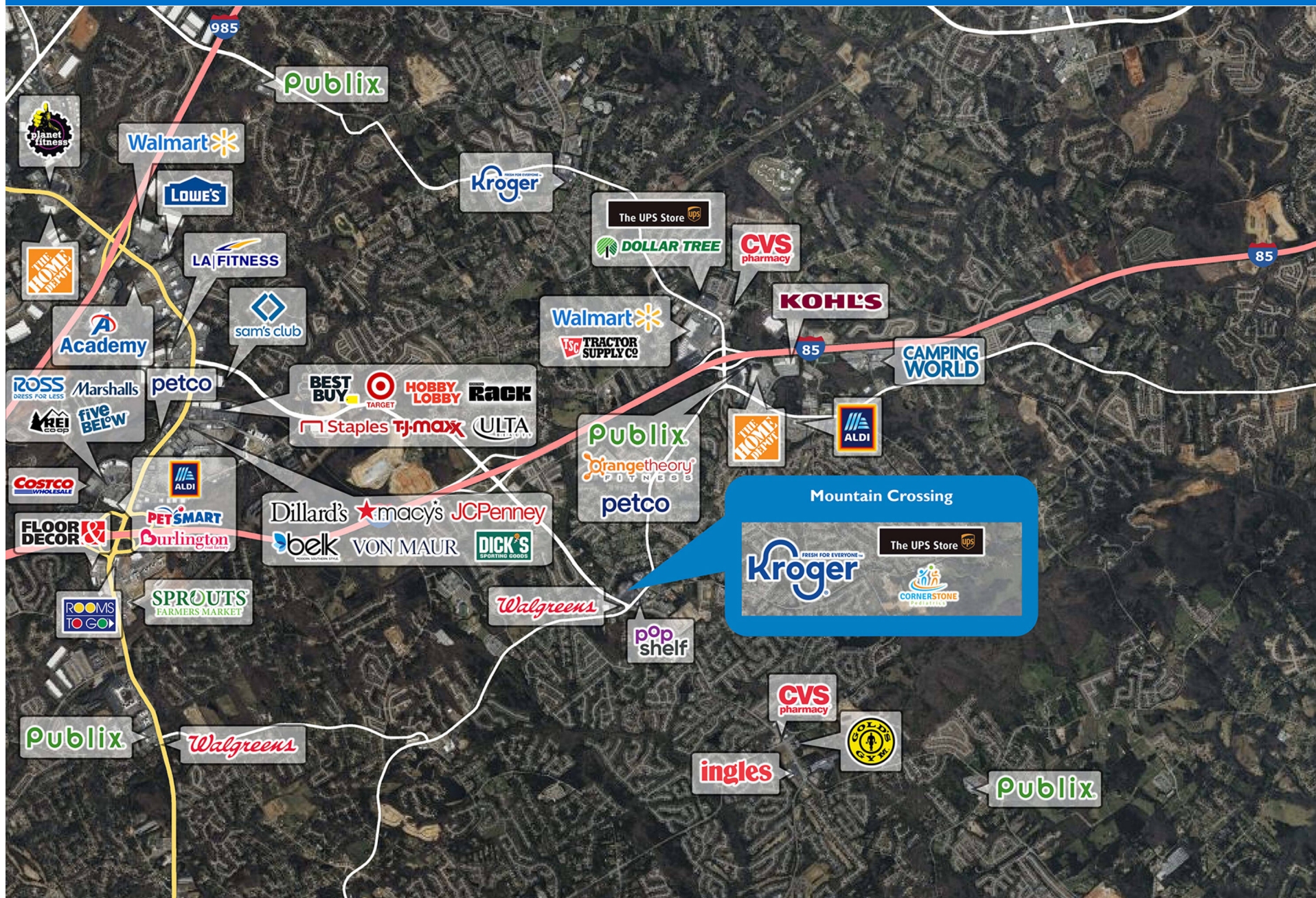
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 34.051331

Longitude: -83.930176

Mountain Crossing Dacula, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	9,117	63,634	146,739
	2028 Projected Population	10,785	76,014	176,009
	2010 Census Population	6,394	46,616	105,263
	2000 Census Population	3,216	21,253	53,262
	1990 Census Population	559	5,994	20,469
	Historical Annual Growth 1990 to 2000	19.12%	13.49%	10.04%
	Historical Annual Growth 2000 to 2010	7.11%	8.17%	7.05%
	Estimated Annual Growth 2010 to 2023	2.61%	2.29%	2.45%
	Projected Annual Growth 2023 to 2028	3.42%	3.62%	3.70%
	Median Age	38.4	39.9	38.7
Households	Q4 2023 Estimated Households	2,780	19,807	46,468
	2028 Projected Households	3,295	23,804	55,868
	2010 Census Households	2,003	14,792	33,756
	2000 Census Households	1,099	6,949	17,057
	1990 Census Households	199	1,955	6,625
	Historical Annual Growth 1990 to 2000	18.66%	13.52%	9.92%
	Historical Annual Growth 2000 to 2010	6.19%	7.85%	7.06%
	Estimated Annual Growth 2010 to 2023	2.41%	2.15%	2.35%
	Projected Annual Growth 2023 to 2028	3.46%	3.74%	3.75%
	Population per Household	3.28	3.15	3.12
Population by Race	White	48.4%	49.9%	48.2%
	Black or African American	20.0%	20.0%	20.5%
	Asian & Pacific Islander	8.6%	11.9%	10.5%
	Other Races	3.9%	4.3%	4.6%
	Hispanic Population	19.1%	13.9%	16.2%
Income	Average Household Income	\$113,572	\$135,524	\$125,832
	Median Household Income	\$105,574	\$106,142	\$101,815
	Per Capita Income	\$34,629	\$42,555	\$40,077
Education (Age 25+)	Elementary	5.2%	3.7%	4.8%
	Some High School	0.4%	4.1%	4.3%
	High School Graduate	28.8%	22.9%	22.8%
	Some College	16.1%	18.1%	18.9%
	Associates Degree Only	6.8%	8.5%	8.4%
	Bachelors Degree Only	28.0%	28.2%	27.6%
	Graduate Degree	14.7%	14.6%	13.2%
Business	Number of Businesses	194	1,224	2,982
	Total Number of Employees	1,806	10,914	27,020
	Employees per Business	9.32	8.92	9.06
	Residential Population per Business	47.06	52.00	49.20

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