

SIZE 66,297 square feet





LOCATION

2142 Highway 20 West | McDonough, Georgia 30253

PROPERTY HIGHLIGHTS

- Publix-anchored shopping center developed in 2006
- Located in Henry County, the fastest-growing county in the Atlanta MSA
- The only grocery-anchored neighborhood center south of I-75 in McDonough
- 22,000 residents within a 3-mile radius
- Average HH income of \$62,600

LEASING CONTACT

Rich Dawson

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MORE INFO

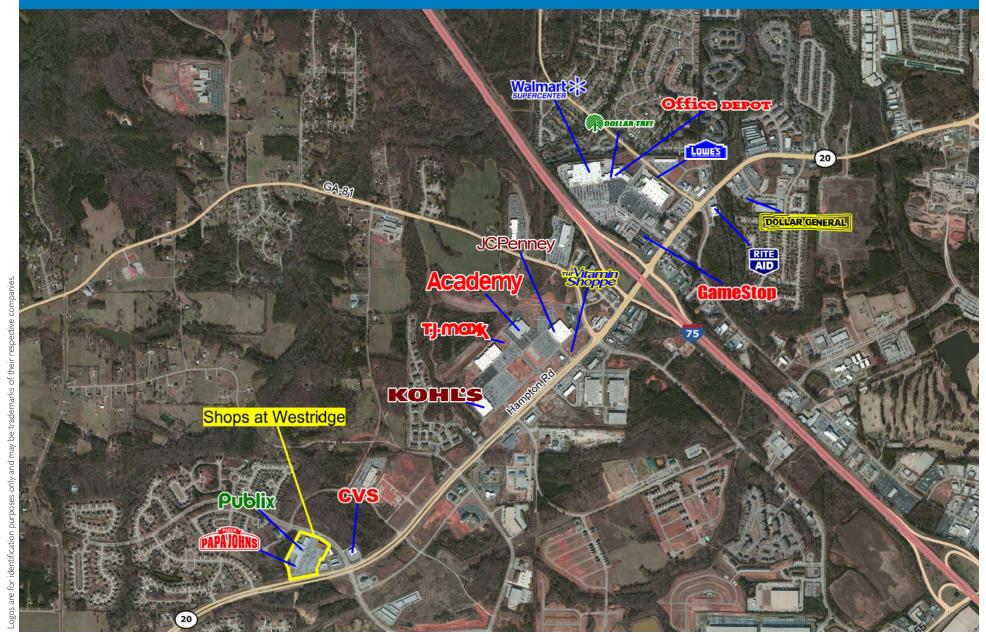
www.phillipsedison.com

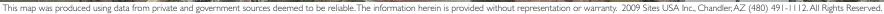




SPACE	TENANT	SQ. FT.			
2142	AVAILABLE	1,400			
2144	Tips & Toes	1,400			
2146	Southern Sun Tanning	1,400			
2148	Shane's Rib Shack	2,800			
2152	AVAILABLE	1,400			
2154	AVAILABLE	2,800			
2158	Publix	38,997			
2160	American Family Insurance	1,050			
2162	Famous Hair	1,050			
2164	AVAILABLE	1,400			
2166	Neecy's Beauty Supply	1,400			
2168	Anytime Fitness	4,200			
2174	China House	1,400			
2176	Papa John's Pizza	1,400			
2178	Staffmark	1,400			
2180	Cravings, Home Cooking	2,800			
TOTAL	TOTAL SQ. FT. 66,297				
Available Occupied Leased (not occupied) Owned by Others					
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Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections Calculated using TAS Retrieval Retrieval



Mar 7, 2014 Latitude: 33.413526 Longitude: -84.202391

December Color C	Shops at Westridge McDonough,GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Projected Population 3.257 25.462 66.279 226.867 2010 Census Population 2.542 20.930 54.466 194.515 2000 Census Population 728 9.205 28.136 194.515 1990 Census Population 245 3.500 11.590 57.961 116.893 116.893 115.900 11.890 11.590 11.		O4 2013 Estimated Population	2 759	22 040	57 379	201 876
Page 1985 2010 Census Population 2,542 20,930 54,466 194,515 2000 Census Population 728 9,205 28,136 116,893 116		-				· ·
2000 Census Population 728 9,205 28,136 116,893 1990 Census Population 245 3,500 11,590 57,961 11,590 57,961 11,590 57,961 11,590 57,961 11,590 57,961 11,590 11,590 57,961 11,590 11,590 57,961 11,590 11,590 57,961 11,590 11,590 11,590 57,961 11,590 11,590 11,590 57,961 11,590 11,						•
1990 Census Population 245 3,500 11,590 57,961		·	•	,		
Estimated Annual Growth 2010 to 2013 2.21% 1.39% 1.40% 1.00% 2.93% 2.93% 2.36% Median Age 34.7 32.9 34.2 35.7	o	·				·
Estimated Annual Growth 2010 to 2013 2.21% 1.39% 1.40% 1.00% 2.93% 2.93% 2.36% Median Age 34.7 32.9 34.2 35.7	llati					, , , ,
Estimated Annual Growth 2010 to 2013 2.21% 1.39% 1.40% 1.00% 2.93% 2.93% 2.36% Median Age 34.7 32.9 34.2 35.7	ndc	Historical Annual Growth 1990 to 2000	11.48%	10.15%	9.27%	7.27%
Projected Annual Growth 2013 to 2018 Median Age 34.7 32.9 34.2 35.7 Q4 2013 Estimated Households 2018 Projected Households 1.1111 2010 Census Households 2018 Projected Households 2010 Census Household Rowth 1990 to 2000 11.32% 11.36% 2010 Census Household Rowth 1990 to 2000 11.32% 2010 Census Household Rowth 1990 to 2000 11.32% 2010 Census Household Rowth 1990 to 2013	Ğ					
Median Age 34.7 32.9 34.2 35.7						
Page		Projected Annual Growth 2013 to 2018	3.37%	2.93%	2.93%	2.36%
2018 Projected Households 1,111 8,781 22,972 78,613 2010 Census Households 867 7,213 18,834 67,412 2000 Census Households 867 7,213 18,834 67,412 2000 Census Households 87 1,156 3,879 19,472 1990 Census Households 87 1,156 3,879 19,472 1,556 Historical Annual Growth 1990 to 2000 11,32% 10,83% 9,57% 7,55% 1,556 Historical Annual Growth 2000 to 2013 13,01% 8,36% 6,89% 5,28% 2,556 2,95% 2,96% 2,36% 2,95% 2,96% 2,36% 2,95% 2,96% 2,36% 2,95% 2,96% 2,36% 2,95% 2,96% 2,36% 2,95% 2,96% 2,36% 2,95% 2,96% 2,36% 2,25% 2,46% 3,1% 3,3% 3,25% 2,4% 3,1% 3,3% 3,2% 3,1% 3,		Median Age	34.7	32.9	34.2	35.7
2018 Projected Households 1,111 8,781 22,972 78,613 2010 Census Households 867 7,213 18,834 67,412 2000 Census Households 867 7,213 18,834 67,412 2000 Census Households 87 1,156 3,879 19,472 1990 Census Households 87 1,156 3,879 19,472 1,556 Historical Annual Growth 1990 to 2000 11,32% 10,83% 9,57% 7,55% 1,556 Historical Annual Growth 2000 to 2013 13,01% 8,36% 6,89% 5,28% 2,556 2,95% 2,96% 2,36% 2,95% 2,96% 2,36% 2,95% 2,96% 2,36% 2,95% 2,96% 2,36% 2,95% 2,96% 2,36% 2,95% 2,96% 2,36% 2,95% 2,96% 2,36% 2,25% 2,46% 3,1% 3,3% 3,25% 2,4% 3,1% 3,3% 3,2% 3,1% 3,		Q4 2013 Estimated Households	941	7,592	19,853	69,942
### 2010 Census Households		2018 Projected Households	1,111			
1990 Census Households 87			867	7,213	18,834	67,412
Estimated Annual Growth 2000 to 2013 Projected Annual Growth 2013 to 2018 By Population per Household English Black or African American Asian & Pacific Islander Other Races Hispanic Population Average Household Income Median Household Income Per Capita Income Elementary Some High School High School Graduate Some College Associates Degree Only Bachelors Degree Only Graduate Degree Number of Businesses Estimated Annual Growth 2001 to 2018 3.37% 2.95% 2.96% 2.36% 2.86 2.86 2.86 2.86 2.86 2.86 2.86 41.0% 46.7% 48.6% 41.6% 39.1% 48.6% 41.6% 39.1% 48.6% 39.1% 48.6% 2.5% 2.4% 2.8% 2.6% 2.5% 4.7% 6.7% 6.7% Elementary Some High School Figh	40	2000 Census Households	255	3,230	9,675	40,305
Estimated Annual Growth 2000 to 2013 Projected Annual Growth 2013 to 2018 By Population per Household English Black or African American Asian & Pacific Islander Other Races Hispanic Population Average Household Income Median Household Income Per Capita Income Elementary Some High School High School Graduate Some College Associates Degree Only Bachelors Degree Only Graduate Degree Number of Businesses Estimated Annual Growth 2001 to 2018 3.37% 2.95% 2.96% 2.36% 2.86 2.86 2.86 2.86 2.86 2.86 2.86 41.0% 46.7% 48.6% 41.6% 39.1% 48.6% 41.6% 39.1% 48.6% 39.1% 48.6% 2.5% 2.4% 2.8% 2.6% 2.5% 4.7% 6.7% 6.7% Elementary Some High School Figh	splo	1990 Census Households	87	1,156	3,879	19,472
Estimated Annual Growth 2000 to 2013 Projected Annual Growth 2013 to 2018 By Population per Household English Black or African American Asian & Pacific Islander Other Races Hispanic Population Average Household Income Median Household Income Per Capita Income Elementary Some High School High School Graduate Some College Associates Degree Only Bachelors Degree Only Graduate Degree Number of Businesses Estimated Annual Growth 2001 to 2018 3.37% 2.95% 2.96% 2.36% 2.86 2.86 2.86 2.86 2.86 2.86 2.86 41.0% 46.7% 48.6% 41.6% 39.1% 48.6% 41.6% 39.1% 48.6% 39.1% 48.6% 2.5% 2.4% 2.8% 2.6% 2.5% 4.7% 6.7% 6.7% Elementary Some High School Figh	seh	Historical Annual Growth 1990 to 2000	11.32%	10.83%	9.57%	7.55%
Estimated Annual Growth 2000 to 2013 Projected Annual Growth 2013 to 2018 By Population per Household English Black or African American Asian & Pacific Islander Other Races Hispanic Population Average Household Income Median Household Income Per Capita Income Elementary Some High School High School Graduate Some College Associates Degree Only Bachelors Degree Only Graduate Degree Number of Businesses Estimated Annual Growth 2001 to 2018 3.37% 2.95% 2.96% 2.36% 2.86 2.86 2.86 2.86 2.86 2.86 2.86 41.0% 46.7% 48.6% 41.6% 39.1% 48.6% 41.6% 39.1% 48.6% 39.1% 48.6% 2.5% 2.4% 2.8% 2.6% 2.5% 4.7% 6.7% 6.7% Elementary Some High School Figh	<u> </u>					
Projected Annual Growth 2013 to 2018 Population per Household 2.93 2.86 2.85 2.86 Population per Household 2.93 2.86 2.85 2.86 White Black or African American 40.4% 45.4% 41.6% 39.1% Asian & Pacific Islander Other Races Hispanic Population 3.3% 2.5% 2.4% 2.8% 2.6% 2.5% Hispanic Population 7.3% 8.3% 6.7% 6.7% Average Household Income Median Household Income \$71,078 \$62,614 \$65,619 \$70,300 Median Household Income \$363,643 \$55,824 \$57,217 \$59,053 Per Capita Income \$24,254 \$21,790 \$22,920 \$24,498 Elementary Some High School High School Graduate 23.8% 29.7% 31.8% 30.9% Some College 28.4% 27.2% 25.7% 24.7% Associates Degree Only Bachelors Degree Only Graduate Degree 9.4% 6.6% 7.2% 8.1% Number of Businesses 66 506 1,349 3,753 Total Number of Employees 1,158 8,592 21,364 52,127 Employees per Business 17.61 16.98 15.84	_					
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Black or African American 40.4% 45.4% 41.6% 39.1% Asian & Pacific Islander 3.3% 2.5% 2.4% 3.1% Other Races 2.4% 2.8% 2.6% 2.5% Elementary 24.254 \$21,790 \$22,920 \$24,498 Elementary 3.4% 3.3% 3.0% 3.3% 3.0% 3.3% Some High School 5.8% 6.8% 7.3% 8.2% 4.1% 4.9% 4.9% 4.1% 4.1% 4.1% 4.1% 4.1% 4.1% 4.1% 4.1% 3.1% 4.1% 4.1% 4.1% 4.1% 4.1% 3.1% 4.1% 4.1% 4.1% 4.1% 3.1% 4.1%		Population per Household	2.93	2.86	2.85	2.86
Black or African American 40.4% 45.4% 41.6% 39.1% Asian & Pacific Islander 3.3% 2.5% 2.4% 3.1% Other Races 2.4% 2.8% 2.6% 2.5% Elementary 24.254 \$21,790 \$22,920 \$24,498 Elementary 3.4% 3.3% 3.0% 3.3% 3.0% 3.3% Some High School 5.8% 6.8% 7.3% 8.2% 2.6% 2.5% 4.498 Elementary 3.4% 3.3% 3.0%		White	46.6%	41.0%	46.7%	48.6%
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Median Household Income \$63,643 \$55,824 \$57,217 \$59,053 Per Capita Income \$24,254 \$21,790 \$22,920 \$24,498 Elementary 3.4% 3.3% 3.0% 3.3% Some High School 5.8% 6.8% 7.3% 8.2% High School Graduate 23.8% 29.7% 31.8% 30.9% Some College 28.4% 27.2% 25.7% 24.7% Associates Degree Only 8.3% 8.3% 8.5% 8.6% Bachelors Degree Only 20.9% 18.2% 16.6% 16.2% Graduate Degree 9.4% 6.6% 7.2% 8.1% Number of Businesses 66 506 1,349 3,753 Total Number of Employees 1,158 8,592 21,364 52,127 Employees per Business 17.61 16.98 15.84 13.89	_ □		7.3%	8.3%		
Median Household Income \$63,643 \$55,824 \$57,217 \$59,053 Per Capita Income \$24,254 \$21,790 \$22,920 \$24,498 Elementary 3.4% 3.3% 3.0% 3.3% Some High School 5.8% 6.8% 7.3% 8.2% High School Graduate 23.8% 29.7% 31.8% 30.9% Some College 28.4% 27.2% 25.7% 24.7% Associates Degree Only 8.3% 8.3% 8.5% 8.6% Bachelors Degree Only 20.9% 18.2% 16.6% 16.2% Graduate Degree 9.4% 6.6% 7.2% 8.1% Number of Businesses 66 506 1,349 3,753 Total Number of Employees 1,158 8,592 21,364 52,127 Employees per Business 17.61 16.98 15.84 13.89	-	A construction of the last transfer	¢74.070	# 00 04.4	CCF C40	¢70.200
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Bachelors Degree Only 20.9% 18.2% 16.6% 16.2% Graduate Degree 9.4% 6.6% 7.2% 8.1% Number of Businesses 66 506 1,349 3,753 Total Number of Employees 1,158 8,592 21,364 52,127 Employees per Business 17.61 16.98 15.84 13.89		Some High School	5.8%	6.8%	7.3%	8.2%
Bachelors Degree Only 20.9% 18.2% 16.6% 16.2% Graduate Degree 9.4% 6.6% 7.2% 8.1% Number of Businesses 66 506 1,349 3,753 Total Number of Employees 1,158 8,592 21,364 52,127 Employees per Business 17.61 16.98 15.84 13.89	tior (5+)	High School Graduate	23.8%	29.7%	31.8%	30.9%
Bachelors Degree Only 20.9% 18.2% 16.6% 16.2% Graduate Degree 9.4% 6.6% 7.2% 8.1% Number of Businesses 66 506 1,349 3,753 Total Number of Employees 1,158 8,592 21,364 52,127 Employees per Business 17.61 16.98 15.84 13.89	uca ye 2	Some College			25.7%	24.7%
Bachelors Degree Only 20.9% 18.2% 16.6% 16.2% Graduate Degree 9.4% 6.6% 7.2% 8.1% Number of Businesses 66 506 1,349 3,753 Total Number of Employees 1,158 8,592 21,364 52,127 Employees per Business 17.61 16.98 15.84 13.89	Ed (Associates Degree Only	8.3%	8.3%	8.5%	8.6%
Number of Businesses 66 506 1,349 3,753 Total Number of Employees 1,158 8,592 21,364 52,127 Employees per Business 17.61 16.98 15.84 13.89		Bachelors Degree Only				16.2%
Total Number of Employees 1,158 8,592 21,364 52,127 Employees per Business 17.61 16.98 15.84 13.89		Graduate Degree	9.4%	6.6%	7.2%	8.1%
Total Number of Employees 1,158 8,592 21,364 52,127 Employees per Business 17.61 16.98 15.84 13.89	v	Number of Businesses	66	506	1,349	3,753
Employees per Business 17.61 16.98 15.84 13.89 Residential Population per Business 41.94 43.55 42.54 53.79	nes					
Residential Population per Business 41.94 43.55 42.54 53.79	usi					
	Ф		41.94	43.55	42.54	

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