

MOUNTAIN CROSSING

DACULA, GA



SIZE

93,396 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	8,279	60,088	142,441
Households	2,651	19,166	45,435
Median HH Income (\$)	98,710	101,862	96,592

MAJOR TENANT(S)

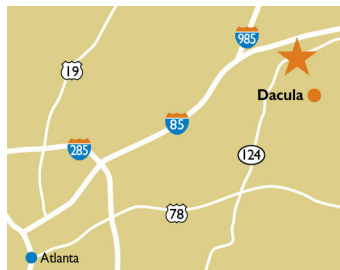
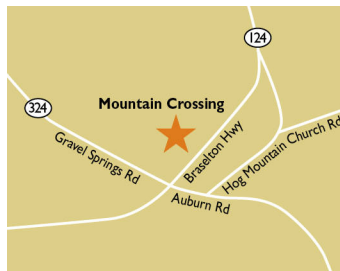
Kroger
Cornerstone Pediatrics
Emory Rehabilitation
Outpatient

LEASING CONTACT

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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



PHILLIPS EDISON & COMPANY®

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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.

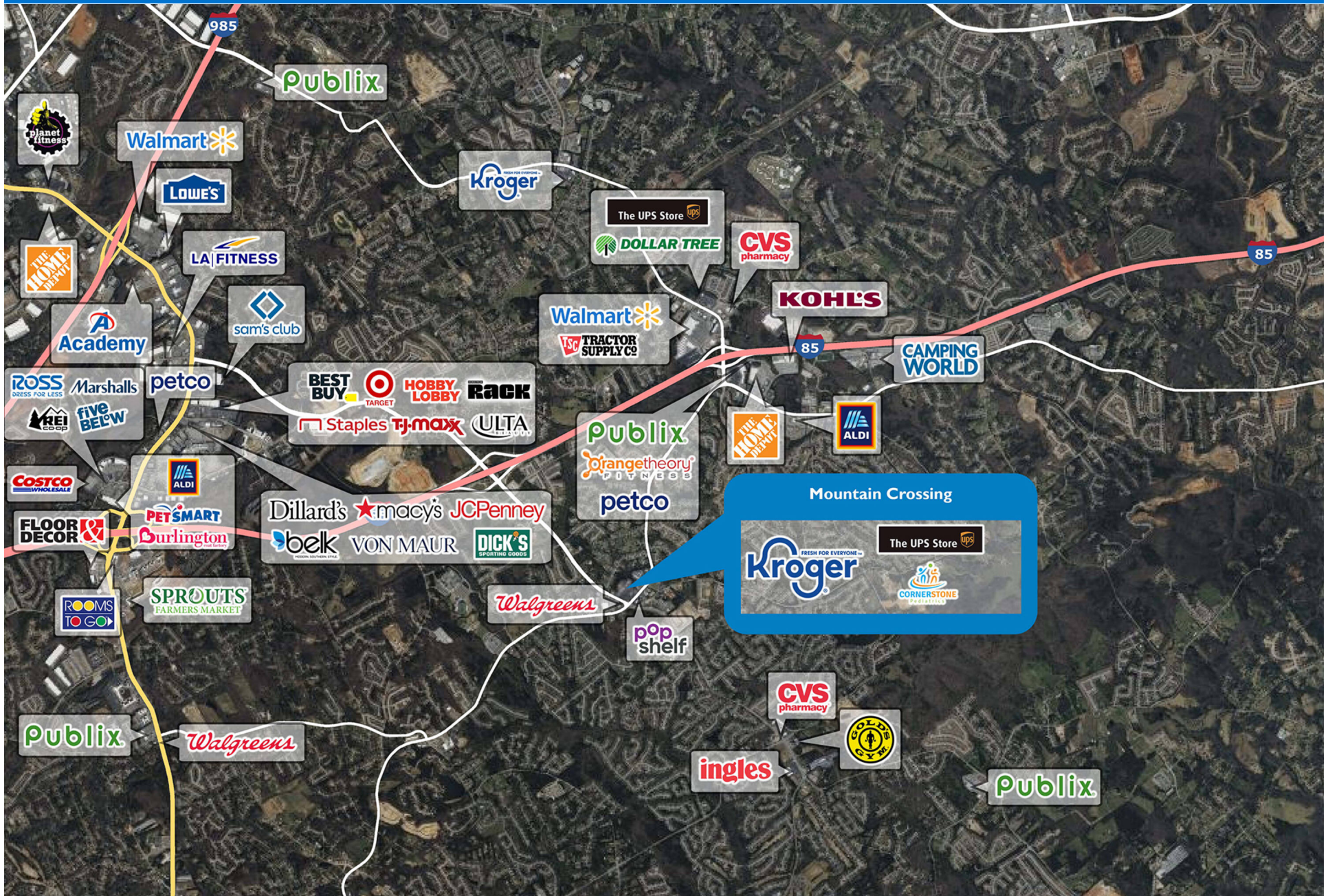
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Mountain Crossing Dacula, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	8,279	60,088	142,441
	2027 Projected Population	9,525	69,305	164,068
	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 to 2022	2.29%	2.25%	2.29%
	Projected Annual Growth 2022 to 2027	2.85%	2.90%	2.87%
	Median Age	36.5	36.6	36.7
Households	Q2 2022 Estimated Households	2,651	19,166	45,435
	2027 Projected Households	3,059	22,150	52,470
	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 2010	6.08%	7.53%	6.75%
	Estimated Annual Growth 2010 to 2022	2.37%	2.30%	2.35%
	Projected Annual Growth 2022 to 2027	2.91%	2.94%	2.92%
	Population per Household	3.12	3.11	3.08
Population by Race	White	61.1%	60.8%	58.5%
	Black or African American	17.9%	17.0%	17.8%
	Asian & Pacific Islander	4.5%	7.5%	8.2%
	Other Races	2.2%	2.7%	2.8%
	Hispanic Population	14.2%	12.1%	12.8%
Income	Average Household Income	\$112,082	\$126,286	\$120,343
	Median Household Income	\$98,710	\$101,862	\$96,592
	Per Capita Income	\$35,897	\$40,435	\$38,812
Education (Age 25+)	Elementary	3.2%	3.9%	4.2%
	Some High School	1.7%	4.0%	4.8%
	High School Graduate	30.4%	23.8%	23.7%
	Some College	21.0%	20.3%	19.5%
	Associates Degree Only	6.9%	8.4%	8.6%
	Bachelors Degree Only	24.0%	25.8%	26.1%
	Graduate Degree	12.8%	13.8%	13.0%
Business	Number of Businesses	88	808	2,206
	Total Number of Employees	1,229	10,033	27,529
	Employees per Business	13.89	12.42	12.48
	Residential Population per Business	93.56	74.41	64.57

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