

SHOPS AT WESTRIDGE

MCDONOUGH, GEORGIA



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

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY

SHOPS AT WESTRIDGE

2142 HIGHWAY 20 W | MCDONOUGH, GA 30253

SPACE	TENANT	SQ. FT.
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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 SQ. FT.	66,297
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SITE LEGEND

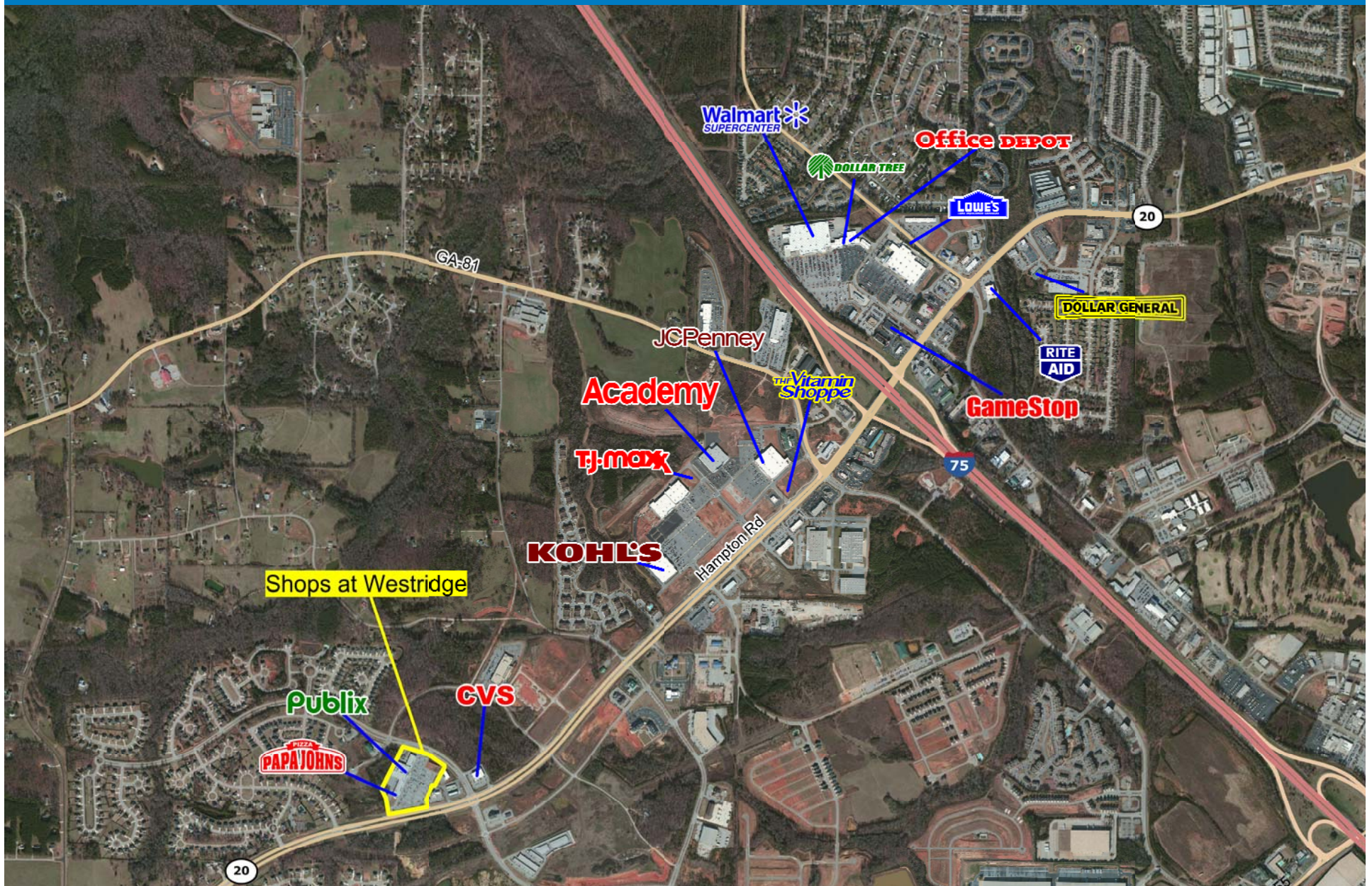
- Available
- Occupied
- Leased (not occupied)
- Owned by Others



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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

Shops at Westridge McDonough,GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2013 Estimated Population	2,759	22,040	57,379	201,876
	2018 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	116,893
	1990 Census Population	245	3,500	11,590	57,961
	Historical Annual Growth 1990 to 2000	11.48%	10.15%	9.27%	7.27%
	Historical Annual Growth 2000 to 2010	13.32%	8.56%	6.83%	5.22%
	Estimated Annual Growth 2010 to 2013	2.21%	1.39%	1.40%	1.00%
	Projected Annual Growth 2013 to 2018	3.37%	2.93%	2.93%	2.36%
	Median Age	34.7	32.9	34.2	35.7
Households	Q4 2013 Estimated Households	941	7,592	19,853	69,942
	2018 Projected Households	1,111	8,781	22,972	78,613
	2010 Census Households	867	7,213	18,834	67,412
	2000 Census Households	255	3,230	9,675	40,305
	1990 Census Households	87	1,156	3,879	19,472
	Historical Annual Growth 1990 to 2000	11.32%	10.83%	9.57%	7.55%
	Historical Annual Growth 2000 to 2013	13.01%	8.36%	6.89%	5.28%
	Estimated Annual Growth 2000 to 2013	2.21%	1.38%	1.41%	0.99%
	Projected Annual Growth 2013 to 2018	3.37%	2.95%	2.96%	2.36%
	Population per Household	2.93	2.86	2.85	2.86
Population by Race	White	46.6%	41.0%	46.7%	48.6%
	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%
	Hispanic Population	7.3%	8.3%	6.7%	6.7%
Income	Average Household Income	\$71,078	\$62,614	\$65,619	\$70,300
	Median Household Income	\$63,643	\$55,824	\$57,217	\$59,053
	Per Capita Income	\$24,254	\$21,790	\$22,920	\$24,498
Education (Age 25+)	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%
Business	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
	Residential Population per Business	41.94	43.55	42.54	53.79

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