

# Demographic Detail Report

## Galleria at Sugarloaf

1291 Old Peachtree Rd NW, Suwanee, GA 30024

Building Type: **General Retail**  
 Secondary: -  
 GLA: **145,186 SF**  
 Year Built: **2005**

Total Available: **51,517 SF**  
 % Leased: **72.2%**  
 Rent/SF/Yr: **\$15.61**



| Radius                        | 1 Mile       | 3 Mile        | 5 Mile         |
|-------------------------------|--------------|---------------|----------------|
| <b>Population</b>             |              |               |                |
| 2017 Projection               | 4,932        | 59,832        | 190,480        |
| 2012 Estimate                 | 4,664        | 56,851        | 180,006        |
| 2010 Census                   | 4,598        | 56,516        | 177,618        |
| Growth 2012 - 2017            | 5.80%        | 5.20%         | 5.80%          |
| Growth 2010 - 2012            | 1.40%        | 0.60%         | 1.30%          |
| <b>2012 Population by Age</b> |              |               |                |
|                               | <b>4,664</b> | <b>56,851</b> | <b>180,006</b> |
| Age 0 - 4                     | 252 5.40%    | 3,574 6.29%   | 13,150 7.31%   |
| Age 5 - 9                     | 394 8.45%    | 4,353 7.66%   | 14,389 7.99%   |
| Age 10 - 14                   | 402 8.62%    | 4,875 8.58%   | 14,554 8.09%   |
| Age 15 - 19                   | 383 8.21%    | 4,348 7.65%   | 13,005 7.22%   |
| Age 20 - 24                   | 215 4.61%    | 3,054 5.37%   | 11,492 6.38%   |
| Age 25 - 34                   | 354 7.59%    | 7,029 12.36%  | 26,858 14.92%  |
| Age 35 - 44                   | 817 17.52%   | 9,500 16.71%  | 29,982 16.66%  |
| Age 45 - 49                   | 480 10.29%   | 5,285 9.30%   | 14,902 8.28%   |
| Age 50 - 54                   | 418 8.96%    | 4,767 8.39%   | 13,364 7.42%   |
| Age 55 - 59                   | 334 7.16%    | 3,671 6.46%   | 10,129 5.63%   |
| Age 60 - 64                   | 206 4.42%    | 2,475 4.35%   | 7,039 3.91%    |
| Age 65 - 74                   | 251 5.38%    | 2,606 4.58%   | 7,127 3.96%    |
| Age 75 - 84                   | 99 2.12%     | 971 1.71%     | 2,869 1.59%    |
| Age 85 and over               | 57 1.22%     | 343 0.60%     | 1,146 0.64%    |
| Age 65 and over               | 407 8.73%    | 3,920 6.90%   | 11,142 6.19%   |
| <b>Median Age</b>             | <b>39.70</b> | <b>36.40</b>  | <b>33.80</b>   |
| <b>Average Age</b>            | <b>36.70</b> | <b>35.10</b>  | <b>33.70</b>   |

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| Radius  | 1 Mile       | 3 Mile        | 5 Mile         |
|---|--------------|---------------|----------------|
| <b>2012 Population By Race</b>                                | <b>4,664</b> | <b>56,851</b> | <b>180,006</b> |
| White   | 2,286 49.01% | 29,635 52.13% | 88,550 49.19%  |
| Black or African American                                     | 540 11.58%   | 9,421 16.57%  | 38,308 21.28%  |
| American Indian and Alaska Native                             | 9 0.19%      | 115 0.20%     | 674 0.37%      |
| Asian   | 1,649 35.36% | 13,636 23.99% | 34,038 18.91%  |
| Native Hawaiian and Pacific Islander                          | 0 0.00%      | 17 0.03%      | 93 0.05%       |
| Other Race  | 71 1.52%     | 2,404 4.23%   | 12,412 6.90%   |
| Two or More Races   | 108 2.32%    | 1,623 2.85%   | 5,932 3.30%    |
| <b>2012 Population by Hispanic Origin</b>                     | <b>4,663</b> | <b>56,851</b> | <b>180,007</b> |
| Not Hispanic or Latino  | 4,390 94.15% | 49,748 87.51% | 146,994 81.66% |
| Hispanic or Latino  | 273 5.85%    | 7,103 12.49%  | 33,013 18.34%  |
| <b>2012 Age 5+ Language at Home</b>                           | <b>3,910</b> | <b>49,794</b> | <b>159,129</b> |
| Speak Only English  | 2,609 66.73% | 33,513 67.30% | 100,421 63.11% |
| Speak Asian or Pacific Island                                 | 629 16.09%   | 7,338 14.74%  | 20,778 13.06%  |
| Speak IndoEuropean  | 250 6.39%    | 2,960 5.94%   | 11,694 7.35%   |
| Speak Spanish   | 237 6.06%    | 5,178 10.40%  | 23,457 14.74%  |
| Speak Other Language  | 185 4.73%    | 805 1.62%     | 2,779 1.75%    |
| <b>2012 Median Age, Male</b>                                  | <b>39.30</b> | <b>35.40</b>  | <b>32.70</b>   |
| <b>2012 Average Age, Male</b>                                 | <b>35.90</b> | <b>34.40</b>  | <b>32.90</b>   |
| <b>2012 Median Age, Female</b>                                | <b>40.00</b> | <b>37.20</b>  | <b>34.70</b>   |
| <b>2012 Average Age, Female</b>                               | <b>37.40</b> | <b>35.80</b>  | <b>34.50</b>   |
| <b>2012 Population by Occupation Classification (Age 16+)</b> | <b>1,910</b> | <b>26,841</b> | <b>87,670</b>  |
| Blue Collar   | 173 9.06%    | 3,261 12.15%  | 14,549 16.60%  |
| White Collar  | 1,604 83.98% | 20,417 76.07% | 61,254 69.87%  |
| Service   | 133 6.96%    | 3,163 11.78%  | 11,867 13.54%  |
| <b>2012 Population by Marital Status (Age 15+)</b>            | <b>3,147</b> | <b>40,956</b> | <b>131,454</b> |
| Total, Never Married  | 574 18.24%   | 10,693 26.11% | 38,084 28.97%  |
| Married   | 2,329 74.01% | 25,529 62.33% | 76,971 58.55%  |
| Widowed   | 61 1.94%     | 1,281 3.13%   | 4,588 3.49%    |
| Divorced  | 183 5.82%    | 3,453 8.43%   | 11,811 8.98%   |

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| Radius   | 1 Mile       | 3 Mile        | 5 Mile         |
|--|--------------|---------------|----------------|
| <b>2012 Population by Education</b>                  | <b>2,675</b> | <b>33,869</b> | <b>107,447</b> |
| Less Than 9th Grade                                  | 49 1.83%     | 748 2.21%     | 3,731 3.47%    |
| Some High School, No Diploma                         | 29 1.08%     | 1,003 2.96%   | 4,642 4.32%    |
| High School Grad (Incl Equivalency)                  | 380 14.21%   | 6,415 18.94%  | 23,605 21.97%  |
| Some College, No Degree                              | 393 14.69%   | 6,303 18.61%  | 20,970 19.52%  |
| Associate Degree                                     | 203 7.59%    | 2,951 8.71%   | 9,516 8.86%    |
| Bachelor Degree                                      | 1,022 38.21% | 11,054 32.64% | 31,171 29.01%  |
| Advanced Degrees                                     | 599 22.39%   | 5,395 15.93%  | 13,812 12.85%  |
| <b>2012 Population by Occupation (Age 16+)</b>       | <b>2,042</b> | <b>30,002</b> | <b>99,537</b>  |
| Management, Business, & Financial                    | 857 41.97%   | 10,909 36.36% | 33,506 33.66%  |
| Professional & Related Occupations                   | 100 4.90%    | 1,215 4.05%   | 3,356 3.37%    |
| Services   | 647 31.68%   | 10,587 35.29% | 36,547 36.72%  |
| Sales & Office                                       | 366 17.92%   | 4,611 15.37%  | 13,699 13.76%  |
| Farming, Fishing, & Forestry                         | 0 0.00%      | 92 0.31%      | 152 0.15%      |
| Construction, Extraction & Maint                     | 37 1.81%     | 952 3.17%     | 4,848 4.87%    |
| Production & Transportation                          | 35 1.71%     | 1,636 5.45%   | 7,429 7.46%    |
| <b>2012 Workers by Travel Time to Work (Age 16+)</b> | <b>1,848</b> | <b>27,392</b> | <b>91,678</b>  |
| Less Than 15 Minutes                                 | 385 20.83%   | 5,488 20.04%  | 15,997 17.45%  |
| 15 to 29 Minutes                                     | 466 25.22%   | 7,176 26.20%  | 24,796 27.05%  |
| 30 to 44 Minutes                                     | 358 19.37%   | 5,779 21.10%  | 18,797 20.50%  |
| 45 to 59 Minutes                                     | 255 13.80%   | 3,074 11.22%  | 10,677 11.65%  |
| 60+ Minutes  | 384 20.78%   | 5,875 21.45%  | 21,411 23.35%  |
| <b>2010 Households by HH Size</b>                    | <b>1,522</b> | <b>19,333</b> | <b>62,011</b>  |
| 1-Person Households                                  | 199 13.07%   | 3,448 17.83%  | 12,969 20.91%  |
| 2-Person Households                                  | 429 28.19%   | 5,582 28.87%  | 17,144 27.65%  |
| 3-Person Households                                  | 312 20.50%   | 3,849 19.91%  | 11,860 19.13%  |
| 4-Person Households                                  | 338 22.21%   | 3,767 19.48%  | 11,351 18.30%  |
| 5-Person Households                                  | 170 11.17%   | 1,674 8.66%   | 5,219 8.42%    |
| 6-Person Households                                  | 52 3.42%     | 652 3.37%     | 2,130 3.43%    |
| 7 or more Person Households                          | 22 1.45%     | 361 1.87%     | 1,338 2.16%    |
| <b>2012 Average Household Size</b>                   | <b>3.00</b>  | <b>2.89</b>   | <b>2.84</b>    |

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| Radius                              | 1 Mile           |        | 3 Mile          |        | 5 Mile          |        |
|-------------------------------------|------------------|--------|-----------------|--------|-----------------|--------|
| <b>Households</b>                   |                  |        |                 |        |                 |        |
| 2017 Projection                     | 1,638            |        | 20,557          |        | 66,292          |        |
| 2012 Estimate                       | 1,557            |        | 19,657          |        | 63,272          |        |
| 2010 Census                         | 1,520            |        | 19,333          |        | 62,011          |        |
| Growth 2012 - 2017                  | 5.20%            |        | 4.60%           |        | 4.80%           |        |
| Growth 2010 - 2012                  | 2.50%            |        | 1.70%           |        | 2.00%           |        |
| <b>2012 Households by HH Income</b> |                  |        |                 |        |                 |        |
|                                     | <b>1,557</b>     |        | <b>19,656</b>   |        | <b>63,273</b>   |        |
| Income: Less than \$15,000          | 62               | 3.98%  | 1,131           | 5.75%  | 3,663           | 5.79%  |
| Income: \$15,000 - \$24,999         | 88               | 5.65%  | 1,098           | 5.59%  | 4,490           | 7.10%  |
| Income: \$25,000 - \$34,999         | 39               | 2.50%  | 1,125           | 5.72%  | 4,701           | 7.43%  |
| Income: \$35,000 - \$49,999         | 53               | 3.40%  | 1,787           | 9.09%  | 7,564           | 11.95% |
| Income: \$50,000 - \$74,999         | 137              | 8.80%  | 3,350           | 17.04% | 12,492          | 19.74% |
| Income: \$75,000 - \$99,999         | 304              | 19.52% | 3,019           | 15.36% | 9,508           | 15.03% |
| Income: \$100,000 - \$149,999       | 350              | 22.48% | 4,367           | 22.22% | 12,241          | 19.35% |
| Income: \$150,000 - \$199,999       | 251              | 16.12% | 2,214           | 11.26% | 5,253           | 8.30%  |
| Income: \$200,000+                  | 273              | 17.53% | 1,565           | 7.96%  | 3,361           | 5.31%  |
| <b>2012 Avg Household Income</b>    |                  |        |                 |        |                 |        |
|                                     | <b>\$127,191</b> |        | <b>\$98,957</b> |        | <b>\$86,873</b> |        |
| <b>2012 Med Household Income</b>    |                  |        |                 |        |                 |        |
|                                     | <b>\$109,605</b> |        | <b>\$84,258</b> |        | <b>\$71,460</b> |        |
| <b>2012 Per Capita Income</b>       |                  |        |                 |        |                 |        |
|                                     | <b>\$41,797</b>  |        | <b>\$34,357</b> |        | <b>\$30,540</b> |        |
| <b>2012 Occupied Housing</b>        |                  |        |                 |        |                 |        |
|                                     | <b>1,557</b>     |        | <b>19,657</b>   |        | <b>63,271</b>   |        |
| Owner Occupied                      | 1,314            | 84.39% | 14,223          | 72.36% | 39,834          | 62.96% |
| Renter Occupied                     | 243              | 15.61% | 5,434           | 27.64% | 23,437          | 37.04% |
| <b>2010 Housing Units</b>           |                  |        |                 |        |                 |        |
|                                     | <b>1,486</b>     |        | <b>19,633</b>   |        | <b>65,511</b>   |        |
| 1 Unit Attached                     | 75               | 5.05%  | 1,992           | 10.15% | 5,451           | 8.32%  |
| 1 Unit Detached                     | 1,359            | 91.45% | 13,585          | 69.19% | 40,225          | 61.40% |
| 2 Units                             | 0                | 0.00%  | 142             | 0.72%  | 596             | 0.91%  |
| 3 - 19 Units                        | 25               | 1.68%  | 1,956           | 9.96%  | 11,690          | 17.84% |
| 20 - 49 Units                       | 23               | 1.55%  | 1,165           | 5.93%  | 5,254           | 8.02%  |
| 50 or more Units                    | 4                | 0.27%  | 221             | 1.13%  | 1,430           | 2.18%  |
| Mobile Home or Trailer              | 0                | 0.00%  | 572             | 2.91%  | 853             | 1.30%  |
| Boat, RV, Van, Etc.                 | 0                | 0.00%  | 0               | 0.00%  | 12              | 0.02%  |

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| Radius                                     | 1 Mile           |        | 3 Mile           |        | 5 Mile           |        |
|--|------------------|--------|------------------|--------|------------------|--------|
| <b>2012 Housing Value - Owner Occupied</b> | <b>1,314</b>     |        | <b>14,223</b>    |        | <b>39,833</b>    |        |
| Value < \$50,000                           | 2                | 0.15%  | 51               | 0.36%  | 201              | 0.50%  |
| Value \$50,000-\$99,999                    | 23               | 1.75%  | 637              | 4.48%  | 2,442            | 6.13%  |
| Value \$100,000-\$149,999                  | 80               | 6.09%  | 3,689            | 25.94% | 13,035           | 32.72% |
| Value \$150,000-\$199,999                  | 461              | 35.08% | 4,479            | 31.49% | 11,276           | 28.31% |
| Value \$200,000-\$249,999                  | 205              | 15.60% | 1,939            | 13.63% | 5,245            | 13.17% |
| Value \$250,000-\$299,999                  | 108              | 8.22%  | 1,131            | 7.95%  | 2,873            | 7.21%  |
| Value \$300,000-\$399,999                  | 223              | 16.97% | 1,303            | 9.16%  | 2,663            | 6.69%  |
| Value \$400,000-\$499,999                  | 139              | 10.58% | 341              | 2.40%  | 845              | 2.12%  |
| Value \$500,000-\$749,999                  | 56               | 4.26%  | 345              | 2.43%  | 717              | 1.80%  |
| Value \$750,000-\$999,999                  | 7                | 0.53%  | 175              | 1.23%  | 276              | 0.69%  |
| Value \$1,000,000+                         | 10               | 0.76%  | 133              | 0.94%  | 260              | 0.65%  |
| <b>2012 Median Home Value</b>              | <b>\$222,033</b> |        | <b>\$180,525</b> |        | <b>\$168,794</b> |        |
| <b>2012 Housing Units by Yr Built</b>      | <b>1,488</b>     |        | <b>19,633</b>    |        | <b>65,511</b>    |        |
| Built 2005 to Present                      | 245              | 16.47% | 2,364            | 12.04% | 5,196            | 7.93%  |
| Built 2000 to 2004                         | 445              | 29.91% | 4,880            | 24.86% | 14,830           | 22.64% |
| Built 1990 to 1999                         | 501              | 33.67% | 7,920            | 40.34% | 27,742           | 42.35% |
| Built 1980 to 1989                         | 294              | 19.76% | 3,356            | 17.09% | 12,432           | 18.98% |
| Built 1970 to 1979                         | 1                | 0.07%  | 758              | 3.86%  | 3,618            | 5.52%  |
| Built 1960 to 1969                         | 1                | 0.07%  | 170              | 0.87%  | 1,012            | 1.54%  |
| Built 1950 to 1959                         | 1                | 0.07%  | 82               | 0.42%  | 317              | 0.48%  |
| Built 1940 to 1949                         | 0                | 0.00%  | 15               | 0.08%  | 189              | 0.29%  |
| Built 1939 or Earlier                      | 0                | 0.00%  | 88               | 0.45%  | 175              | 0.27%  |
| <b>2012 Median Year Built</b>              | <b>1999</b>      |        | <b>1997</b>      |        | <b>1995</b>      |        |