

Demographic Detail Report

Spalding Center 6365 Spalding Dr, Peachtree Corners, GA 30092

Building Type: **General Retail** Total Available: **1,800 SF**
 Secondary: **Storefront Retail/Office** % Leased: **96.94%**
 GLA: **58,787 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1985**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2024 Projection	83,184		238,885		1,042,457	
2019 Estimate	77,604		223,711		973,128	
2010 Census	66,275		194,013		830,124	
Growth 2019 - 2024	7.19%		6.78%		7.12%	
Growth 2010 - 2019	17.09%		15.31%		17.23%	
2019 Population by Age						
	77,604		223,711		973,128	
Age 0 - 4	4,732	6.10%	14,023	6.27%	61,864	6.36%
Age 5 - 9	5,226	6.73%	15,260	6.82%	66,521	6.84%
Age 10 - 14	5,488	7.07%	15,943	7.13%	68,711	7.06%
Age 15 - 19	5,163	6.65%	15,146	6.77%	65,089	6.69%
Age 20 - 24	4,609	5.94%	13,865	6.20%	60,379	6.20%
Age 25 - 29	5,051	6.51%	15,829	7.08%	71,999	7.40%
Age 30 - 34	5,044	6.50%	15,609	6.98%	72,614	7.46%
Age 35 - 39	5,426	6.99%	16,282	7.28%	74,748	7.68%
Age 40 - 44	5,340	6.88%	15,736	7.03%	70,952	7.29%
Age 45 - 49	5,719	7.37%	16,642	7.44%	73,514	7.55%
Age 50 - 54	5,523	7.12%	15,672	7.01%	67,399	6.93%
Age 55 - 59	5,322	6.86%	14,662	6.55%	61,378	6.31%
Age 60 - 64	4,658	6.00%	12,386	5.54%	50,391	5.18%
Age 65 - 69	3,904	5.03%	10,095	4.51%	39,981	4.11%
Age 70 - 74	2,785	3.59%	7,064	3.16%	27,544	2.83%
Age 75 - 79	1,713	2.21%	4,380	1.96%	17,137	1.76%
Age 80 - 84	1,017	1.31%	2,657	1.19%	10,879	1.12%
Age 85+	884	1.14%	2,459	1.10%	12,028	1.24%
Age 65+	10,303	13.28%	26,655	11.91%	107,569	11.05%

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Median Age	38.20	36.90	36.30
Average Age	37.80	36.90	36.40

Spalding Center						
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Radius	3 Mile		5 Mile		10 Mile	
2019 Population By Race	77,604		223,711		973,128	
White	51,720	66.65%	147,854	66.09%	619,413	63.65%
Black	15,856	20.43%	41,658	18.62%	181,889	18.69%
Am. Indian & Alaskan	544	0.70%	1,846	0.83%	8,281	0.85%
Asian	7,395	9.53%	26,336	11.77%	137,467	14.13%
Hawaiian & Pacific Island	124	0.16%	287	0.13%	1,075	0.11%
Other	1,965	2.53%	5,731	2.56%	25,002	2.57%
Population by Hispanic Origin	77,604		223,711		973,128	
Non-Hispanic Origin	65,073	83.85%	178,879	79.96%	769,825	79.11%
Hispanic Origin	12,531	16.15%	44,832	20.04%	203,303	20.89%
2019 Median Age, Male	36.80		35.80		35.30	
2019 Average Age, Male	36.70		36.00		35.50	
2019 Median Age, Female	39.60		38.00		37.30	
2019 Average Age, Female	38.80		37.70		37.30	
2019 Population by Occupation Classification	61,129		175,459		763,011	
Civilian Employed	41,074	67.19%	119,715	68.23%	529,042	69.34%
Civilian Unemployed	1,284	2.10%	3,671	2.09%	16,396	2.15%
Civilian Non-Labor Force	18,634	30.48%	51,875	29.57%	216,798	28.41%
Armed Forces	137	0.22%	198	0.11%	775	0.10%
Households by Marital Status						
Married	15,259		42,896		177,614	
Married No Children	8,197		21,755		86,275	
Married w/Children	7,062		21,141		91,339	

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2019 Population by Education	56,219		160,359		706,233	
Some High School, No Diploma	4,195	7.46%	18,288	11.40%	78,725	11.15%
High School Grad (Incl Equivalency)	7,142	12.70%	24,147	15.06%	107,563	15.23%
Some College, No Degree	12,033	21.40%	31,338	19.54%	140,448	19.89%
Associate Degree	3,833	6.82%	10,887	6.79%	55,668	7.88%
Bachelor Degree	17,980	31.98%	46,303	28.87%	200,169	28.34%
Advanced Degree	11,036	19.63%	29,396	18.33%	123,660	17.51%

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Radius	3 Mile		5 Mile		10 Mile	
2019 Population by Occupation	76,411		221,468		980,703	
Real Estate & Finance	4,291	5.62%	10,724	4.84%	47,400	4.83%
Professional & Management	29,279	38.32%	80,090	36.16%	351,272	35.82%
Public Administration	1,023	1.34%	2,940	1.33%	12,544	1.28%
Education & Health	6,831	8.94%	18,883	8.53%	84,931	8.66%
Services	5,295	6.93%	16,445	7.43%	81,185	8.28%
Information	2,003	2.62%	5,316	2.40%	22,642	2.31%
Sales	9,796	12.82%	27,946	12.62%	120,005	12.24%
Transportation	984	1.29%	3,169	1.43%	20,498	2.09%
Retail	3,422	4.48%	11,602	5.24%	53,874	5.49%
Wholesale	1,462	1.91%	4,269	1.93%	16,983	1.73%
Manufacturing	2,956	3.87%	9,073	4.10%	37,732	3.85%
Production	2,613	3.42%	8,910	4.02%	38,048	3.88%
Construction	2,783	3.64%	10,601	4.79%	43,892	4.48%
Utilities	1,676	2.19%	4,344	1.96%	18,962	1.93%
Agriculture & Mining	30	0.04%	693	0.31%	1,963	0.20%
Farming, Fishing, Forestry	15	0.02%	285	0.13%	802	0.08%
Other Services	1,952	2.55%	6,178	2.79%	27,970	2.85%
2019 Worker Travel Time to Job	38,058		110,793		492,864	
<30 Minutes	20,148	52.94%	58,683	52.97%	270,976	54.98%
30-60 Minutes	14,976	39.35%	43,488	39.25%	182,023	36.93%
60+ Minutes	2,934	7.71%	8,622	7.78%	39,865	8.09%

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2010 Households by HH Size	25,462	73,155	316,258
1-Person Households	6,178 24.26%	18,325 25.05%	87,634 27.71%
2-Person Households	8,500 33.38%	23,044 31.50%	94,480 29.87%
3-Person Households	4,326 16.99%	12,180 16.65%	50,953 16.11%
4-Person Households	3,874 15.21%	11,308 15.46%	46,927 14.84%
5-Person Households	1,609 6.32%	4,923 6.73%	21,037 6.65%
6-Person Households	592 2.33%	1,908 2.61%	8,465 2.68%
7 or more Person Households	383 1.50%	1,467 2.01%	6,762 2.14%
2019 Average Household Size	2.60	2.60	2.60
Households			
2024 Projection	32,118	89,613	395,715
2019 Estimate	29,966	84,039	369,896
2010 Census	25,460	73,154	316,259
Growth 2019 - 2024	7.18%	6.63%	6.98%
Growth 2010 - 2019	17.70%	14.88%	16.96%

Spalding Center			
6365 Spalding Dr, Peachtree Corners, GA 30092			
Radius	3 Mile	5 Mile	10 Mile
2019 Households by HH Income	29,965	84,039	369,897
<\$25,000	3,236 10.80%	10,345 12.31%	52,913 14.30%
\$25,000 - \$50,000	5,696 19.01%	16,988 20.21%	70,667 19.10%
\$50,000 - \$75,000	5,204 17.37%	13,816 16.44%	61,566 16.64%
\$75,000 - \$100,000	3,946 13.17%	10,401 12.38%	46,883 12.67%
\$100,000 - \$125,000	2,828 9.44%	7,852 9.34%	35,917 9.71%
\$125,000 - \$150,000	1,898 6.33%	5,435 6.47%	23,716 6.41%
\$150,000 - \$200,000	2,681 8.95%	7,259 8.64%	30,435 8.23%
\$200,000+	4,476 14.94%	11,943 14.21%	47,800 12.92%
2019 Avg Household Income	\$112,604	\$109,101	\$104,920
2019 Med Household Income	\$80,363	\$77,092	\$74,916

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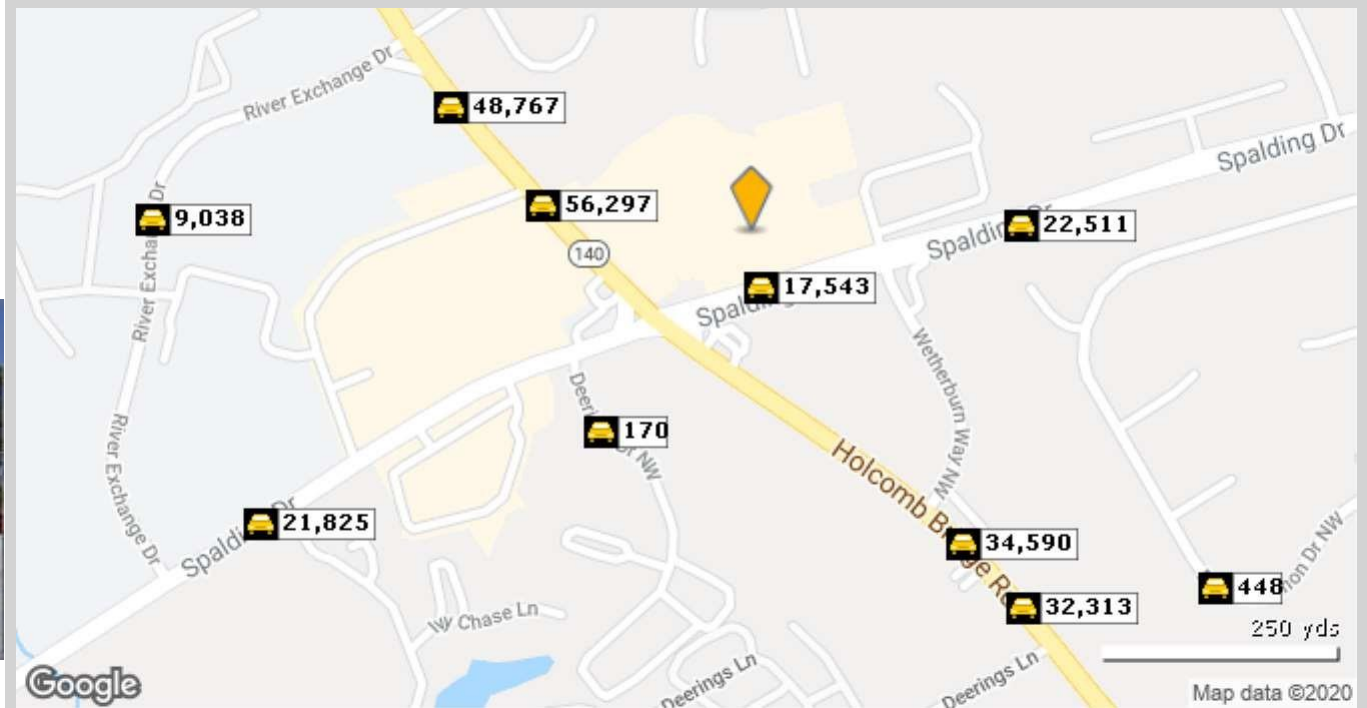
2019 Occupied Housing	29,965	84,039	369,896
Owner Occupied	19,143 63.88%	51,169 60.89%	209,717 56.70%
Renter Occupied	10,822 36.12%	32,870 39.11%	160,179 43.30%
2010 Housing Units	31,449	87,996	386,623
1 Unit	21,021 66.84%	57,440 65.28%	232,084 60.03%
2 - 4 Units	1,475 4.69%	3,012 3.42%	16,041 4.15%
5 - 19 Units	7,497 23.84%	18,549 21.08%	84,400 21.83%
20+ Units	1,456 4.63%	8,995 10.22%	54,098 13.99%
2019 Housing Value	19,145	51,168	209,717
<\$100,000	1,128 5.89%	2,912 5.69%	11,254 5.37%
\$100,000 - \$200,000	2,260 11.80%	7,186 14.04%	41,453 19.77%
\$200,000 - \$300,000	4,057 21.19%	10,303 20.14%	39,385 18.78%
\$300,000 - \$400,000	4,440 23.19%	10,661 20.84%	42,046 20.05%
\$400,000 - \$500,000	2,838 14.82%	7,697 15.04%	25,874 12.34%
\$500,000 - \$1,000,000	4,008 20.93%	11,426 22.33%	44,834 21.38%
\$1,000,000+	414 2.16%	983 1.92%	4,871 2.32%
2019 Median Home Value	\$347,916	\$348,616	\$330,363
2019 Housing Units by Yr Built	31,504	88,268	389,082
Built 2010+	4,059 12.88%	11,106 12.58%	59,647 15.33%
Built 2000 - 2010	2,512 7.97%	9,542 10.81%	56,757 14.59%
Built 1990 - 1999	6,663 21.15%	19,113 21.65%	90,262 23.20%
Built 1980 - 1989	11,255 35.73%	26,239 29.73%	84,520 21.72%
Built 1970 - 1979	4,957 15.73%	13,848 15.69%	47,977 12.33%
Built 1960 - 1969	1,490 4.73%	5,873 6.65%	31,117 8.00%
Built 1950 - 1959	318 1.01%	1,626 1.84%	12,885 3.31%
Built <1949	250 0.79%	921 1.04%	5,917 1.52%
2019 Median Year Built	1987	1987	1990

Traffic Count Report

Spalding Center

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Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **58,787 SF**
 Year Built: **1985**
 Total Available: **1,800 SF**
 % Leased: **96.94%**
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1	Spalding Dr Wetherburn Way	0.08 E	2018 17,543 MPSI	.03	Holcomb Bridge Rd Wetherburn Way	0.30 SE 2018 56,297 MPSI	
2	NW Spalding Dr	0.05 NW	2018 170 MPSI	.15	Spalding Dr Wetherburn Way	0.09 W 2018 22,511 MPSI	
3	Dr	0.05 NW	2018 48,767 MPSI	.20	Holcomb Bridge Rd Wetherburn Way	0.03 NW 2017 34,590 MPSI	
4					Holcomb Bridge Rd Deerings Ln	0.03 SE 2018 32,313 MPSI	
5	Spalding Dr	River Exchange Dr	0.07 SW	2018 21,825 MPSI	.35	Rosecommon Dr NW Fairgrove Ct	0.05 NW 2018
6						448 MPSI .36	
7	River Exchange Dr				Holcomb Bridge Rd	0.19 NE 2014 9,038 ADT	
8						.37	

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