

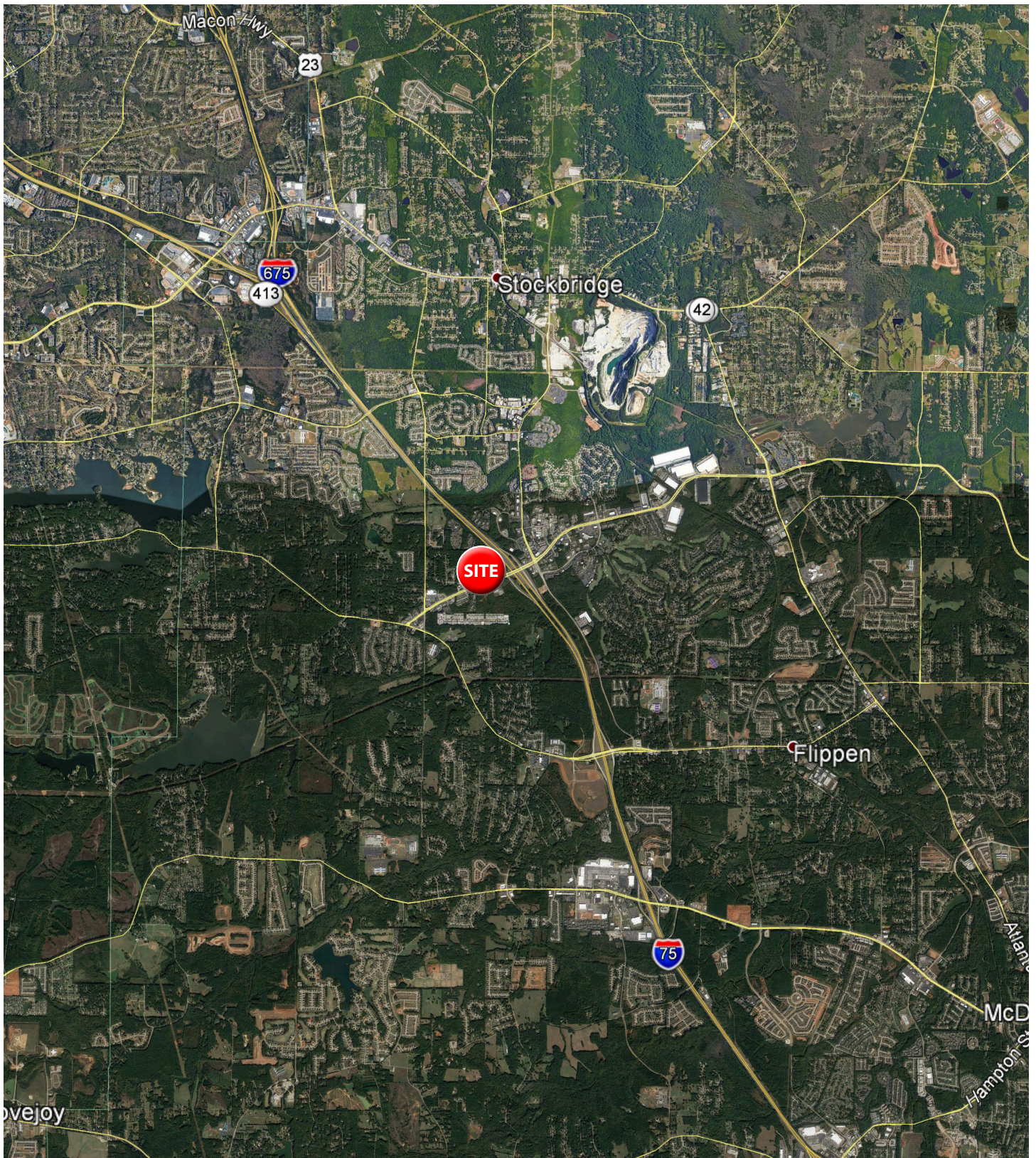
HUDSON BRIDGE CROSSING

1400 HUDSON BRIDGE ROAD
STOCKBRIDGE, GA 30281



Max Dufour, Leasing
843.654.7859
max.dufour@wrsrealty.com

LOCATION





INLINE RETAIL AVAILABLE

Space	Tenant
B1	Massage Envy
B2	Children's Health Care of Atl.
B3	Children's Health Care of Atl.
B4	Children's Health Care of Atl.
B5	Physical Therapy
B6 - B7	Crazy Crab
B8 - B12	Children's Health Care of Atl.
2	Children's Health Care of Atl.
3	Whole Note Music
4	Wing N Burger
5	Real Body Glo Wax
6	American Deli
7	Granny's Soul Food
8	Nail Luv
9	Moore Sweets
10	Hibbet
11	Rainbow
12	Batteries Plus
13	Wingstop
14	Tribeca Diamonds
15	AT&T
16	Dollar Tree

Outparcels	Tenant
1	Mellow Mushroom
2	Discount Tire
3	Arby's
4	Zaxby's
5	Bank of America
6	D4C Dental Brands, Inc.
7	Smashburger



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WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889



TRADE AREA SNAPSHOT



**Estimated
Population**
77,726



**Estimated
Households**
27,774



**Average HH
Income**
\$119,803



**Median HH
Income**
\$94,191



**Total
Businesses**
5,590



**Total
Employees**
25,330



TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.4945/-84.222

Trade Area	Trade Area
Population	
2025 Estimated Population	53,905
2030 Projected Population	59,565
2020 Census Population	48,637
2010 Census Population	40,164
Projected Annual Growth 2025 to 2030	2.1%
Historical Annual Growth 2010 to 2025	2.3%
Households	
2025 Estimated Households	19,356
2030 Projected Households	21,909
2020 Census Households	17,055
2010 Census Households	14,261
Projected Annual Growth 2025 to 2030	2.6%
Historical Annual Growth 2010 to 2025	2.4%
Age	
2025 Est. Population Under 10 Years	11.8%
2025 Est. Population 10 to 19 Years	15.1%
2025 Est. Population 20 to 29 Years	12.8%
2025 Est. Population 30 to 44 Years	19.1%
2025 Est. Population 45 to 59 Years	21.6%
2025 Est. Population 60 to 74 Years	14.8%
2025 Est. Population 75 Years or Over	4.8%
2025 Est. Median Age	37.8
Marital Status & Gender	
2025 Est. Male Population	46.8%
2025 Est. Female Population	53.2%
2025 Est. Never Married	37.7%
2025 Est. Now Married	46.4%
2025 Est. Separated or Divorced	11.9%
2025 Est. Widowed	4.0%
Income	
2025 Est. HH Income \$200,000 or More	12.5%
2025 Est. HH Income \$150,000 to \$199,999	11.7%
2025 Est. HH Income \$100,000 to \$149,999	18.9%
2025 Est. HH Income \$75,000 to \$99,999	18.6%
2025 Est. HH Income \$50,000 to \$74,999	18.1%
2025 Est. HH Income \$35,000 to \$49,999	7.7%
2025 Est. HH Income \$25,000 to \$34,999	4.7%
2025 Est. HH Income \$15,000 to \$24,999	3.7%
2025 Est. HH Income Under \$15,000	4.1%
2025 Est. Average Household Income	\$117,868
2025 Est. Median Household Income	\$99,032
2025 Est. Per Capita Income	\$42,355
2025 Est. Total Businesses	4,427
2025 Est. Total Employees	22,283

TRADE AREA DEMOGRAPHICS

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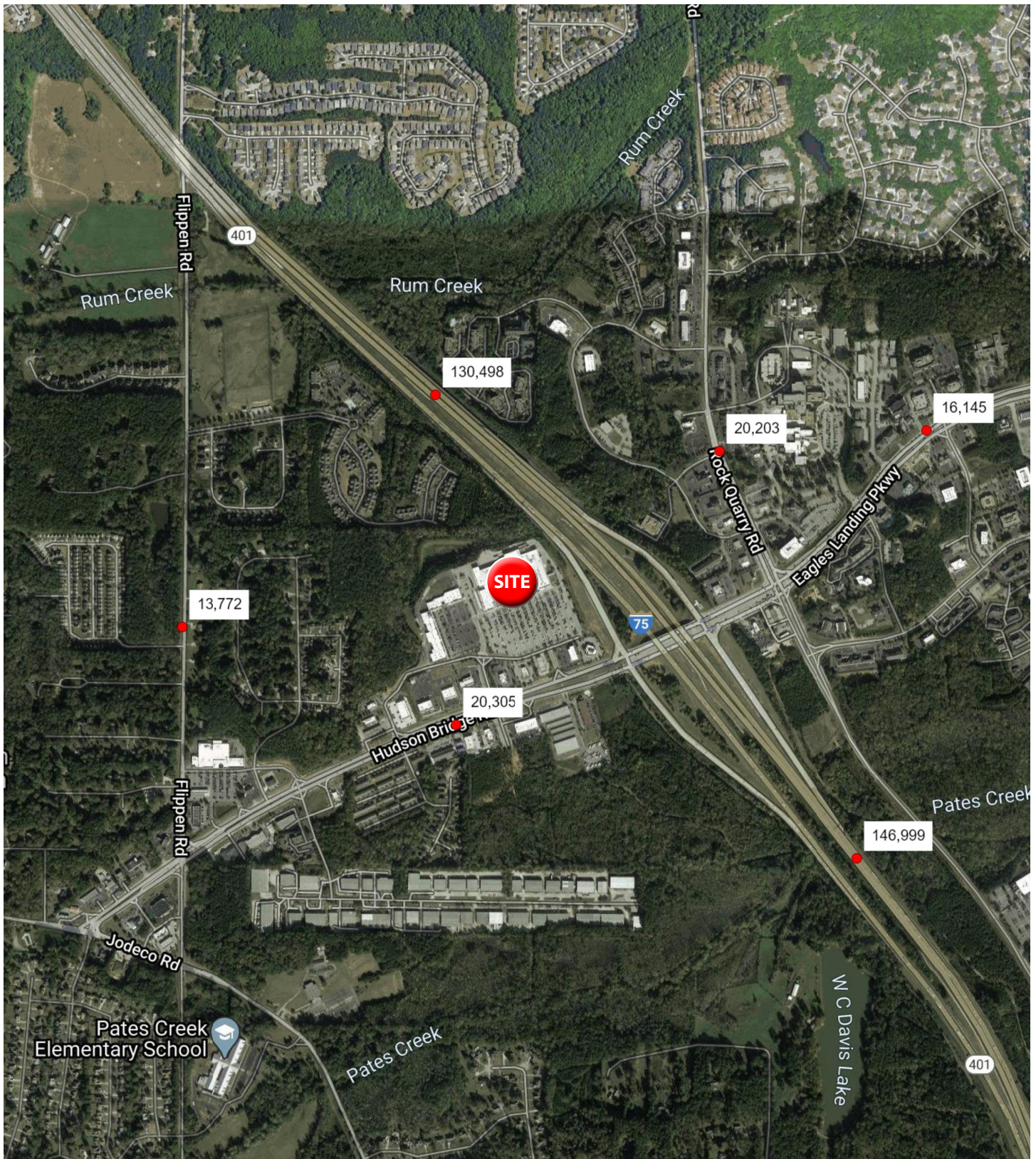
Trade Area	Trade Area
Race	
2025 Est. White	24.5%
2025 Est. Black	61.0%
2025 Est. Asian or Pacific Islander	6.5%
2025 Est. American Indian or Alaska Native	0.2%
2025 Est. Other Races	7.8%
Hispanic	
2025 Est. Hispanic Population	4,012
2025 Est. Hispanic Population	7.4%
2030 Proj. Hispanic Population	9.1%
2020 Hispanic Population	9.5%
Education (Adults 25 & Older)	
2025 Est. Adult Population (25 Years or Over)	35,858
2025 Est. Elementary (Grade Level 0 to 8)	2.5%
2025 Est. Some High School (Grade Level 9 to 11)	4.1%
2025 Est. High School Graduate	24.9%
2025 Est. Some College	23.9%
2025 Est. Associate Degree Only	11.1%
2025 Est. Bachelor Degree Only	21.0%
2025 Est. Graduate Degree	12.5%
Housing	
2025 Est. Total Housing Units	20,972
2025 Est. Owner-Occupied	63.1%
2025 Est. Renter-Occupied	29.2%
2025 Est. Vacant Housing	7.7%
Homes Built by Year	
2025 Homes Built 2010 or later	22.0%
2025 Homes Built 2000 to 2009	28.1%
2025 Homes Built 1990 to 1999	24.7%
2025 Homes Built 1980 to 1989	9.4%
2025 Homes Built 1970 to 1979	5.2%
2025 Homes Built 1960 to 1969	1.4%
2025 Homes Built 1950 to 1959	0.3%
2025 Homes Built Before 1949	1.3%
Home Values	
2025 Home Value \$1,000,000 or More	1.0%
2025 Home Value \$500,000 to \$999,999	15.4%
2025 Home Value \$400,000 to \$499,999	18.4%
2025 Home Value \$300,000 to \$399,999	34.4%
2025 Home Value \$200,000 to \$299,999	21.0%
2025 Home Value \$150,000 to \$199,999	2.9%
2025 Home Value \$100,000 to \$149,999	2.3%
2025 Home Value \$50,000 to \$99,999	1.1%
2025 Home Value \$25,000 to \$49,999	1.9%
2025 Home Value Under \$25,000	1.5%
2025 Median Home Value	\$363,236
2025 Median Rent	\$1,394

TRADE AREA DEMOGRAPHICS

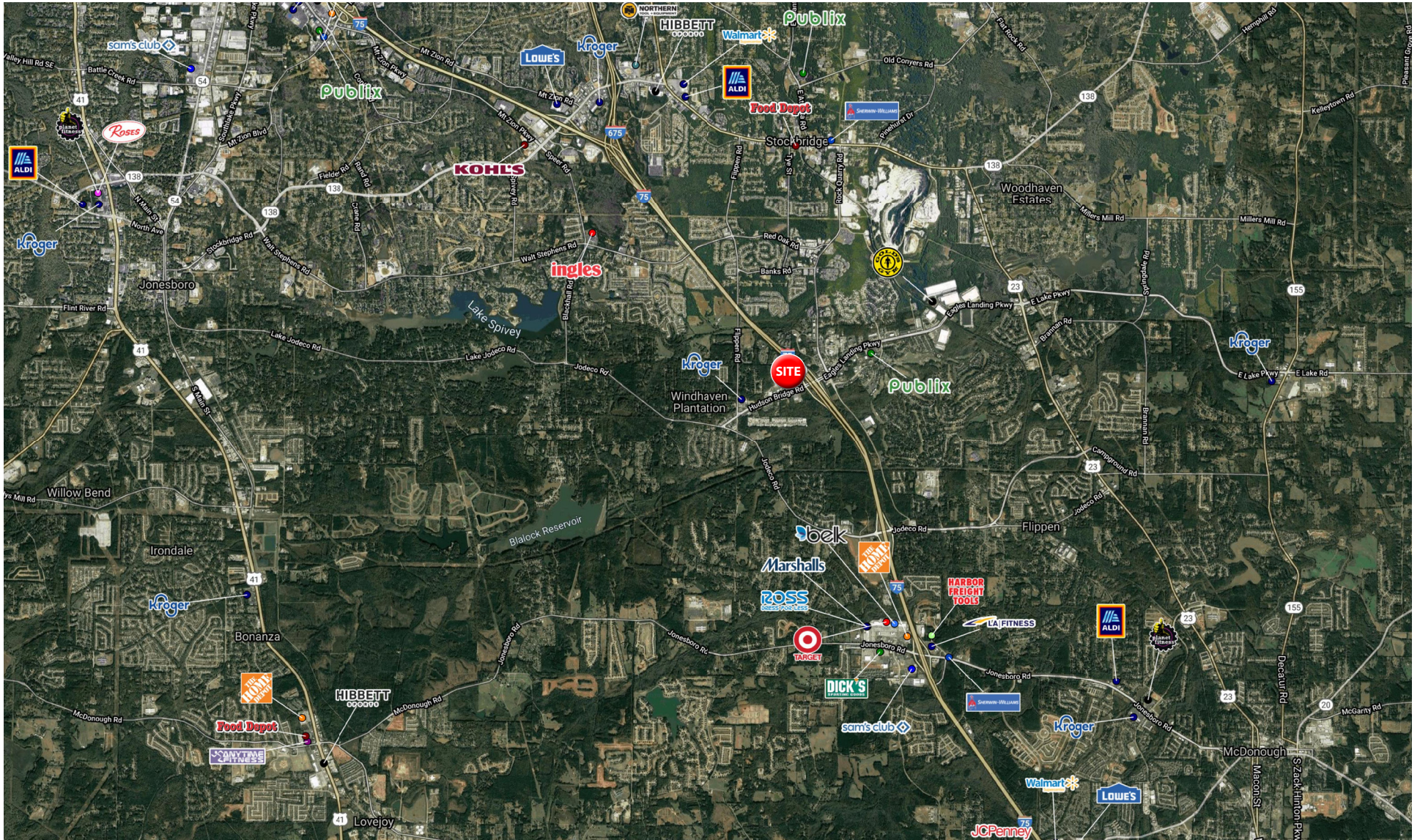
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Trade Area	Trade Area
Labor Force	
2025 Est. Labor Population Age 16 Years or Over	42,739
2025 Est. Civilian Employed	66.1%
2025 Est. Civilian Unemployed	2.0%
2025 Est. in Armed Forces	-
2025 Est. not in Labor Force	31.8%
2025 Labor Force Males	45.9%
2025 Labor Force Females	54.1%
Occupation	
2025 Occupation: Population Age 16 Years or Over	28,249
2025 Mgmt, Business, & Financial Operations	18.5%
2025 Professional, Related	27.1%
2025 Service	13.1%
2025 Sales, Office	20.4%
2025 Farming, Fishing, Forestry	-
2025 Construction, Extraction, Maintenance	5.5%
2025 Production, Transport, Material Moving	15.3%
2025 White Collar Workers	66.0%
2025 Blue Collar Workers	34.0%
Transportation to Work	
2025 Drive to Work Alone	71.3%
2025 Drive to Work in Carpool	8.2%
2025 Travel to Work by Public Transportation	0.6%
2025 Drive to Work on Motorcycle	-
2025 Walk or Bicycle to Work	1.3%
2025 Other Means	1.1%
2025 Work at Home	17.6%
Travel Time	
2025 Travel to Work in 14 Minutes or Less	15.2%
2025 Travel to Work in 15 to 29 Minutes	35.5%
2025 Travel to Work in 30 to 59 Minutes	35.7%
2025 Travel to Work in 60 Minutes or More	13.7%
2025 Average Travel Time to Work	29.0
Consumer Expenditure	
2025 Est. Total Household Expenditure	\$2.2 B
2025 Est. Apparel	\$40.73 M
2025 Est. Contributions, Tax and Retirement	\$619.02 M
2025 Est. Education	\$49.97 M
2025 Est. Entertainment	\$126.04 M
2025 Est. Food, Beverages, Tobacco	\$266.25 M
2025 Est. Health Care	\$129.84 M
2025 Est. Household Furnishings and Equipment	\$58.52 M
2025 Est. Household Operations, Shelter, Utilities	\$493.06 M
2025 Est. Miscellaneous Expenses	\$37.59 M
2025 Est. Personal Care	\$28.46 M
2025 Est. Transportation	\$351.71 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
REAL ESTATE INVESTMENTS

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