



LANIER CROSSING SHOPPING CENTER

LOCATION

655 Atlanta Highway
Cumming, GA, 30040

SIZE

112,051 sq.ft.

PROPERTY HIGHLIGHTS

- Located near Northside Hospital-Forsyth with 78 beds, 300 physicians and 800 employees.
- 29,600 traffic count on Bufford Hwy.
- Full access on Atlanta Hwy with several access points on Veterans Memorial Blvd.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	4,396	40,010	109,427
Proj. Population	5,199	47,321	129,199
2022 Households	1,941	14,128	37,800
Proj. Households	2,317	16,712	44,546
2022 Median HH Income	\$58,195	\$94,182	\$107,018
Proj. Median HH Income	\$64,533	\$101,888	\$113,573
2022 Average HH Income	\$83,446	\$120,403	\$139,811
Proj. Average HH Income	\$90,998	\$132,028	\$153,313

NOTABLE TENANTS

HOBBY LOBBY



SUBWAY

SHERWIN WILLIAMS

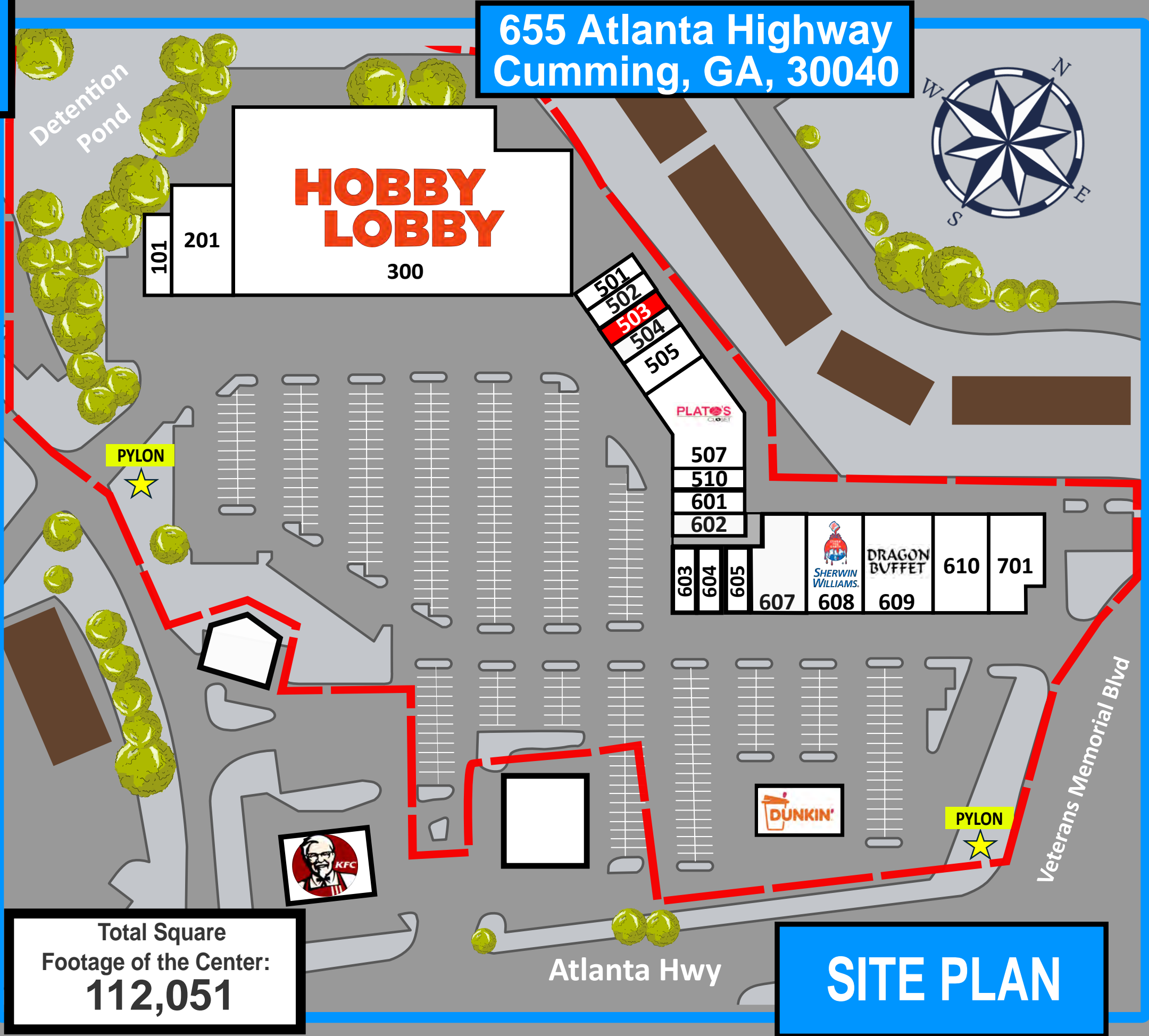


cricket

More Information, call us | 917-288-0049
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LANIER CROSSING SHOPPING CENTER

STE.	TENANT	SQ. FT
101	Moto Asian Cuisine	1,400
201	Style Encore	6,000
300	Hobby Lobby	54,154
501	The Goldsmith Jewelers	1,400
502	Qwik Pack & Ship (Opening Soon)	1,050
503	VACANT	1,050
504	Cleo P Nails & Spa	1,400
505	Cosmo Professional	2,800
507	Plato's Closet	6,755
510	Vapors Emporium	1,400
601	Ames Tools	1,680
602	VG Hair Salon LLC (Opening Soon)	1,540
603	Subway	1,200
604	Cricket Wireless	1,200
605	1st Acceptance Insurance	1,200
607	Indian Restaurant (Opening Soon)	4,184
608	Sherwin Williams	3,200
609	Dragon Buffet	7,850
610	Beautix Beauty Supply	7,000
701	Dr. Bragg Dental	3,539
***	Dunkin' Donuts	2,049
***	EVgo	****



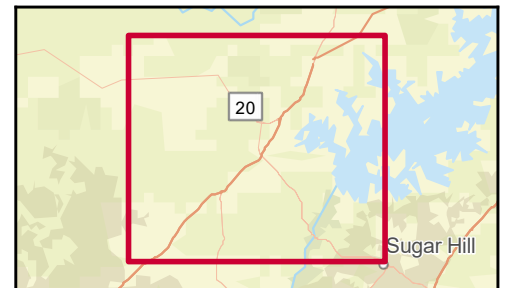
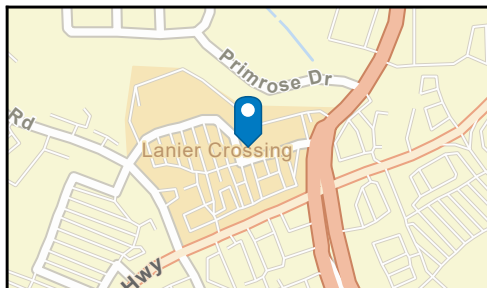
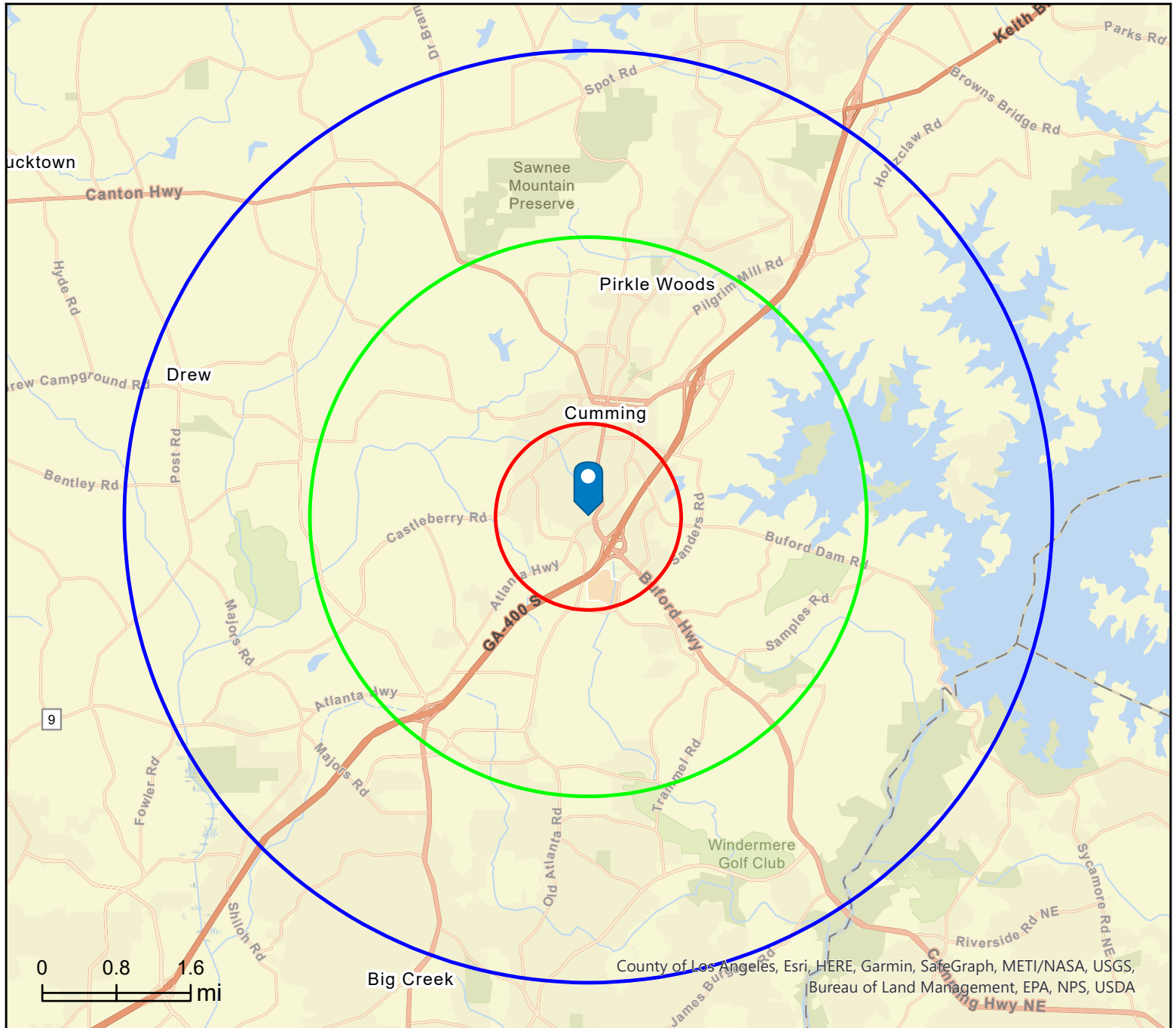
Total Square
Footage of the Center:
112,051

SITE PLAN



Lanier Crossing
655 Atlanta Hwy Cumming GA 30040
Ring: 1 mile radius

Latitude: 34.1885
Longitude: -84.1428





Executive Summary

Lanier Crossing
655 Atlanta Hwy Cumming GA 30040
Rings: 1, 3, 5 mile radii

Latitude: 34.1885
Longitude: -84.1428

	1 mile	3 mile	5 mile
Population			
2000 Population	1,297	16,237	40,139
2010 Population	2,957	28,242	74,083
2020 Population	4,396	40,010	109,427
2025 Population	5,199	47,321	129,199
2000-2010 Annual Rate	8.59%	5.69%	6.32%
2010-2020 Annual Rate	3.94%	3.46%	3.88%
2020-2025 Annual Rate	3.41%	3.41%	3.38%
2020 Male Population	48.8%	49.6%	49.5%
2020 Female Population	51.2%	50.5%	50.5%
2020 Median Age	38.2	37.4	38.0

In the identified area, the current year population is 109,427. In 2010, the Census count in the area was 74,083. The rate of change since 2010 was 3.88% annually. The five-year projection for the population in the area is 129,199 representing a change of 3.38% annually from 2020 to 2025. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 38.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	73.1%	78.1%	80.3%
2020 Black Alone	12.4%	6.2%	5.2%
2020 American Indian/Alaska Native Alone	1.2%	0.4%	0.4%
2020 Asian Alone	2.3%	4.1%	5.6%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	7.9%	8.2%	5.6%
2020 Two or More Races	3.1%	3.0%	2.9%
2020 Hispanic Origin (Any Race)	20.5%	18.9%	13.7%

Persons of Hispanic origin represent 13.7% of the population in the identified area compared to 18.8% 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 50.3 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	80	150	182
2000 Households	501	5,690	14,277
2010 Households	1,301	10,049	25,843
2020 Total Households	1,941	14,128	37,800
2025 Total Households	2,317	16,712	44,546
2000-2010 Annual Rate	10.01%	5.85%	6.11%
2010-2020 Annual Rate	3.98%	3.38%	3.78%
2020-2025 Annual Rate	3.60%	3.42%	3.34%
2020 Average Household Size	2.13	2.79	2.88

The household count in this area has changed from 25,843 in 2010 to 37,800 in the current year, a change of 3.78% annually. The five-year projection of households is 44,546, a change of 3.34% annually from the current year total. Average household size is currently 2.88, compared to 2.84 in the year 2010. The number of families in the current year is 28,806 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

April 21, 2021



Executive Summary

Lanier Crossing
655 Atlanta Hwy Cumming GA 30040
Rings: 1, 3, 5 mile radii

Latitude: 34.1885
Longitude: -84.1428

	1 mile	3 mile	5 mile
Mortgage Income			
2020 Percent of Income for Mortgage	14.6%	12.8%	13.1%
Median Household Income			
2020 Median Household Income	\$58,195	\$94,182	\$107,018
2025 Median Household Income	\$64,533	\$101,888	\$113,573
2020-2025 Annual Rate	2.09%	1.59%	1.20%
Average Household Income			
2020 Average Household Income	\$83,446	\$120,403	\$139,811
2025 Average Household Income	\$90,998	\$132,028	\$153,313
2020-2025 Annual Rate	1.75%	1.86%	1.86%
Per Capita Income			
2020 Per Capita Income	\$33,518	\$42,030	\$48,235
2025 Per Capita Income	\$36,949	\$46,115	\$52,788
2020-2025 Annual Rate	1.97%	1.87%	1.82%

Households by Income

Current median household income is \$107,018 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$113,573 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$139,811 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$153,313 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$48,235 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$52,788 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	162	185	180
2000 Total Housing Units	564	6,026	15,001
2000 Owner Occupied Housing Units	206	4,462	12,087
2000 Renter Occupied Housing Units	295	1,228	2,190
2000 Vacant Housing Units	63	336	724
2010 Total Housing Units	1,407	10,813	27,718
2010 Owner Occupied Housing Units	710	7,905	21,429
2010 Renter Occupied Housing Units	591	2,144	4,414
2010 Vacant Housing Units	106	764	1,875
2020 Total Housing Units	2,074	14,951	40,054
2020 Owner Occupied Housing Units	1,069	11,217	31,787
2020 Renter Occupied Housing Units	872	2,911	6,013
2020 Vacant Housing Units	133	823	2,254
2025 Total Housing Units	2,475	17,668	47,101
2025 Owner Occupied Housing Units	1,291	13,299	37,480
2025 Renter Occupied Housing Units	1,026	3,413	7,066
2025 Vacant Housing Units	158	956	2,555

Currently, 79.4% of the 40,054 housing units in the area are owner occupied; 15.0%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 27,718 housing units in the area - 77.3% owner occupied, 15.9% renter occupied, and 6.8% vacant. The annual rate of change in housing units since 2010 is 17.78%. Median home value in the area is \$334,865, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.93% annually to \$350,755.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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