

Loganville Crossing

4743 ATLANTA HIGHWAY (U.S. 78)

LOGANVILLE, GEORGIA



PROJECT SUMMARY

- ★ Kroger-anchored center built in 2008.
- ★ Currently 140,000 SF of leasable space.
- ★ Visibility and access from Atlanta Hwy. (US 78) and Clark McCullers Drive. Area retailers include Publix, Walmart, Lowes, Dick's Sporting Goods, Ingles, and Home Depot.
- ★ **Small shop space available. Inquire today!**

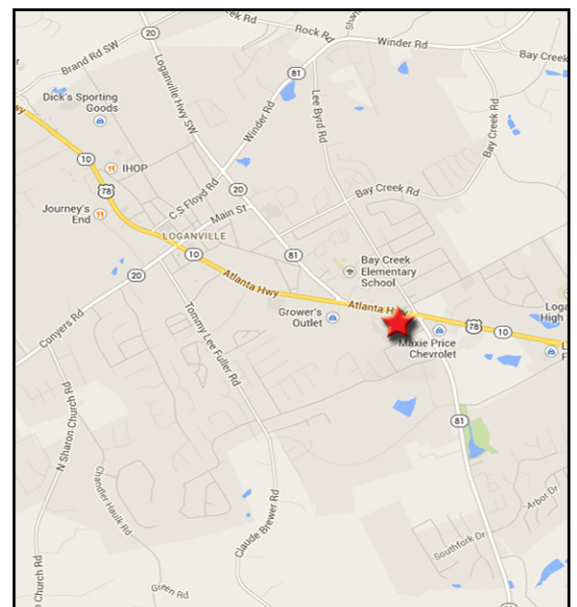
DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	29,947	70,437	129,804
Households	10,098	23,407	42,797
2022 Median HH Income	\$89,652	\$88,817	\$97,172
2022 Average HH Income	\$112,455	\$114,961	\$125,759
Median Age	36.2	36.4	36.7

TRAFFIC COUNTS

Atlanta Highway (U.S. 78) 45,408 vpd*

Source: *Regis/SitesUSA



FOR LEASING INFORMATION CONTACT

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REALM REALTY

900 Town & Country Lane, Suite 210, Houston, Texas 77024
 713-465-0001 (phone) 713.465.3856 (fax) www.realmrealty.com

TENANT ROSTER

SUITE	TENANT	SIZE
	Kroger	78,849
100	Excel Orthopaedics	5,575
110	Quest Diagnostics	1,425
120	Bullritos	2,800
140	The Joint	1,700
150	Shane's Rib Shack	2,400
160	Kumon	1,400
170	Rio Body Wax	1,400
180	Spice Wing	1,960
200	Marco's Pizza	2,450
210	Great Clips	1,260
230	Alpha Nails	4,200
300	Pro Cleaners	1,668
310	Edible Arrangments	1,132
320	Rising Donuts	1,400
340	AVAILABLE	2,450
350	Salon 124	1,750
360	Kyoto Japanese Steak & Sushi	2,800
370	AVAILABLE	1,400
380	Koch Orthodontics	2,800
TOTAL		120,784

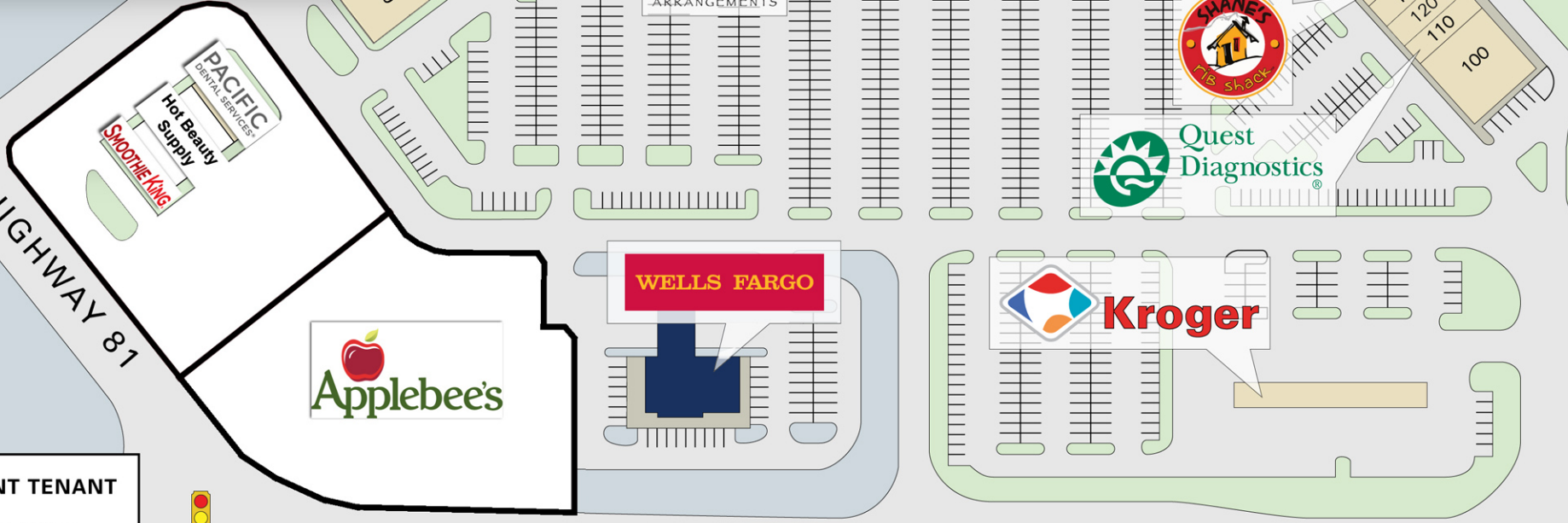


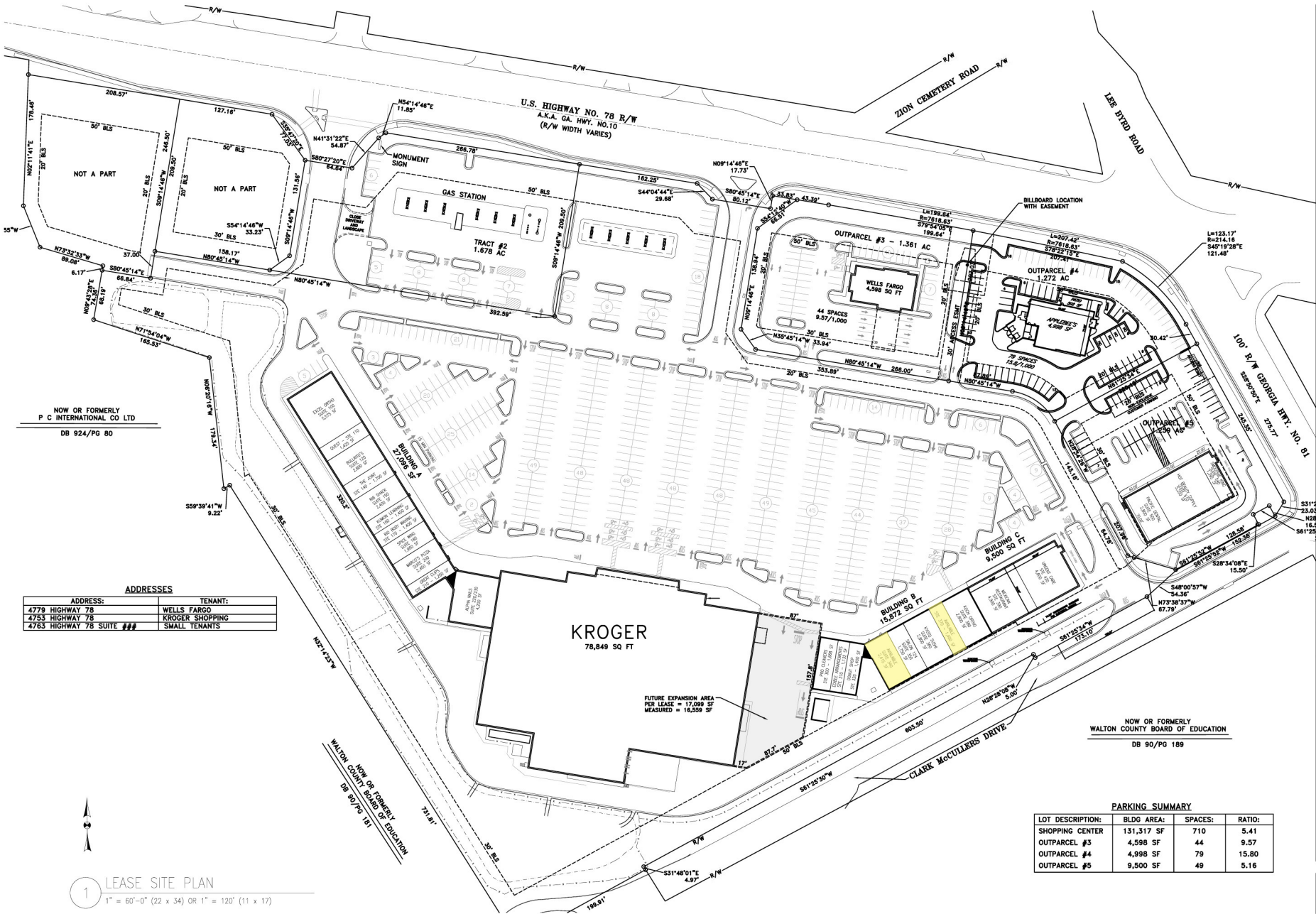
CLARK MCCULLERS DRIVE

HIGHWAY 81

ATLANTA HIGHWAY (U.S. 78) – 45,000 AADT

CURRENT TENANT
 TO BE LEASED





NOW OR FORMERLY
P C INTERNATIONAL CO LTD
DB 924/PG 80

ADDRESSES

ADDRESS:	TENANT:
4779 HIGHWAY 78	WELLS FARGO
4783 HIGHWAY 78	KROGER SHOPPING
4783 HIGHWAY 78 SUITE ###	SMALL TENANTS

KROGER
78,849 SQ FT

FUTURE EXPANSION AREA
PER LEASE = 17,099 SF
MEASURED = 16,359 SF

NOW OR FORMERLY
WALTON COUNTY BOARD OF EDUCATION
DB 90/PG 189

PARKING SUMMARY

LOT DESCRIPTION:	BLDG AREA:	SPACES:	RATIO:
SHOPPING CENTER	131,317 SF	710	5.41
OUTPARCEL #3	4,598 SF	44	9.57
OUTPARCEL #4	4,988 SF	79	15.80
OUTPARCEL #5	9,500 SF	49	5.16

Loganville Crossing Shopping Center
SW Corner of US Hwy 78 & GA Hwy 81
Loganville, Georgia

ALL DIMENSIONS AND NOTATION INFORMATION
APPROXIMATE UNLESS SPECIALLY NOTED AS
DUPLICATED, PROVIDED FOR CONVENIENCE
OF USER WITHOUT THE NECESSARY CONSENT
OF DEVELOPMENT SERVICES, INC.

PRINT RECORD
PURPOSE: DATE:

REVISION RECORD

NO.	CHANGE	DATE

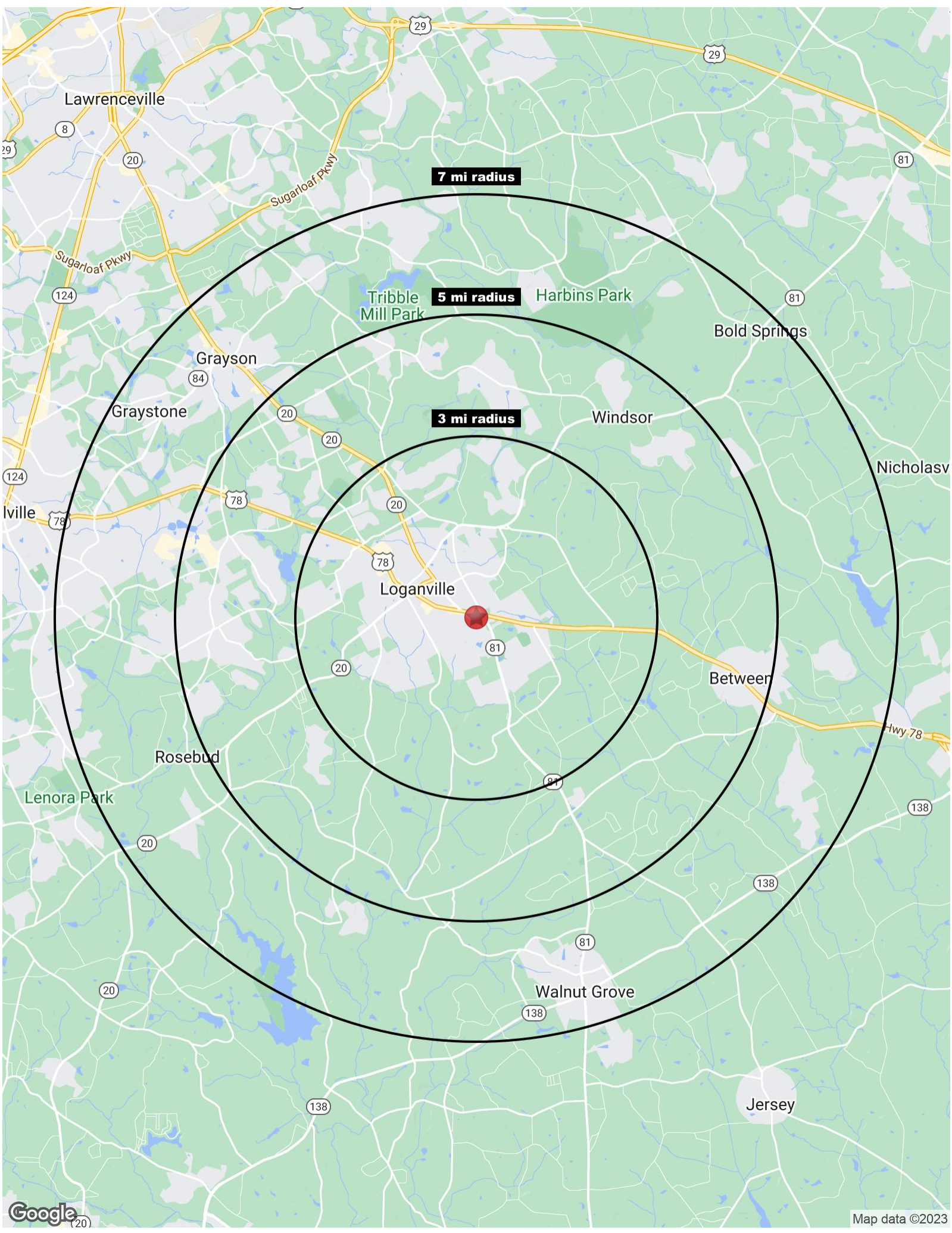
DRAWN: SWG
CHECKED: SWG
DATE: 11/05/20
SHEET TITLE: LEASE EXHIBIT SITE PLAN

REALM REALTY



SHEET: SP-1BI OF: TOTAL

1 LEASE SITE PLAN
1" = 60'-0" (22 x 34) OR 1" = 120' (11 x 17)



Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Realm Realty
 Lat/Lon: 33.832/-83.8837



Loganville Crossing Loganville, GA 30052	3 mi radius	5 mi radius	7 mi radius
Population			
2023 Estimated Population	29,947	70,437	129,804
2028 Projected Population	31,246	72,934	134,536
2020 Census Population	29,046	68,199	125,690
2010 Census Population	23,373	55,535	102,734
Projected Annual Growth 2023 to 2028	0.9%	0.7%	0.7%
Historical Annual Growth 2010 to 2023	2.2%	2.1%	2.0%
Households			
2023 Estimated Households	10,098	23,407	42,797
2028 Projected Households	10,950	25,196	46,137
2020 Census Households	9,665	22,382	40,905
2010 Census Households	8,135	18,681	34,243
Projected Annual Growth 2023 to 2028	1.7%	1.5%	1.6%
Historical Annual Growth 2010 to 2023	1.9%	1.9%	1.9%
Age			
2023 Est. Population Under 10 Years	13.0%	13.0%	13.0%
2023 Est. Population 10 to 19 Years	16.1%	16.5%	16.3%
2023 Est. Population 20 to 29 Years	11.6%	11.0%	10.8%
2023 Est. Population 30 to 44 Years	20.1%	20.5%	20.6%
2023 Est. Population 45 to 59 Years	19.9%	20.7%	20.9%
2023 Est. Population 60 to 74 Years	13.4%	13.5%	13.9%
2023 Est. Population 75 Years or Over	5.9%	4.8%	4.5%
2023 Est. Median Age	36.2	36.4	36.7
Marital Status & Gender			
2023 Est. Male Population	47.2%	48.0%	48.3%
2023 Est. Female Population	52.8%	52.0%	51.7%
2023 Est. Never Married	30.9%	28.1%	27.9%
2023 Est. Now Married	51.6%	56.0%	55.4%
2023 Est. Separated or Divorced	13.3%	12.3%	13.1%
2023 Est. Widowed	4.3%	3.6%	3.6%
Income			
2023 Est. HH Income \$200,000 or More	13.7%	10.5%	11.7%
2023 Est. HH Income \$150,000 to \$199,999	10.7%	12.1%	13.0%
2023 Est. HH Income \$100,000 to \$149,999	17.9%	19.9%	21.3%
2023 Est. HH Income \$75,000 to \$99,999	16.2%	15.4%	15.8%
2023 Est. HH Income \$50,000 to \$74,999	14.9%	16.3%	15.5%
2023 Est. HH Income \$35,000 to \$49,999	9.5%	10.1%	8.5%
2023 Est. HH Income \$25,000 to \$34,999	7.7%	6.3%	5.7%
2023 Est. HH Income \$15,000 to \$24,999	4.8%	4.7%	4.2%
2023 Est. HH Income Under \$15,000	4.7%	4.7%	4.2%
2023 Est. Average Household Income	\$112,455	\$114,961	\$125,759
2023 Est. Median Household Income	\$89,652	\$88,817	\$97,172
2023 Est. Per Capita Income	\$37,963	\$38,228	\$41,488
2023 Est. Total Businesses	1,832	3,759	6,489
2023 Est. Total Employees	9,055	17,693	29,185

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Race			
2023 Est. White	55.6%	52.6%	49.3%
2023 Est. Black	31.8%	34.3%	36.7%
2023 Est. Asian or Pacific Islander	2.8%	3.0%	3.8%
2023 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
2023 Est. Other Races	9.4%	9.8%	9.9%
Hispanic			
2023 Est. Hispanic Population	2,845	6,984	13,005
2023 Est. Hispanic Population	9.5%	9.9%	10.0%
2028 Proj. Hispanic Population	9.4%	9.9%	10.0%
2020 Hispanic Population	12.3%	12.5%	12.5%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	19,460	45,669	84,568
2023 Est. Elementary (Grade Level 0 to 8)	2.2%	2.3%	2.3%
2023 Est. Some High School (Grade Level 9 to 11)	5.3%	4.6%	4.7%
2023 Est. High School Graduate	27.3%	26.6%	25.8%
2023 Est. Some College	24.1%	24.4%	22.1%
2023 Est. Associate Degree Only	9.8%	9.3%	9.6%
2023 Est. Bachelor Degree Only	20.7%	22.3%	23.3%
2023 Est. Graduate Degree	10.5%	10.6%	12.2%
Housing			
2023 Est. Total Housing Units	10,452	24,265	44,404
2023 Est. Owner-Occupied	77.8%	78.7%	81.0%
2023 Est. Renter-Occupied	18.9%	17.8%	15.4%
2023 Est. Vacant Housing	3.4%	3.5%	3.6%
Homes Built by Year			
2023 Homes Built 2010 or later	16.5%	15.0%	14.5%
2023 Homes Built 2000 to 2009	32.7%	34.5%	35.5%
2023 Homes Built 1990 to 1999	23.8%	23.7%	23.5%
2023 Homes Built 1980 to 1989	11.4%	13.2%	13.3%
2023 Homes Built 1970 to 1979	6.7%	5.7%	5.9%
2023 Homes Built 1960 to 1969	2.5%	2.0%	1.8%
2023 Homes Built 1950 to 1959	1.4%	1.3%	1.1%
2023 Homes Built Before 1949	1.5%	1.1%	0.9%
Home Values			
2023 Home Value \$1,000,000 or More	0.3%	0.6%	0.7%
2023 Home Value \$500,000 to \$999,999	5.9%	6.6%	6.4%
2023 Home Value \$400,000 to \$499,999	5.9%	6.9%	9.3%
2023 Home Value \$300,000 to \$399,999	23.9%	26.5%	27.8%
2023 Home Value \$200,000 to \$299,999	40.9%	38.8%	37.0%
2023 Home Value \$150,000 to \$199,999	13.8%	11.7%	10.7%
2023 Home Value \$100,000 to \$149,999	4.2%	3.6%	3.6%
2023 Home Value \$50,000 to \$99,999	1.7%	2.1%	1.8%
2023 Home Value \$25,000 to \$49,999	1.5%	1.3%	1.0%
2023 Home Value Under \$25,000	1.9%	1.9%	1.8%
2023 Median Home Value	\$262,906	\$275,945	\$285,221
2023 Median Rent	\$1,143	\$1,219	\$1,269

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	23,074	54,056	99,744
2023 Est. Civilian Employed	66.4%	65.8%	67.4%
2023 Est. Civilian Unemployed	1.8%	2.5%	2.3%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	31.8%	31.6%	30.3%
2023 Labor Force Males	46.4%	47.1%	47.5%
2023 Labor Force Females	53.6%	52.9%	52.5%
Occupation			
2023 Occupation: Population Age 16 Years or Over	15,322	35,594	67,193
2023 Mgmt, Business, & Financial Operations	15.5%	16.8%	16.9%
2023 Professional, Related	22.5%	23.4%	26.4%
2023 Service	14.7%	15.5%	14.3%
2023 Sales, Office	23.4%	21.2%	20.6%
2023 Farming, Fishing, Forestry	0.2%	0.2%	0.1%
2023 Construction, Extraction, Maintenance	9.8%	9.8%	9.1%
2023 Production, Transport, Material Moving	13.9%	13.1%	12.5%
2023 White Collar Workers	61.4%	61.4%	63.9%
2023 Blue Collar Workers	38.6%	38.6%	36.1%
Transportation to Work			
2023 Drive to Work Alone	76.8%	71.4%	70.1%
2023 Drive to Work in Carpool	8.6%	9.2%	8.0%
2023 Travel to Work by Public Transportation	0.2%	0.3%	0.3%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	-	0.4%	0.6%
2023 Other Means	1.4%	1.0%	1.3%
2023 Work at Home	12.9%	17.7%	19.8%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	13.1%	13.4%	12.4%
2023 Travel to Work in 15 to 29 Minutes	21.5%	25.3%	26.3%
2023 Travel to Work in 30 to 59 Minutes	41.8%	40.5%	42.4%
2023 Travel to Work in 60 Minutes or More	23.6%	20.8%	18.8%
2023 Average Travel Time to Work	38.6	35.9	34.5
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$776.78 M	\$1.83 B	\$3.55 B
2023 Est. Apparel	\$27.79 M	\$65.27 M	\$127.57 M
2023 Est. Contributions, Gifts	\$46.11 M	\$106.1 M	\$209.32 M
2023 Est. Education, Reading	\$26.58 M	\$61.38 M	\$122.16 M
2023 Est. Entertainment	\$44.78 M	\$105.16 M	\$205.81 M
2023 Est. Food, Beverages, Tobacco	\$117.76 M	\$277.81 M	\$539.01 M
2023 Est. Furnishings, Equipment	\$27.73 M	\$65.17 M	\$127.49 M
2023 Est. Health Care, Insurance	\$70.18 M	\$165.33 M	\$320.47 M
2023 Est. Household Operations, Shelter, Utilities	\$248.84 M	\$585.03 M	\$1.14 B
2023 Est. Miscellaneous Expenses	\$14.72 M	\$34.57 M	\$67.35 M
2023 Est. Personal Care	\$10.42 M	\$24.5 M	\$47.74 M
2023 Est. Transportation	\$141.87 M	\$335.16 M	\$651.7 M

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