

BATTLE RIDGE PAVILION

MARIETTA, GEORGIA



SIZE

103,517 square feet



LOCATION

1690 Powder Springs Road SW | Marietta, Georgia 30064

PROPERTY HIGHLIGHTS

- Anchored by Kroger and includes a fuel station; Kroger is the number two grocer by market share in the Atlanta, Georgia area
- Additional national tenants include Edward Jones, Subway, Great Clips, H&R Block and SunTrust Bank
- Located in Marietta, Georgia, a suburb of Atlanta, Georgia with a population exceeding 65,500 in a three-mile radius with an average household income greater than \$72,900
- The center is located on Macland Road and Powder Springs Road which benefits from over 66,000 vehicles per day

LEASING CONTACT

Gil Consuegra

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MORE INFO

www.phillipsedison.com



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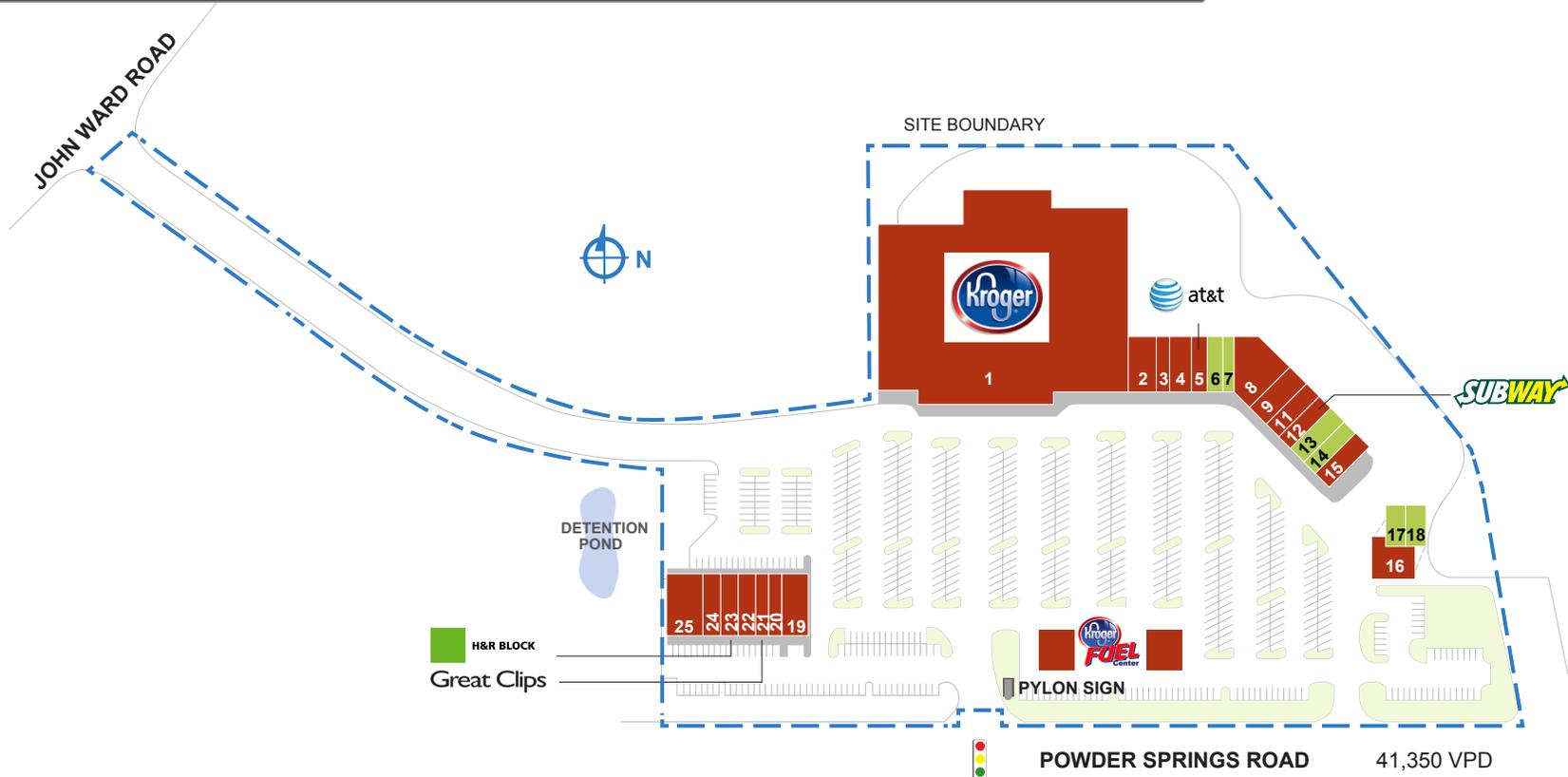
BATTLE RIDGE PAVILION

1690 POWDER SPRINGS RD SW | MARIETTA, GA 30064

SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.
1	Kroger	64,905	11	Dentist	1,400	20	Farmers Insurance	1,050
2	Cole's Cleaners	1,750	12	Subway	1,400	21	Great Clips	1,050
3	BK Nails	1,050	13	AVAILABLE	1,050	22	Master Wireless	1,400
4	Davi Dollar	1,400	14	AVAILABLE	1,750	23	H&R Block	1,400
5	AT&T Wireless	1,400	15	Musashi Japanese Steakhouse	2,800	24	Orthozone	1,400
6	AVAILABLE	1,400	16	SunTrust	2,500	25	Brilliant Eyes Vision Center	2,800
7	AVAILABLE	1,050	17	AVAILABLE	1,250			
8	Noble Beauty Supply	3,162	18	AVAILABLE	1,250			
9	Family Hearing and Speech Center	2,450	19	House of Lu III	2,450			
TOTAL SQ. FT.								103,517

SITE LEGEND

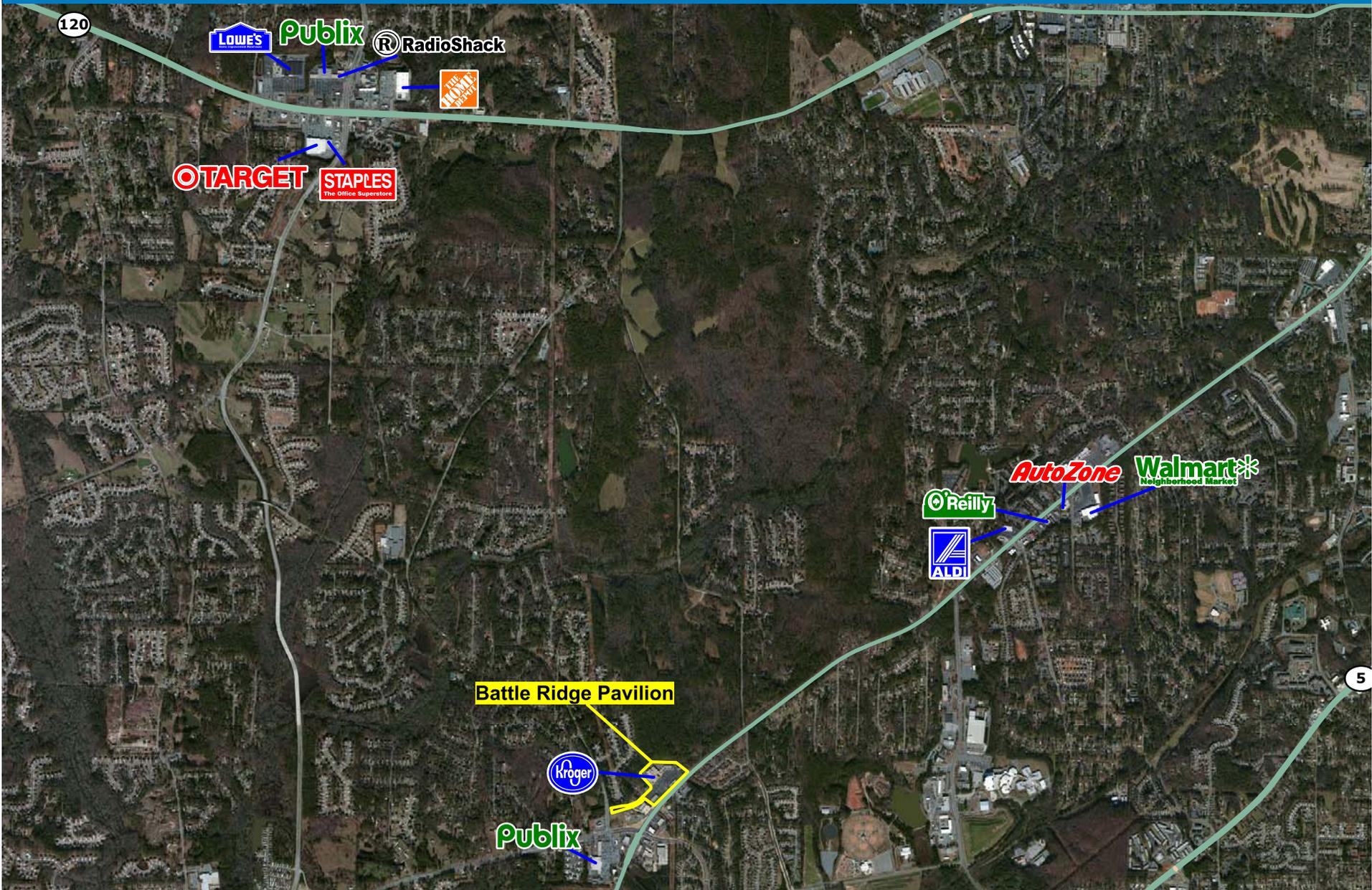
- Available
- Occupied
- Leased (not occupied)
- Owned by Others



PHILLIPS EDISON & COMPANY

BATTLE RIDGE PAVILION

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Demographic Summary Report

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



Aug 5, 2014

Latitude: 33.90845 Longitude: -84.603105

Battle Ridge Pavilion Marietta, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2013 Estimated Population	6,333	65,843	162,553	599,526
	2018 Projected Population	6,577	69,658	171,931	647,833
	2010 Census Population	6,423	64,470	159,143	578,549
	2000 Census Population	5,406	60,783	150,002	494,317
	1990 Census Population	3,721	44,115	110,332	361,314
	Historical Annual Growth 1990 to 2000	3.81%	3.26%	3.12%	3.18%
	Historical Annual Growth 2000 to 2010	1.74%	0.59%	0.59%	1.59%
	Estimated Annual Growth 2010 to 2013	-0.37%	0.56%	0.57%	0.95%
	Projected Annual Growth 2013 to 2018	0.76%	1.13%	1.13%	1.56%
Median Age	36.0	35.2	35.8	35.4	
Households	Q4 2013 Estimated Households	2,107	22,059	57,833	231,684
	2018 Projected Households	2,189	23,388	61,263	251,640
	2010 Census Households	2,139	21,589	56,552	222,573
	2000 Census Households	1,922	20,618	52,672	190,324
	1990 Census Households	1,327	15,616	40,964	144,097
	Historical Annual Growth 1990 to 2000	3.77%	2.82%	2.55%	2.82%
	Historical Annual Growth 2000 to 2013	1.08%	0.46%	0.71%	1.58%
	Estimated Annual Growth 2000 to 2013	-0.41%	0.58%	0.60%	1.08%
	Projected Annual Growth 2013 to 2018	0.77%	1.18%	1.16%	1.67%
Population per Household	3.01	2.86	2.74	2.55	
Population by Race	White	42.6%	38.9%	43.9%	51.3%
	Black or African American	29.1%	35.2%	31.0%	28.7%
	Asian & Pacific Islander	3.6%	2.9%	2.5%	3.9%
	Other Races	2.0%	2.4%	2.3%	2.6%
	Hispanic Population	22.7%	20.6%	20.3%	13.4%
Income	Average Household Income	\$78,931	\$74,228	\$75,244	\$81,538
	Median Household Income	\$60,939	\$56,871	\$55,859	\$60,236
	Per Capita Income	\$26,261	\$25,784	\$27,344	\$31,899
Education (Age 25+)	Elementary	2.6%	7.5%	7.7%	4.7%
	Some High School	6.3%	8.9%	7.6%	5.7%
	High School Graduate	25.6%	23.8%	24.2%	21.7%
	Some College	23.7%	23.0%	20.9%	20.7%
	Associates Degree Only	7.9%	6.7%	6.6%	6.5%
	Bachelors Degree Only	21.5%	20.8%	22.7%	27.2%
	Graduate Degree	12.4%	9.3%	10.3%	13.4%
Business	Number of Businesses	81	759	3,336	18,582
	Total Number of Employees	854	9,405	54,662	331,343
	Employees per Business	10.59	12.40	16.38	17.83
	Residential Population per Business	78.53	86.78	48.72	32.26

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