



GRAYSON COMMONS

Grayson Hwy at Rosebud Rd, Grayson, GA

**WEINGARTEN
REALTY**

Located on Grayson Highway in the heart of Grayson, Georgia, and anchored by a high-performing Kroger, Grayson Commons provides a focal point as a neighborhood destination for the Grayson community. More than 43,000 vehicles travel along this busy corridor every day.

PROPERTY SIZE 76,581 SQ. FT.

LAT/LONG 33.89762 N, -83.96145 W

TRAFFIC COUNTS GRAYSON HWY & ROSEBUD RD - 43,280

CONTACT

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TENANTS LIST

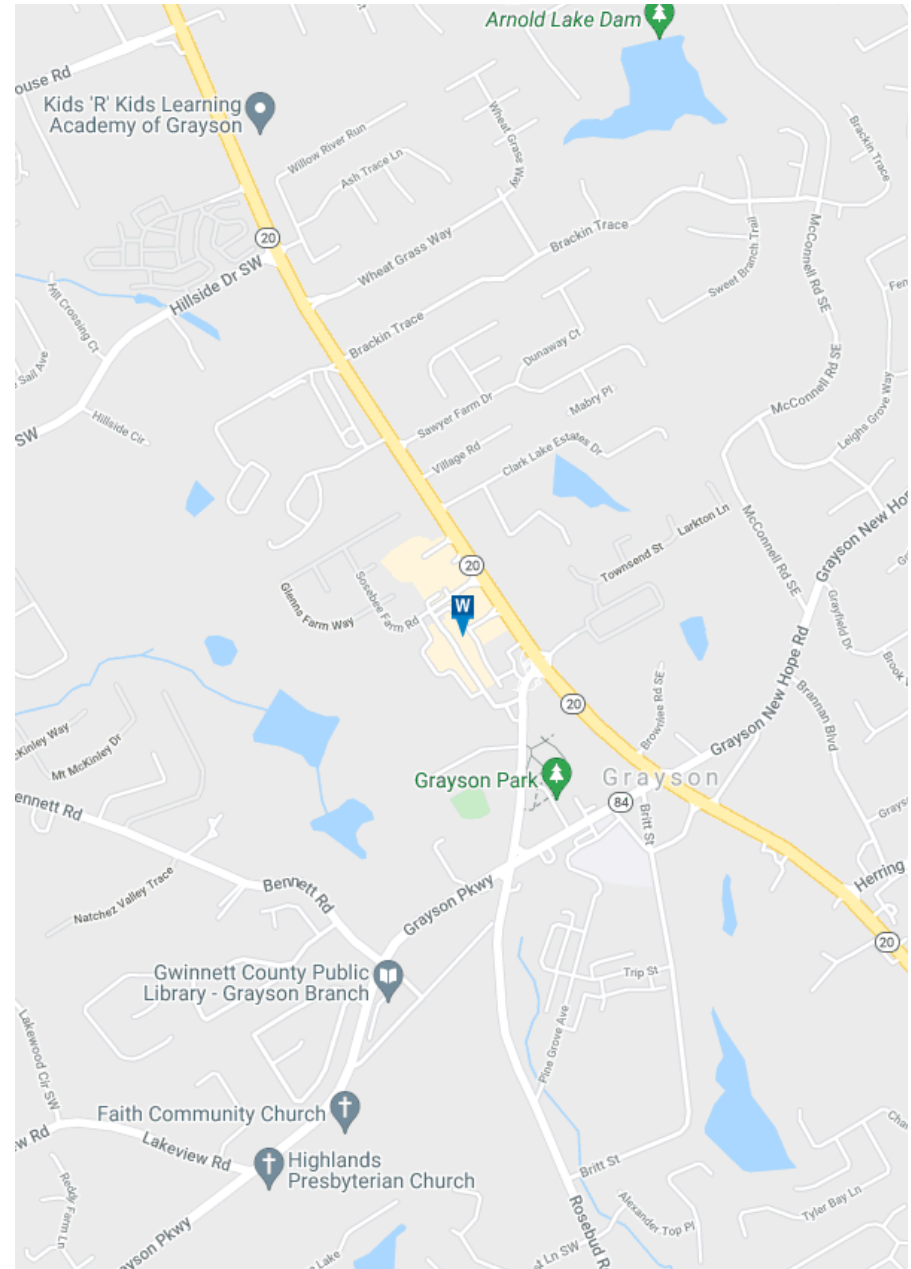
AOA	El Ranchero	4,500 SF
AOD	China Cafe	1,500 SF
AOE	Pancake House	2,000 SF
AOF	Subway	1,250 SF
AOG	The UPS Store	1,250 SF
AOJ	Ken Dean State Farm	3,000 SF
AOK	Marco's Pizza	1,500 SF
AOL	Nail Network	1,125 SF
AOM	GNC	1,500 SF
AON	H & R Block	1,500 SF
AOP	Young's Cleaners	1,500 SF
BOA	Kroger Grocer	46,581 SF
COA	Three Dog Bakery	1,500 SF
COB	Available	1,125 SF
COC	American Deli	1,125 SF
COD	Great Clips	1,125 SF
COF	OneMain Financial	1,500 SF
COH	Shane	3,000 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	7,754	25,064	54,251	159,823
Average Household Income	\$117,617	\$110,578	\$99,173	\$91,178
Population Trends				
2000 Population	3,063	10,479	25,093	85,573
2010 Population	6,500	21,037	46,149	138,181
2020 Population	7,754	25,064	54,251	159,823
2025 Population	8,787	28,414	61,160	178,748
Absolute Growth 2010 to 2020'	19.3%	19.14%	17.56%	15.66%
Projected Growth 2020 to 2025'	13.32%	13.37%	12.74%	11.84%
Race & Ethnicity				
% White	53.56%	53.29%	50.12%	46.28%
% Black	30.23%	31%	30.62%	31.33%
% Asian	7.64%	6.48%	6.6%	6.29%
% Other	2.93%	2.79%	2.79%	2.88%
% Hispanic	5.64%	6.44%	9.88%	13.23%
Income & Education				
Median Household Income	94,851	89,306	81,761	74,640
Average Household Income	\$117,617	\$110,578	\$99,173	\$91,178
% College Graduates	58.75%	53.81%	49.09%	45.47%
Age				
Median Age	39.5	39	38.1	36.9
% Age < 18	22.33%	22.24%	22.93%	23.62%
% Age 65 +	13.19%	12.93%	12.87%	12.47%
Households & Housing				
Households	2,596	8,273	17,766	52,056
Average Household Size	2.99	3.03	3.05	3.06
Median Housing Value	\$413,262	\$379,967	\$336,964	\$298,609
% Owner Occupied Housing	76.23%	78.17%	78.2%	75.48%
% Renter Occupied Housing	18.62%	16.17%	15.89%	18.26%
% Vacant Housing	5.15%	5.66%	5.9%	6.26%
Workplace & Workers				
Number of Businesses	243	510	1,570	3,430
% White Collar	76.2%	75.1%	71.08%	67.37%
% Blue Collar	23.8%	24.9%	28.92%	32.63%



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