

## HUDSON BRIDGE CROSSING

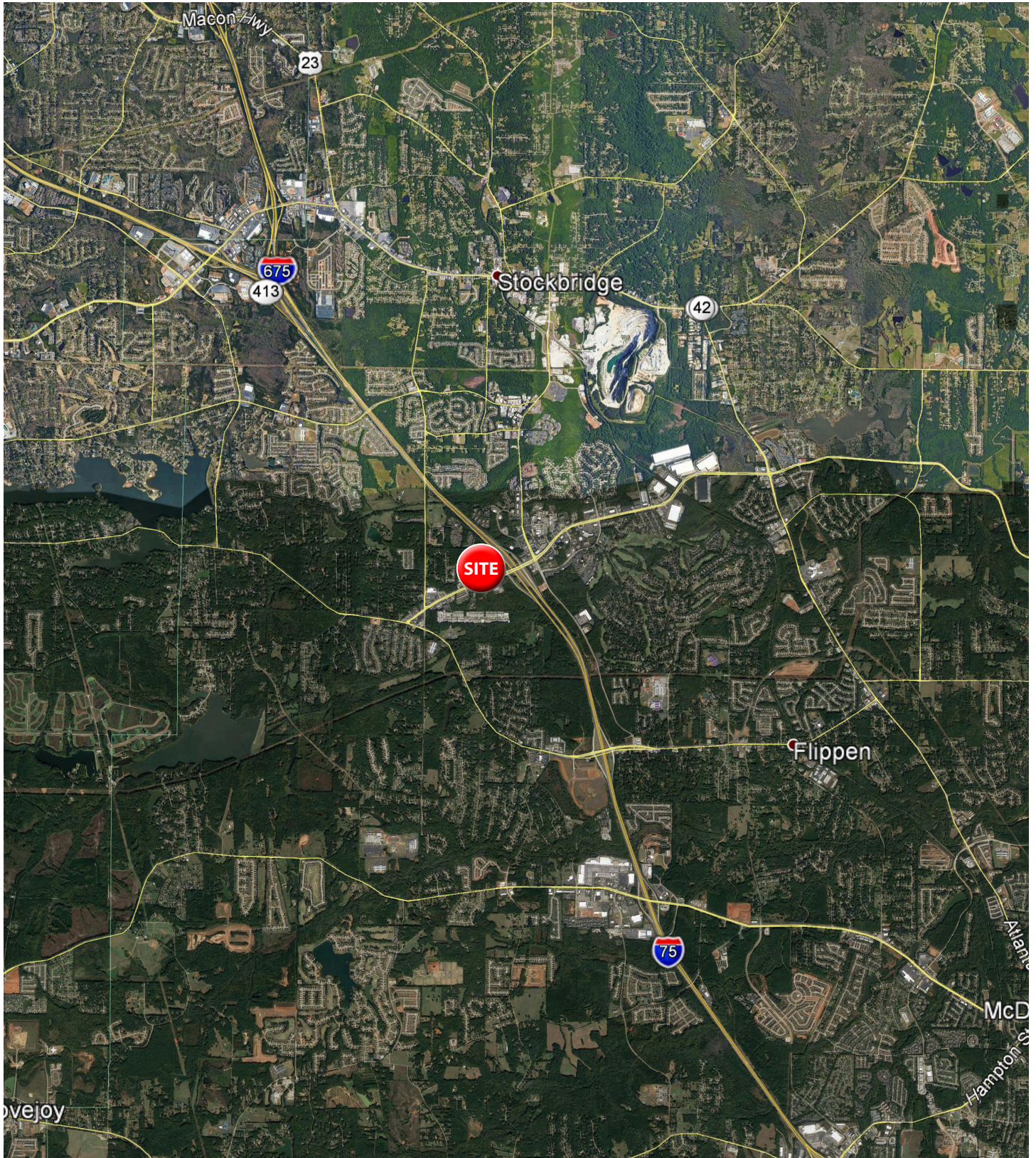
1400 HUDSON BRIDGE ROAD  
STOCKBRIDGE, GA 30281



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



# LOCATION









# INLINE RETAIL AVAILABLE



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# TRADE AREA SNAPSHOT



**Estimated  
Population**  
**77,726**



**Estimated  
Households**  
**27,774**



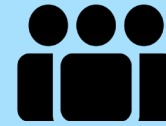
**Average HH  
Income**  
**\$119,803**



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



**Total  
Businesses**  
**5,590**



**Total  
Employees**  
**25,330**





# TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.5097/-84.2232

Trade Area	Trade Area
<b>Population</b>	
2023 Estimated Population	77,726
2028 Projected Population	81,989
2020 Census Population	75,308
2010 Census Population	66,368
Projected Annual Growth 2023 to 2028	1.1%
Historical Annual Growth 2010 to 2023	1.3%
<b>Households</b>	
2023 Estimated Households	27,774
2028 Projected Households	30,810
2020 Census Households	26,564
2010 Census Households	23,578
Projected Annual Growth 2023 to 2028	2.2%
Historical Annual Growth 2010 to 2023	1.4%
<b>Age</b>	
2023 Est. Population Under 10 Years	11.2%
2023 Est. Population 10 to 19 Years	15.3%
2023 Est. Population 20 to 29 Years	11.7%
2023 Est. Population 30 to 44 Years	18.7%
2023 Est. Population 45 to 59 Years	23.0%
2023 Est. Population 60 to 74 Years	15.4%
2023 Est. Population 75 Years or Over	4.7%
2023 Est. Median Age	39.1
<b>Marital Status &amp; Gender</b>	
2023 Est. Male Population	47.4%
2023 Est. Female Population	52.6%
2023 Est. Never Married	36.4%
2023 Est. Now Married	43.2%
2023 Est. Separated or Divorced	14.7%
2023 Est. Widowed	5.8%
<b>Income</b>	
2023 Est. HH Income \$200,000 or More	12.0%
2023 Est. HH Income \$150,000 to \$199,999	10.3%
2023 Est. HH Income \$100,000 to \$149,999	20.2%
2023 Est. HH Income \$75,000 to \$99,999	14.5%
2023 Est. HH Income \$50,000 to \$74,999	20.2%
2023 Est. HH Income \$35,000 to \$49,999	8.1%
2023 Est. HH Income \$25,000 to \$34,999	6.1%
2023 Est. HH Income \$15,000 to \$24,999	3.7%
2023 Est. HH Income Under \$15,000	5.0%
2023 Est. Average Household Income	\$119,803
2023 Est. Median Household Income	\$94,191
2023 Est. Per Capita Income	\$42,858
2023 Est. Total Businesses	5,590
2023 Est. Total Employees	25,330



# TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.5097/-84.2232

Trade Area	Trade Area
<b>Race</b>	
2023 Est. White	31.2%
2023 Est. Black	54.3%
2023 Est. Asian or Pacific Islander	6.5%
2023 Est. American Indian or Alaska Native	0.3%
2023 Est. Other Races	7.8%
<b>Hispanic</b>	
2023 Est. Hispanic Population	5,781
2023 Est. Hispanic Population	7.4%
2028 Proj. Hispanic Population	7.4%
2020 Hispanic Population	9.1%
<b>Education (Adults 25 &amp; Older)</b>	
2023 Est. Adult Population (25 Years or Over)	52,323
2023 Est. Elementary (Grade Level 0 to 8)	3.7%
2023 Est. Some High School (Grade Level 9 to 11)	5.0%
2023 Est. High School Graduate	26.1%
2023 Est. Some College	20.7%
2023 Est. Associate Degree Only	10.2%
2023 Est. Bachelor Degree Only	20.7%
2023 Est. Graduate Degree	13.7%
<b>Housing</b>	
2023 Est. Total Housing Units	28,979
2023 Est. Owner-Occupied	77.0%
2023 Est. Renter-Occupied	18.9%
2023 Est. Vacant Housing	4.2%
<b>Homes Built by Year</b>	
2023 Homes Built 2010 or later	17.5%
2023 Homes Built 2000 to 2009	25.9%
2023 Homes Built 1990 to 1999	26.7%
2023 Homes Built 1980 to 1989	14.2%
2023 Homes Built 1970 to 1979	6.8%
2023 Homes Built 1960 to 1969	2.3%
2023 Homes Built 1950 to 1959	1.3%
2023 Homes Built Before 1949	1.1%
<b>Home Values</b>	
2023 Home Value \$1,000,000 or More	1.8%
2023 Home Value \$500,000 to \$999,999	5.7%
2023 Home Value \$400,000 to \$499,999	5.1%
2023 Home Value \$300,000 to \$399,999	16.9%
2023 Home Value \$200,000 to \$299,999	34.8%
2023 Home Value \$150,000 to \$199,999	18.7%
2023 Home Value \$100,000 to \$149,999	11.3%
2023 Home Value \$50,000 to \$99,999	3.2%
2023 Home Value \$25,000 to \$49,999	0.7%
2023 Home Value Under \$25,000	1.9%
2023 Median Home Value	\$253,824
2023 Median Rent	\$1,106



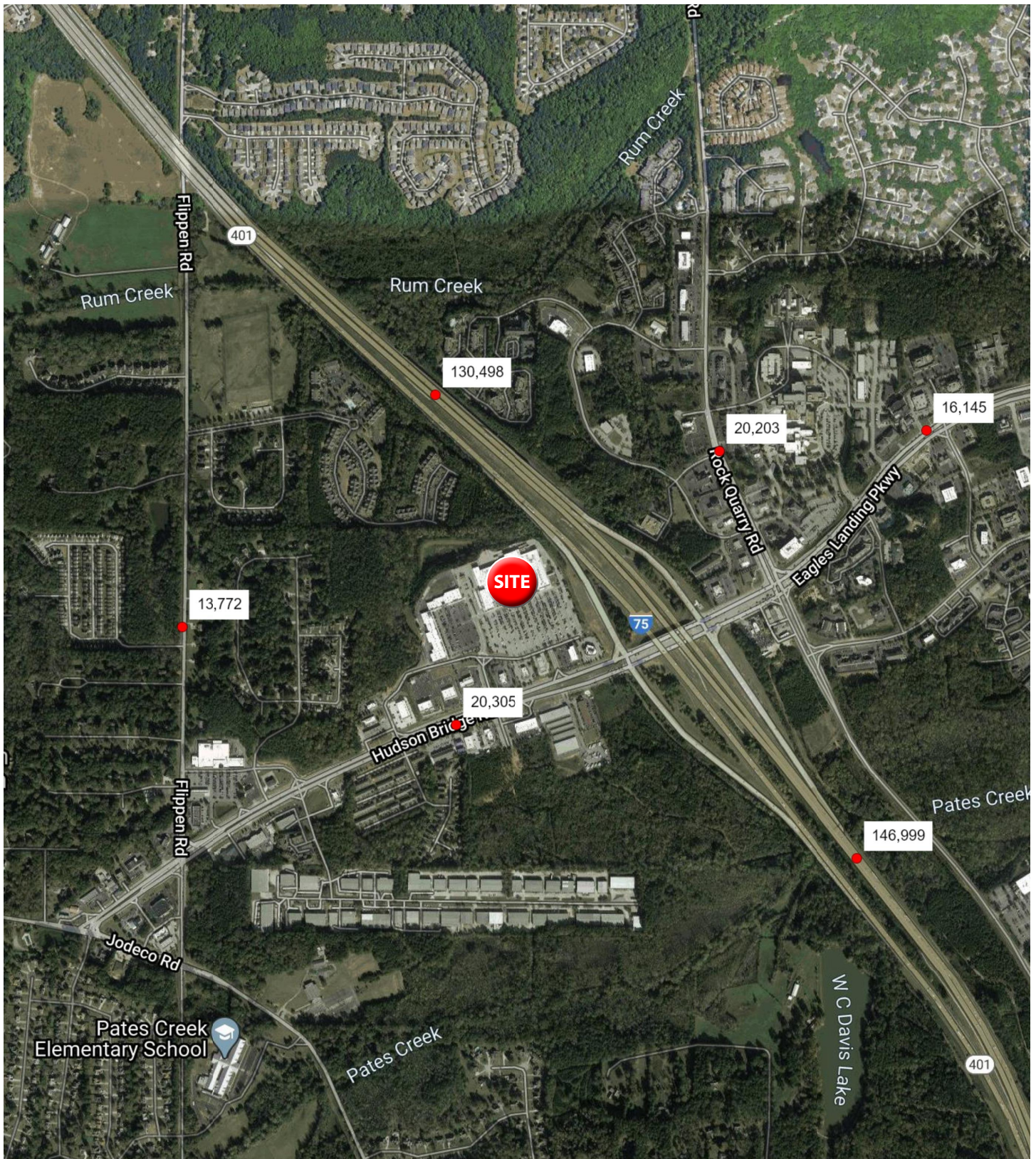
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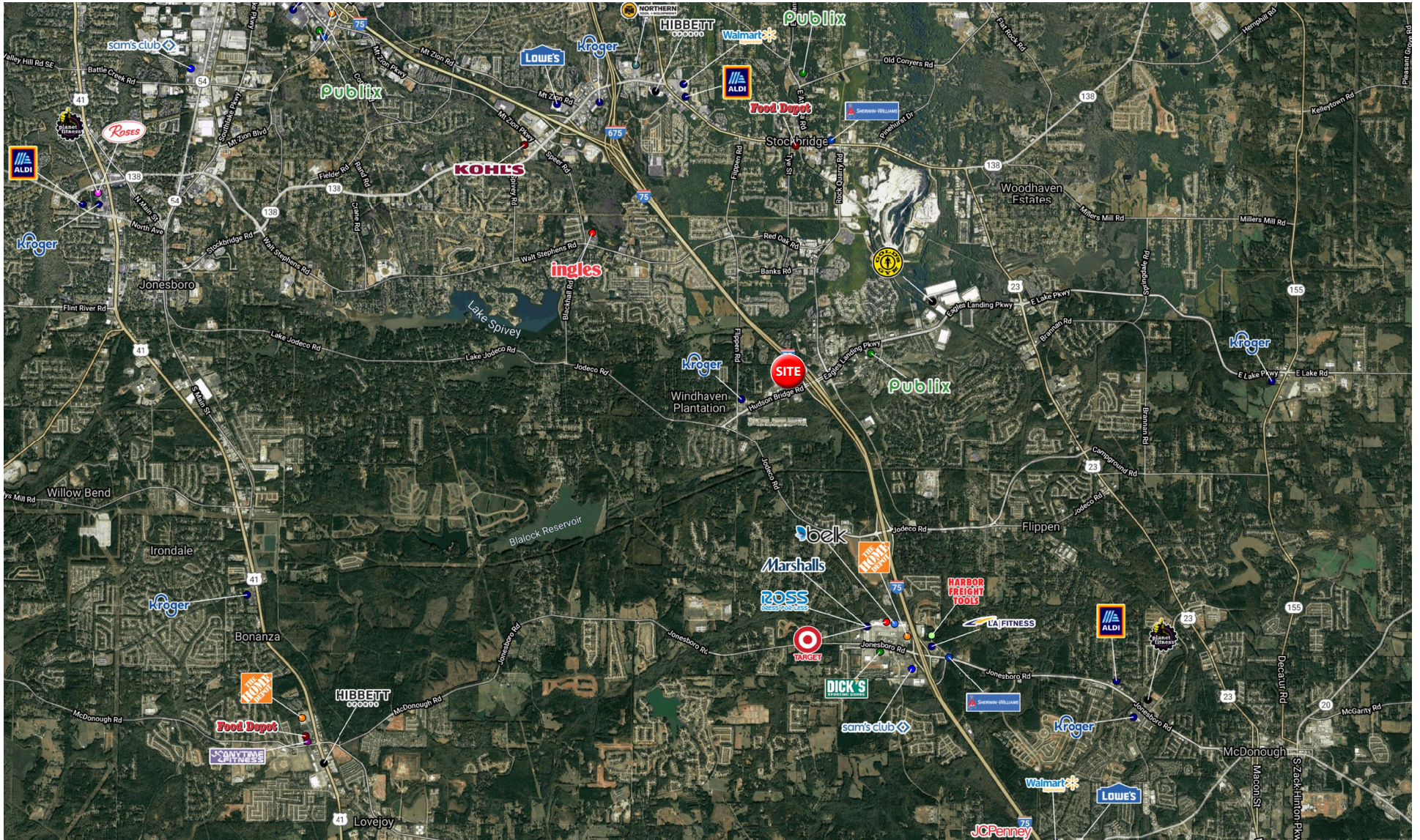
Trade Area	Trade Area
<b>Labor Force</b>	
2023 Est. Labor Population Age 16 Years or Over	61,752
2023 Est. Civilian Employed	65.1%
2023 Est. Civilian Unemployed	1.9%
2023 Est. in Armed Forces	0.3%
2023 Est. not in Labor Force	32.6%
2023 Labor Force Males	46.3%
2023 Labor Force Females	53.7%
<b>Occupation</b>	
2023 Occupation: Population Age 16 Years or Over	40,231
2023 Mgmt, Business, & Financial Operations	16.8%
2023 Professional, Related	24.1%
2023 Service	15.9%
2023 Sales, Office	19.4%
2023 Farming, Fishing, Forestry	0.2%
2023 Construction, Extraction, Maintenance	6.1%
2023 Production, Transport, Material Moving	17.6%
2023 White Collar Workers	60.3%
2023 Blue Collar Workers	39.7%
<b>Transportation to Work</b>	
2023 Drive to Work Alone	78.4%
2023 Drive to Work in Carpool	8.0%
2023 Travel to Work by Public Transportation	0.9%
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	0.3%
2023 Other Means	0.8%
2023 Work at Home	11.5%
<b>Travel Time</b>	
2023 Travel to Work in 14 Minutes or Less	14.3%
2023 Travel to Work in 15 to 29 Minutes	34.0%
2023 Travel to Work in 30 to 59 Minutes	40.4%
2023 Travel to Work in 60 Minutes or More	11.3%
2023 Average Travel Time to Work	28.9
<b>Consumer Expenditure</b>	
2023 Est. Total Household Expenditure	\$2.22 B
2023 Est. Apparel	\$79.24 M
2023 Est. Contributions, Gifts	\$132.19 M
2023 Est. Education, Reading	\$76.14 M
2023 Est. Entertainment	\$128.28 M
2023 Est. Food, Beverages, Tobacco	\$336.09 M
2023 Est. Furnishings, Equipment	\$79.54 M
2023 Est. Health Care, Insurance	\$200.95 M
2023 Est. Household Operations, Shelter, Utilities	\$709.68 M
2023 Est. Miscellaneous Expenses	\$42.21 M
2023 Est. Personal Care	\$29.79 M
2023 Est. Transportation	\$406.09 M



# TRAFFIC COUNTS











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REAL ESTATE INVESTMENTS

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