



**SIZE**

80,949 square feet

**DEMOGRAPHICS**

	1 mile	3 mile	5 mile
<b>Population</b>	2,361	15,938	52,879
<b>Households</b>	823	5,477	18,932
<b>Median HH Income (\$)</b>	94,311	84,255	85,826

**MAJOR TENANT(S)**

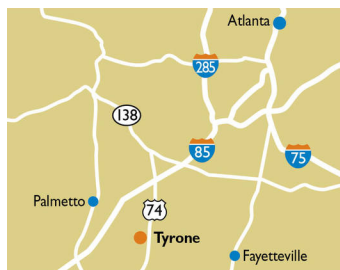
Publix  
Workout Anytime  
PT Solutions Physical Therapy

**LEASING CONTACT**

Jordan Titshaw  
Mobile (770) 906-4251  
jtitshaw@phillipsedison.com

**MORE INFO**

www.phillipsedison.com



**LOCATION**

1512 Highway 74 North | Tyrone, GA 30290

**PROPERTY HIGHLIGHTS**

- Anchored by Publix, the number two grocer by market share in the Atlanta MSA; additional national tenants include Workout Anytime and PT Solutions
- The first grocery-anchored center along HWY 74 between I-85 and Peachtree City
- Heavy daytime traffic with 433,314 annual visits between 11am and 2pm
- Surrounded by 200+ homes, four schools totaling 2,649 students, and Handley Park (five baseball fields, three soccer fields and walking trails)



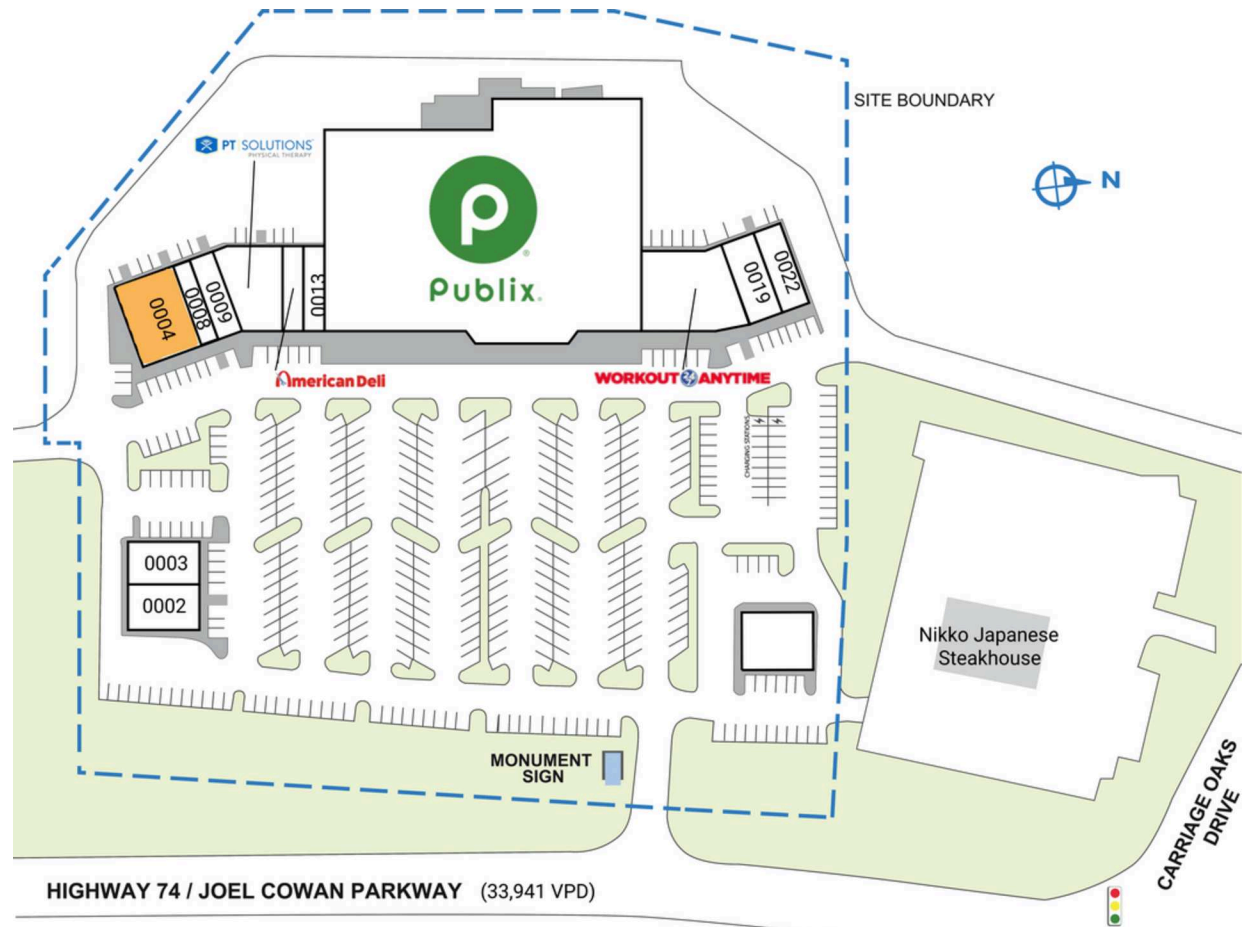
# SOUTHAMPTON VILLAGE

1512 Highway 74 North | Tyrone, GA 30290

SPACE	TENANT	SQ. FT.
1	AVAILABLE	3,055 SF
0002	Maya's Beauty Boutique	2,220 SF
0003	Ohio Hog BBQ	2,280 SF
0004	AVAILABLE	3,850 SF
0008	Mogul Grooming Co.	1,200 SF
0009	Majestic Nail & Spa	1,692 SF
0011	PT Solutions Physical Therapy	2,952 SF
0012	American Deli	1,260 SF
0013	Smart Resources Staffing	1,260 SF
0014	Publix	51,420 SF
0015	Workout Anytime	5,904 SF
0019	Tyrone Family Dentistry	2,346 SF
0022	Tyrone Tobacco & Vapor	1,510 SF
<b>TOTAL SQ. FT.</b>		<b>80,949</b>

SITE LEGEND	
<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Available	<span style="display: inline-block; width: 15px; height: 15px; background-color: white; border: 1px solid black;"></span> Occupied
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Leased (not occupied)	<span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> Owned by Others
<span style="display: inline-block; width: 20px; border-bottom: 2px dashed blue;"></span> Site Boundary	





# SOUTHAMPTON VILLAGE

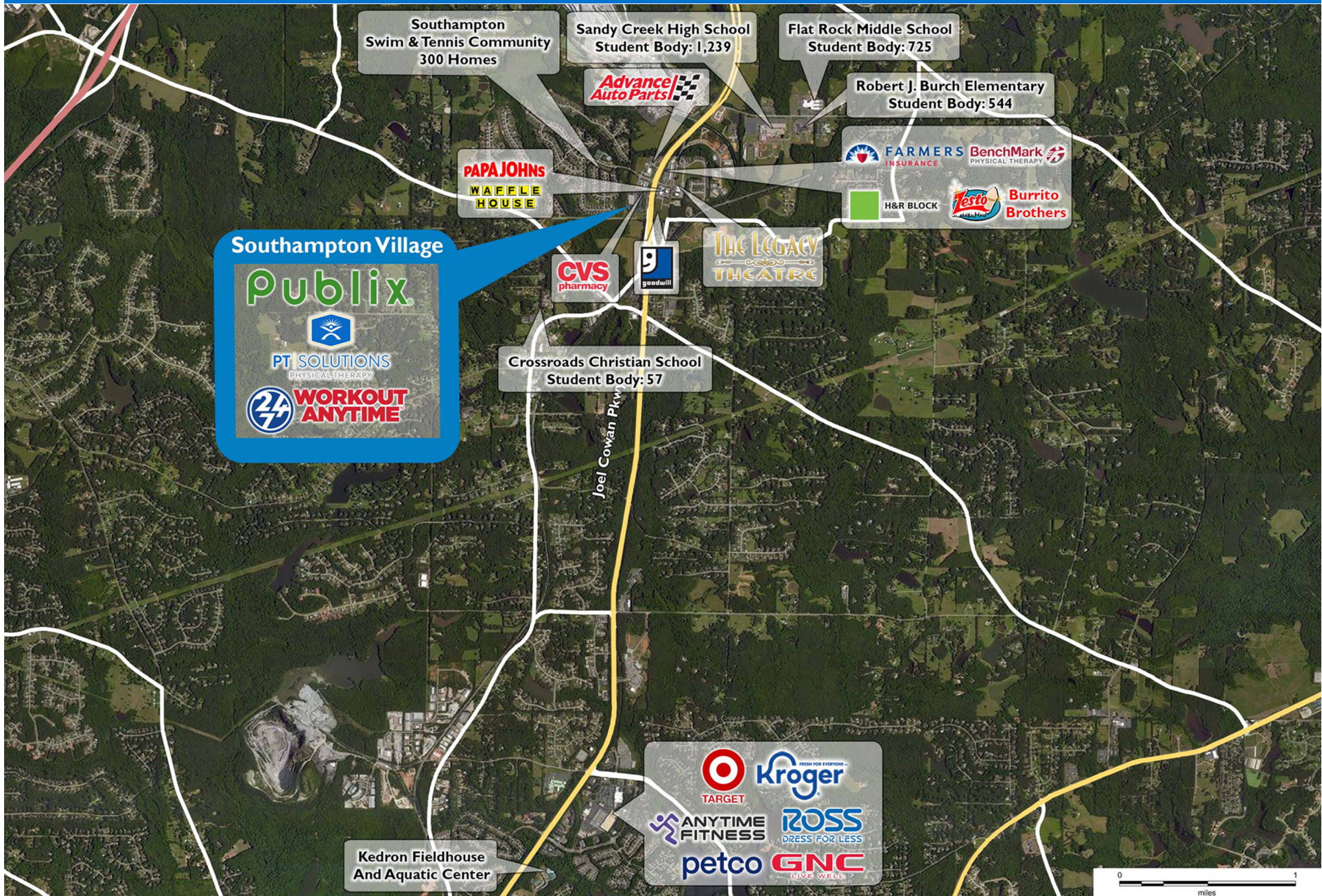
1512 Highway 74 North | Tyrone, GA 30290





# SOUTHAMPTON VILLAGE

1512 Highway 74 North | Tyrone, GA 30290





# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Southampton Village Tyrone, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	2,361	15,938	52,879
	2027 Projected Population	2,454	17,177	57,449
	2010 Census Population	2,099	13,175	43,133
	2000 Census Population	1,401	8,329	27,521
	1990 Census Population	902	5,585	16,549
	Historical Annual Growth 1990 to 2000	4.50%	4.08%	5.22%
	Historical Annual Growth 2000 to 2010	4.13%	4.69%	4.60%
	Estimated Annual Growth 2010 to 2022	0.93%	1.50%	1.61%
	Projected Annual Growth 2022 to 2027	0.78%	1.51%	1.67%
	Median Age	44.1	38.3	38.4
Households	Q2 2022 Estimated Households	823	5,477	18,932
	2027 Projected Households	855	5,903	20,593
	2010 Census Households	732	4,520	15,393
	2000 Census Households	469	2,848	9,617
	1990 Census Households	310	1,935	5,794
	Historical Annual Growth 1990 to 2000	4.22%	3.94%	5.20%
	Historical Annual Growth 2000 to 2010	4.55%	4.72%	4.82%
	Estimated Annual Growth 2010 to 2022	0.92%	1.52%	1.64%
	Projected Annual Growth 2022 to 2027	0.77%	1.51%	1.70%
	Population per Household	2.87	2.91	2.79
Population by Race	White	60.3%	48.1%	49.9%
	Black or African American	29.1%	35.4%	35.4%
	Asian & Pacific Islander	3.3%	3.1%	3.2%
	Other Races	3.3%	2.6%	2.8%
	Hispanic Population	3.9%	10.7%	8.8%
Income	Average Household Income	\$122,931	\$112,587	\$113,832
	Median Household Income	\$94,311	\$84,255	\$85,826
	Per Capita Income	\$42,836	\$38,690	\$40,760
Education (Age 25+)	Elementary	2.4%	3.3%	2.1%
	Some High School	0.7%	5.8%	5.8%
	High School Graduate	19.9%	19.8%	19.4%
	Some College	18.6%	17.5%	17.8%
	Associates Degree Only	7.1%	8.0%	8.4%
	Bachelors Degree Only	31.7%	27.8%	28.4%
	Graduate Degree	19.6%	17.8%	18.1%
Business	Number of Businesses	78	373	983
	Total Number of Employees	831	4,134	12,980
	Employees per Business	10.69	11.10	13.21
	Residential Population per Business	30.36	42.78	53.81

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