



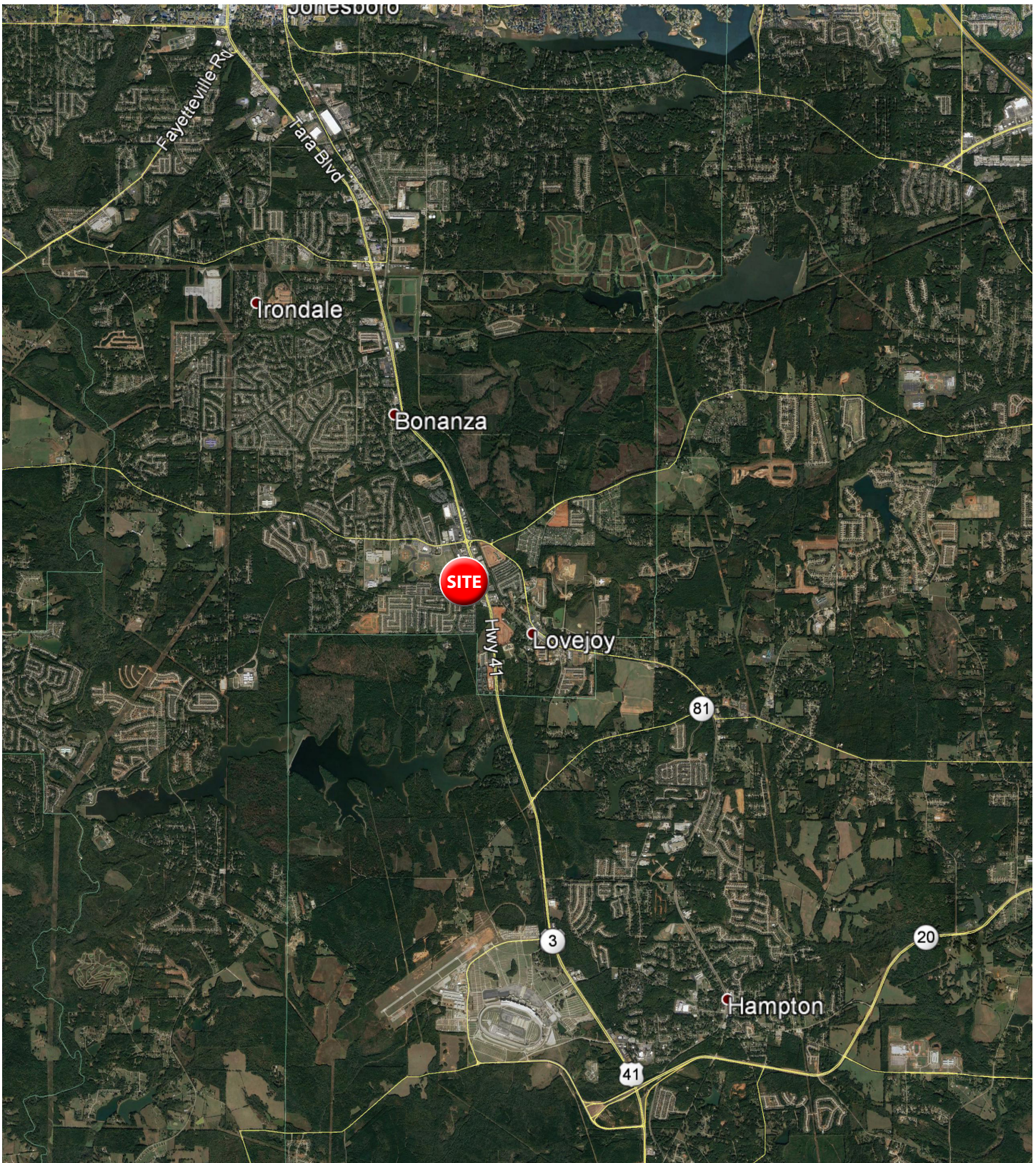
CENTRE AT LOVEJOY

11465 TARA BLVD.
LOVEJOY, GA 30228



Max Dufour, Leasing
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LOCATION





INLINE RETAIL AVAILABLE

Space	Tenant
1	AVAILABLE 2,400 SF
2	Hibbett Sports
3	Beauty World
4	GameStop
5	Benchmark Fitness
6	Pacific Deli
7	Classic Brow
8	Fred Loya Insurance
9	Spa #1 Nails
10	Happy China
11	JR Crickets
12	Ada's Dominican Salon
13	Dr. Ammons, DDS
14	Mr. Krabs
15	Rainbow Apparel
16	Dollar Tree
17	Bank Of America



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TRADE AREA SNAPSHOT



**Estimated
Population**
77,855



**Estimated
Households**
26,602



**Average HH
Income**
\$92,459



**Median HH
Income**
\$77,730



**Total
Businesses**
3,635



**Total
Employees**
14,377



TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.4258/-84.3122

Trade Area	Trade Area
Population	
2023 Estimated Population	77,855
2028 Projected Population	84,010
2020 Census Population	75,952
2010 Census Population	61,560
Projected Annual Growth 2023 to 2028	1.6%
Historical Annual Growth 2010 to 2023	2.0%
Households	
2023 Estimated Households	26,602
2028 Projected Households	29,768
2020 Census Households	25,606
2010 Census Households	20,005
Projected Annual Growth 2023 to 2028	2.4%
Historical Annual Growth 2010 to 2023	2.5%
Age	
2023 Est. Population Under 10 Years	13.2%
2023 Est. Population 10 to 19 Years	16.3%
2023 Est. Population 20 to 29 Years	12.2%
2023 Est. Population 30 to 44 Years	21.4%
2023 Est. Population 45 to 59 Years	19.9%
2023 Est. Population 60 to 74 Years	13.5%
2023 Est. Population 75 Years or Over	3.5%
2023 Est. Median Age	35.2
Marital Status & Gender	
2023 Est. Male Population	47.2%
2023 Est. Female Population	52.8%
2023 Est. Never Married	38.9%
2023 Est. Now Married	41.9%
2023 Est. Separated or Divorced	15.5%
2023 Est. Widowed	3.7%
Income	
2023 Est. HH Income \$200,000 or More	6.4%
2023 Est. HH Income \$150,000 to \$199,999	6.9%
2023 Est. HH Income \$100,000 to \$149,999	20.0%
2023 Est. HH Income \$75,000 to \$99,999	15.3%
2023 Est. HH Income \$50,000 to \$74,999	20.3%
2023 Est. HH Income \$35,000 to \$49,999	8.4%
2023 Est. HH Income \$25,000 to \$34,999	8.0%
2023 Est. HH Income \$15,000 to \$24,999	7.4%
2023 Est. HH Income Under \$15,000	7.1%
2023 Est. Average Household Income	\$92,459
2023 Est. Median Household Income	\$77,730
2023 Est. Per Capita Income	\$31,847
2023 Est. Total Businesses	3,635
2023 Est. Total Employees	14,377

TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.4258/-84.3122

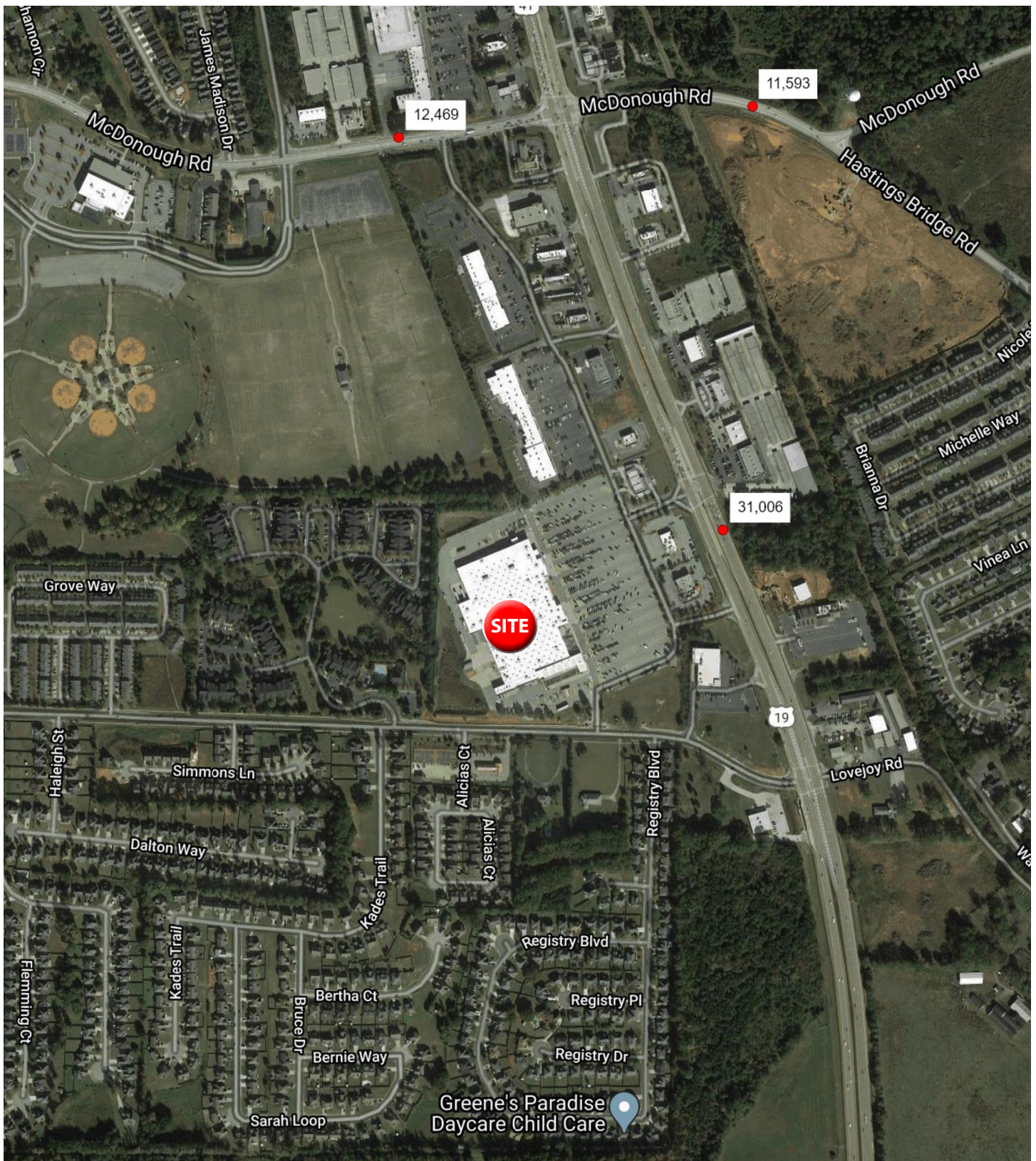
Trade Area	Trade Area
Race	
2023 Est. White	20.1%
2023 Est. Black	68.8%
2023 Est. Asian or Pacific Islander	2.7%
2023 Est. American Indian or Alaska Native	0.3%
2023 Est. Other Races	8.1%
Hispanic	
2023 Est. Hispanic Population	6,629
2023 Est. Hispanic Population	8.5%
2028 Proj. Hispanic Population	8.6%
2020 Hispanic Population	11.9%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	50,180
2023 Est. Elementary (Grade Level 0 to 8)	3.5%
2023 Est. Some High School (Grade Level 9 to 11)	6.3%
2023 Est. High School Graduate	29.2%
2023 Est. Some College	22.7%
2023 Est. Associate Degree Only	10.3%
2023 Est. Bachelor Degree Only	18.2%
2023 Est. Graduate Degree	9.8%
Housing	
2023 Est. Total Housing Units	28,330
2023 Est. Owner-Occupied	72.3%
2023 Est. Renter-Occupied	21.6%
2023 Est. Vacant Housing	6.1%
Homes Built by Year	
2023 Homes Built 2010 or later	16.9%
2023 Homes Built 2000 to 2009	28.9%
2023 Homes Built 1990 to 1999	21.5%
2023 Homes Built 1980 to 1989	10.2%
2023 Homes Built 1970 to 1979	8.9%
2023 Homes Built 1960 to 1969	4.2%
2023 Homes Built 1950 to 1959	2.3%
2023 Homes Built Before 1949	1.1%
Home Values	
2023 Home Value \$1,000,000 or More	1.2%
2023 Home Value \$500,000 to \$999,999	3.3%
2023 Home Value \$400,000 to \$499,999	2.4%
2023 Home Value \$300,000 to \$399,999	8.9%
2023 Home Value \$200,000 to \$299,999	37.0%
2023 Home Value \$150,000 to \$199,999	23.7%
2023 Home Value \$100,000 to \$149,999	13.3%
2023 Home Value \$50,000 to \$99,999	4.5%
2023 Home Value \$25,000 to \$49,999	1.4%
2023 Home Value Under \$25,000	4.5%
2023 Median Home Value	\$212,313
2023 Median Rent	\$1,104

TRADE AREA DEMOGRAPHICS

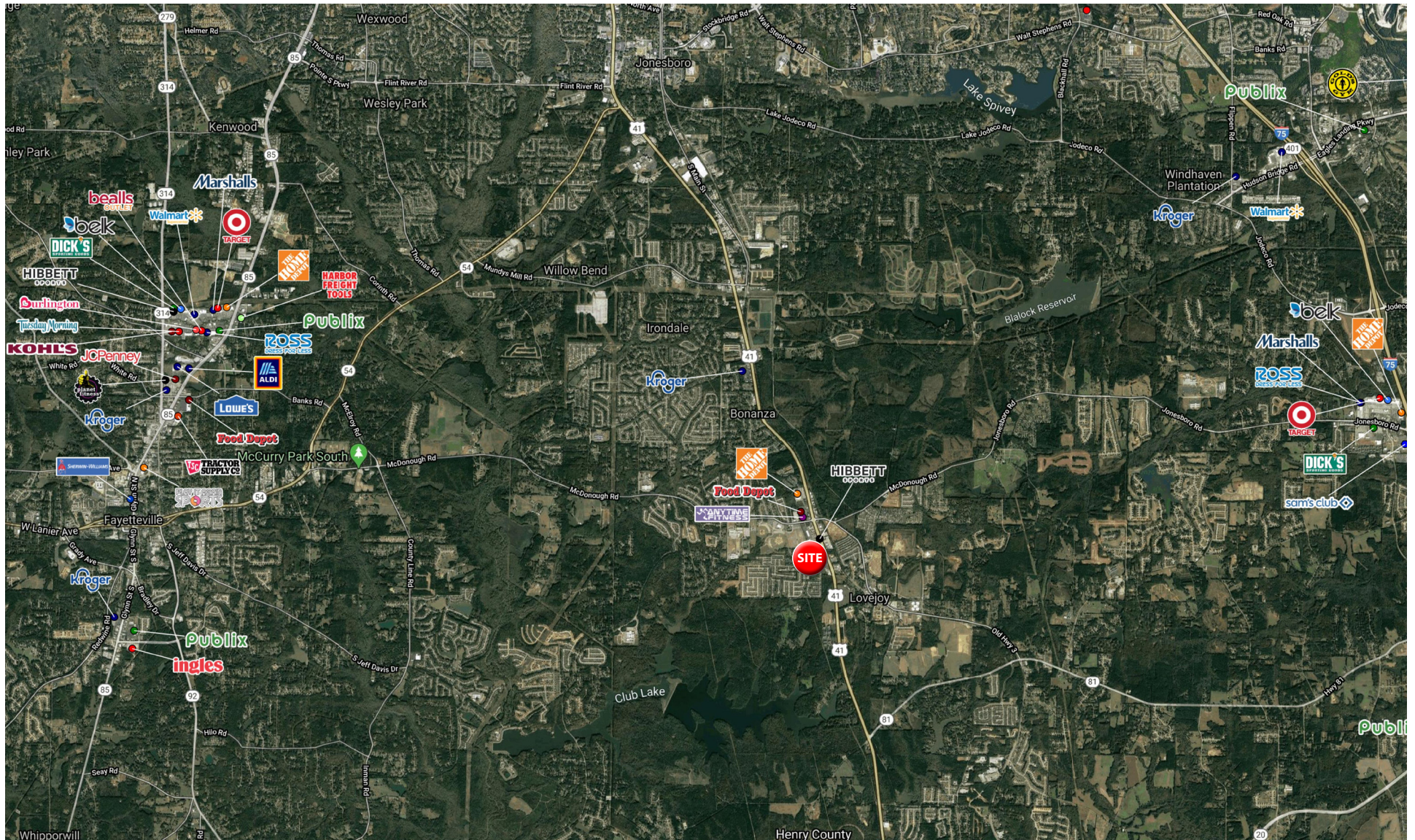
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Trade Area	Trade Area
Labor Force	
2023 Est. Labor Population Age 16 Years or Over	59,674
2023 Est. Civilian Employed	60.5%
2023 Est. Civilian Unemployed	2.1%
2023 Est. in Armed Forces	0.2%
2023 Est. not in Labor Force	37.2%
2023 Labor Force Males	46.2%
2023 Labor Force Females	53.8%
Occupation	
2023 Occupation: Population Age 16 Years or Over	36,100
2023 Mgmt, Business, & Financial Operations	14.2%
2023 Professional, Related	21.6%
2023 Service	19.7%
2023 Sales, Office	18.6%
2023 Farming, Fishing, Forestry	-
2023 Construction, Extraction, Maintenance	8.0%
2023 Production, Transport, Material Moving	18.0%
2023 White Collar Workers	54.3%
2023 Blue Collar Workers	45.7%
Transportation to Work	
2023 Drive to Work Alone	74.9%
2023 Drive to Work in Carpool	10.3%
2023 Travel to Work by Public Transportation	1.0%
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	0.4%
2023 Other Means	0.4%
2023 Work at Home	12.9%
Travel Time	
2023 Travel to Work in 14 Minutes or Less	9.0%
2023 Travel to Work in 15 to 29 Minutes	29.3%
2023 Travel to Work in 30 to 59 Minutes	47.7%
2023 Travel to Work in 60 Minutes or More	14.0%
2023 Average Travel Time to Work	32.3
Consumer Expenditure	
2023 Est. Total Household Expenditure	\$1.77 B
2023 Est. Apparel	\$62.47 M
2023 Est. Contributions, Gifts	\$100.2 M
2023 Est. Education, Reading	\$56.43 M
2023 Est. Entertainment	\$100.53 M
2023 Est. Food, Beverages, Tobacco	\$271.36 M
2023 Est. Furnishings, Equipment	\$62.47 M
2023 Est. Health Care, Insurance	\$161.83 M
2023 Est. Household Operations, Shelter, Utilities	\$568.95 M
2023 Est. Miscellaneous Expenses	\$33.34 M
2023 Est. Personal Care	\$23.73 M
2023 Est. Transportation	\$325.33 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRS INC

REAL ESTATE INVESTMENTS

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