

# Lanier Crossing

Cumming, GA



## LOCATION

655 Atlanta Hwy | Cumming GA 30040

## SIZE

110,002 Square Feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
3,265	32,103	88,344
Households		
1,415	11,332	30,446
Avg. HH Income (\$)		
70,202	102,721	116,171

## MAJOR TENANTS (S)

Hobby Lobby

Aaron's

Taco Bell

## LEASING CONTACT

Jacob Sedgh

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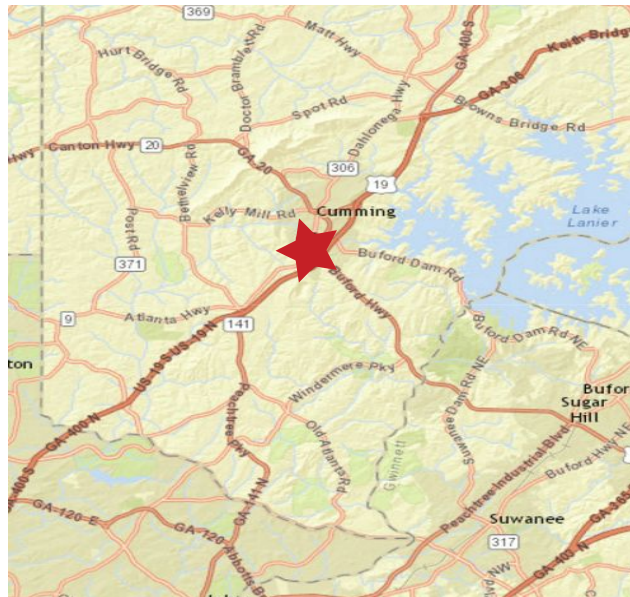
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Email: jacobsedgh@sedghgroup.com

## MORE INFO

<http://www.sedghgroup.com/properties/lanier-crossing>



## PROPERTY HIGHLIGHTS

- Located near Northside Hospital-For syth with 78 beds, 300 physicians and 800 employees.
- National tenants include Hobby Lobby, Subway, Boost Mobile, Stevi B's Pizza, Sherwin Williams, Chick Fil-A, Taco Bell, and KFC.
- Full access on Atlanta Hwy with several access points on Veterans Memorial Blvd (Buford Hwy) and Hutchinson Rd.
- 29,600 traffic count on Buford Hwy





Publix

DOLLAR TREE

Carmike Cinemas

TJ-maxx

OLD NAVY

petco

ASHLEY FURNITURE INDUSTRIES, INC.

ULTA

Aaron's

BIG LOTS!

HomeGoods

FIVE BELOW

OFF BROADWAY SHOES

DICK'S SPORTING GOODS

HOBBY LOBBY

TACO BELL

20

19

FIVE GUYS BURGERS and FRIES

BEST BUY

Fox's Pizza Den

Lanier Crossing

goodwill

OUTBACK STEAKHOUSES

golden corral Buffet & Grill

SUBWAY

Tuesday Morning

BED BATH & BEYOND

BJ's WHOLESALE CLUB

KOHL'S

ROSS DRESS FOR LESS

Bargain Hunt

KFC Chick-fil-A

TARGET

Pier 1 imports

LA FITNESS

LOWE'S

LOUISIANA HOTCHES

Pollo Tropical CHICKEN ON THE GRILL

Walmart

LONGHORN STEAKHOUSE

JOANN fabric and craft stores

Silk Road ASIAN RESTAURANT

belk MODERN SOUTHERN STYLE

OfficeMax

SPROUTS FARMERS MARKET

chilis

CHEESEBURGER BOBBY'S Burgers • Fries • Frozen Custard

BEALLS Outlet

MIA'S PIZZA & EATS

WAFLE HOUSE

IHOP RESTAURANT

FAMOUS FOR Steak n Shake STEAKBURGERS

HOME DEPOT

DOLLAR TREE

Michaels PET SMART

19

NORTHSIDE HOSPITAL FORSYTH

PANDA EXPRESS GOURMET CHINESE FOOD

O'Charley's RESTAURANT + BAR

20

ingles



STE	SPACE	SQ. FT.
101	Moto Asian Cuisine	1,400
201A 201B	Kapow Comics	6,000
300	Hobby Lobby	54,154
501	The Goldsmith Jewelers	1,400
502	Cumming Shoe Repair	1,050
503	Lanier Hair Cutters	1,050
504	Moon Nails	1,400
505	Cosmo Professionals	2,800
507	Simply U Beauty	1,400
508	AVAILABLE	1,400
509	Jalapenos Mexican Rest.	3,955
510	Vapor Emporium	1,400
601	AVAILABLE	1,680
602	AVAILABLE	1,540
603	Subway	1,200
604	Cricket Wireless	1,200
605	First Acceptance Insurance	1,200
607	AVAILABLE	4,184
608	Sherwin Williams	3,200
609	Ichiban Chinese Buffet	7,850
610	Aaron's	7,000
611	Dr. Bragg Dental	3,539
***	Taco Bell	****
Total Sq. Ft.		110,002



# Executive Summary

Lanier Shopping Center  
 655 Atlanta Road Cumming GA 30040  
 Rings: 1, 3, 5 mile radii

Latitude: 34.18726  
 Longitude: -84.14324

	1 mile	3 mile	5 mile
<b>Population</b>			
2000 Population	1,341	16,324	40,472
2010 Population	3,065	28,488	74,526
2015 Population	3,265	32,103	88,344
2020 Population	3,539	36,613	104,494
2000-2010 Annual Rate	8.62%	5.73%	6.30%
2010-2015 Annual Rate	1.21%	2.30%	3.29%
2015-2020 Annual Rate	1.62%	2.66%	3.41%
2015 Male Population	48.2%	49.5%	49.6%
2015 Female Population	51.8%	50.5%	50.4%
2015 Median Age	36.4	37.2	37.7

In the identified area, the current year population is 88,344. In 2010, the Census count in the area was 74,526. The rate of change since 2010 was 3.29% annually. The five-year projection for the population in the area is 104,494 representing a change of 3.41% annually from 2015 to 2020. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 36.4, compared to U.S. median age of 37.9.

### Race and Ethnicity

2015 White Alone	73.0%	77.3%	78.8%
2015 Black Alone	10.2%	4.5%	3.8%
2015 American Indian/Alaska Native Alone	1.1%	0.4%	0.4%
2015 Asian Alone	5.0%	8.0%	9.7%
2015 Pacific Islander Alone	0.0%	0.0%	0.1%
2015 Other Race	8.2%	7.6%	5.2%
2015 Two or More Races	2.5%	2.2%	2.2%
2015 Hispanic Origin (Any Race)	20.9%	17.1%	12.4%

Persons of Hispanic origin represent 12.4% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 50.6 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

2000 Households	510	5,704	14,370
2010 Households	1,335	10,131	25,981
2015 Total Households	1,415	11,332	30,446
2020 Total Households	1,536	12,913	35,865
2000-2010 Annual Rate	10.10%	5.91%	6.10%
2010-2015 Annual Rate	1.11%	2.16%	3.07%
2015-2020 Annual Rate	1.65%	2.65%	3.33%
2015 Average Household Size	2.15	2.79	2.88

The household count in this area has changed from 25,981 in 2010 to 30,446 in the current year, a change of 3.07% annually. The five-year projection of households is 35,865, a change of 3.33% annually from the current year total. Average household size is currently 2.88, compared to 2.85 in the year 2010. The number of families in the current year is 23,292 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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<b>Median Household Income</b>			
2015 Median Household Income	\$50,433	\$85,815	\$94,132
2020 Median Household Income	\$59,520	\$98,800	\$106,622
2015-2020 Annual Rate	3.37%	2.86%	2.52%
<b>Average Household Income</b>			
2015 Average Household Income	\$61,973	\$102,721	\$116,171
2020 Average Household Income	\$70,202	\$117,265	\$132,376
2015-2020 Annual Rate	2.52%	2.68%	2.65%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$25,269	\$35,940	\$40,017
2020 Per Capita Income	\$28,593	\$40,941	\$45,401
2015-2020 Annual Rate	2.50%	2.64%	2.56%

### Households by Income

Current median household income is \$94,132 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$106,622 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$116,171 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$132,376 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$40,017 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$45,401 in five years, compared to \$32,501 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	571	6,043	15,095
2000 Owner Occupied Housing Units	214	4,482	12,172
2000 Renter Occupied Housing Units	296	1,222	2,198
2000 Vacant Housing Units	61	339	725
2010 Total Housing Units	1,441	10,905	27,861
2010 Owner Occupied Housing Units	740	7,987	21,559
2010 Renter Occupied Housing Units	595	2,144	4,422
2010 Vacant Housing Units	106	774	1,880
2015 Total Housing Units	1,523	12,175	32,567
2015 Owner Occupied Housing Units	743	8,671	24,646
2015 Renter Occupied Housing Units	672	2,661	5,801
2015 Vacant Housing Units	108	843	2,121
2020 Total Housing Units	1,642	13,782	38,061
2020 Owner Occupied Housing Units	798	9,881	29,034
2020 Renter Occupied Housing Units	738	3,031	6,832
2020 Vacant Housing Units	106	869	2,196

Currently, 75.7% of the 32,567 housing units in the area are owner occupied; 17.8%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 27,861 housing units in the area - 77.4% owner occupied, 15.9% renter occupied, and 6.7% vacant. The annual rate of change in housing units since 2010 is 7.18%. Median home value in the area is \$303,213, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 1.33% annually to \$323,943.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.