

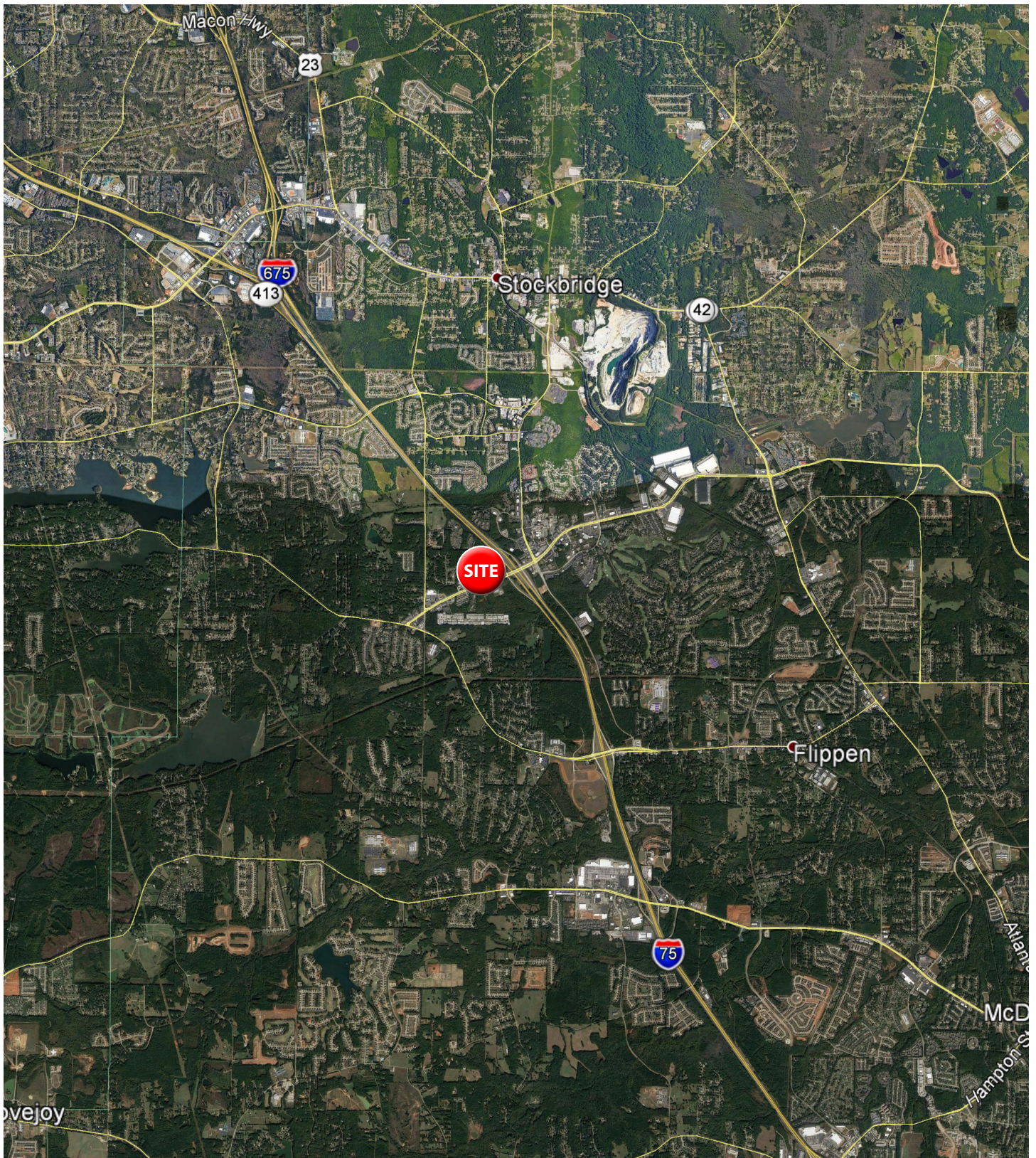
HUDSON BRIDGE CROSSING

1400 HUDSON BRIDGE ROAD
STOCKBRIDGE, GA 30281



Max Dufour, Leasing
843.654.7859
max.dufour@wrsrealty.com

LOCATION





INLINE RETAIL AVAILABLE

Space	Tenant	Outparcels	Tenant
B1	Massage Envy	1	Mellow Mushroom
B2	Children's Health Care of Atl.	2	Discount Tire
B3	Children's Health Care of Atl.	3	Arby's
B4	Children's Health Care of Atl.	4	Zaxby's
B5	Physical Therapy	5	Bank of America
B6 - B7	Crazy Crab	6	D4C Dental Brands, Inc.
B8 - B12	Children's Health Care of Atl.	7	Smashburger

2	Children's Health Care of Atl.
3	Whole Note Music
4	Wing N Burger
5	Real Body Glo Wax
6	American Deli
7	Granny's Soul Food
8	Nail Luv
9	Moore Sweets
10	Shoe Department
11	Rainbow
12	Batteries Plus
13	GameStop
14	Tribeca Diamonds
15	AT&T
16	Dollar Tree

The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.
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TRADE AREA SNAPSHOT



**Estimated
Population**
77,726



**Estimated
Households**
27,774



**Average HH
Income**
\$119,803



**Median HH
Income**
\$94,191



**Total
Businesses**
5,590



**Total
Employees**
25,330



TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.5097/-84.2232

Trade Area	Trade Area
Population	
2023 Estimated Population	77,726
2028 Projected Population	81,989
2020 Census Population	75,308
2010 Census Population	66,368
Projected Annual Growth 2023 to 2028	1.1%
Historical Annual Growth 2010 to 2023	1.3%
Households	
2023 Estimated Households	27,774
2028 Projected Households	30,810
2020 Census Households	26,564
2010 Census Households	23,578
Projected Annual Growth 2023 to 2028	2.2%
Historical Annual Growth 2010 to 2023	1.4%
Age	
2023 Est. Population Under 10 Years	11.2%
2023 Est. Population 10 to 19 Years	15.3%
2023 Est. Population 20 to 29 Years	11.7%
2023 Est. Population 30 to 44 Years	18.7%
2023 Est. Population 45 to 59 Years	23.0%
2023 Est. Population 60 to 74 Years	15.4%
2023 Est. Population 75 Years or Over	4.7%
2023 Est. Median Age	39.1
Marital Status & Gender	
2023 Est. Male Population	47.4%
2023 Est. Female Population	52.6%
2023 Est. Never Married	36.4%
2023 Est. Now Married	43.2%
2023 Est. Separated or Divorced	14.7%
2023 Est. Widowed	5.8%
Income	
2023 Est. HH Income \$200,000 or More	12.0%
2023 Est. HH Income \$150,000 to \$199,999	10.3%
2023 Est. HH Income \$100,000 to \$149,999	20.2%
2023 Est. HH Income \$75,000 to \$99,999	14.5%
2023 Est. HH Income \$50,000 to \$74,999	20.2%
2023 Est. HH Income \$35,000 to \$49,999	8.1%
2023 Est. HH Income \$25,000 to \$34,999	6.1%
2023 Est. HH Income \$15,000 to \$24,999	3.7%
2023 Est. HH Income Under \$15,000	5.0%
2023 Est. Average Household Income	\$119,803
2023 Est. Median Household Income	\$94,191
2023 Est. Per Capita Income	\$42,858
2023 Est. Total Businesses	5,590
2023 Est. Total Employees	25,330

TRADE AREA DEMOGRAPHICS

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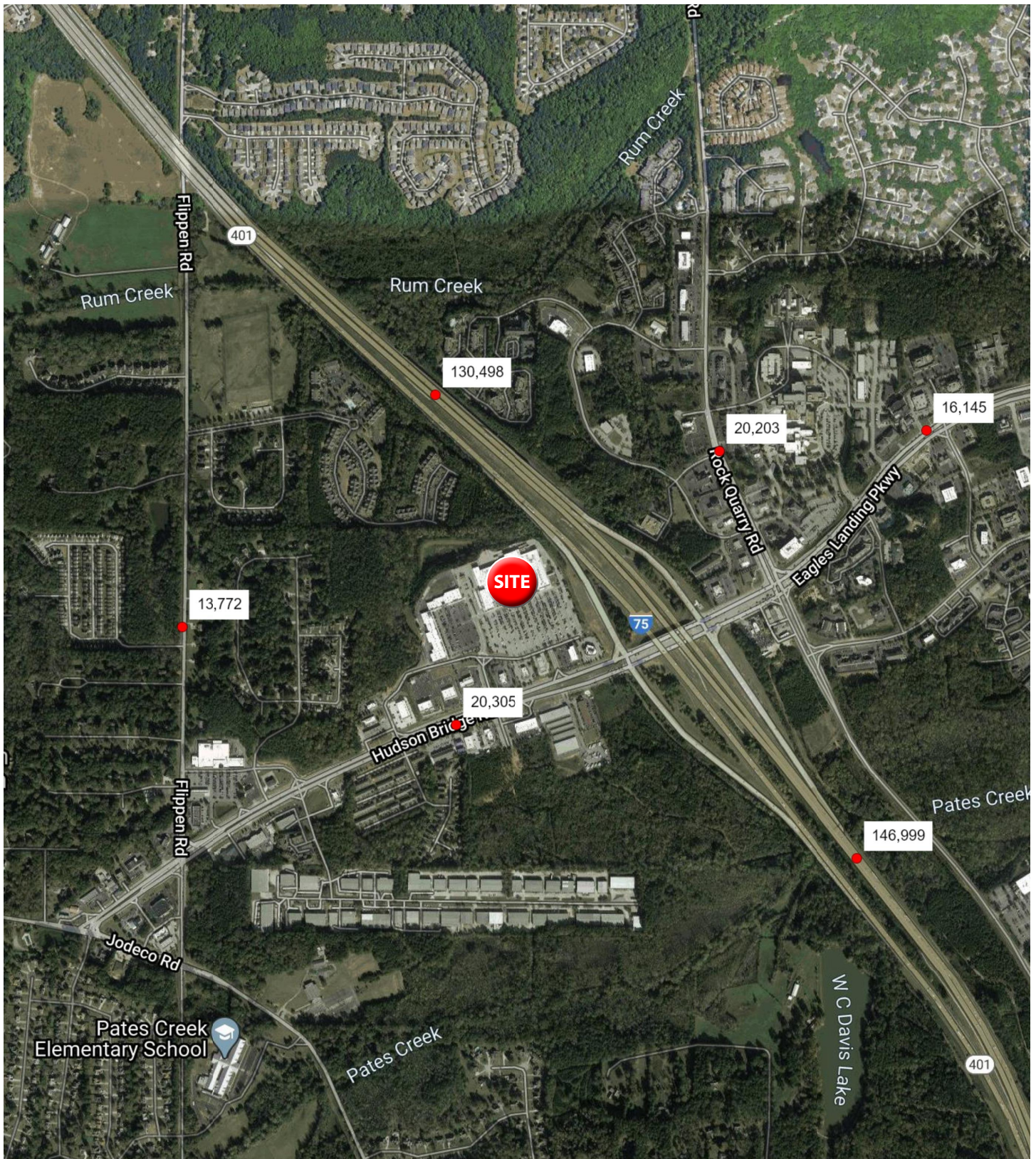
Trade Area	Trade Area
Race	
2023 Est. White	31.2%
2023 Est. Black	54.3%
2023 Est. Asian or Pacific Islander	6.5%
2023 Est. American Indian or Alaska Native	0.3%
2023 Est. Other Races	7.8%
Hispanic	
2023 Est. Hispanic Population	5,781
2023 Est. Hispanic Population	7.4%
2028 Proj. Hispanic Population	7.4%
2020 Hispanic Population	9.1%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	52,323
2023 Est. Elementary (Grade Level 0 to 8)	3.7%
2023 Est. Some High School (Grade Level 9 to 11)	5.0%
2023 Est. High School Graduate	26.1%
2023 Est. Some College	20.7%
2023 Est. Associate Degree Only	10.2%
2023 Est. Bachelor Degree Only	20.7%
2023 Est. Graduate Degree	13.7%
Housing	
2023 Est. Total Housing Units	28,979
2023 Est. Owner-Occupied	77.0%
2023 Est. Renter-Occupied	18.9%
2023 Est. Vacant Housing	4.2%
Homes Built by Year	
2023 Homes Built 2010 or later	17.5%
2023 Homes Built 2000 to 2009	25.9%
2023 Homes Built 1990 to 1999	26.7%
2023 Homes Built 1980 to 1989	14.2%
2023 Homes Built 1970 to 1979	6.8%
2023 Homes Built 1960 to 1969	2.3%
2023 Homes Built 1950 to 1959	1.3%
2023 Homes Built Before 1949	1.1%
Home Values	
2023 Home Value \$1,000,000 or More	1.8%
2023 Home Value \$500,000 to \$999,999	5.7%
2023 Home Value \$400,000 to \$499,999	5.1%
2023 Home Value \$300,000 to \$399,999	16.9%
2023 Home Value \$200,000 to \$299,999	34.8%
2023 Home Value \$150,000 to \$199,999	18.7%
2023 Home Value \$100,000 to \$149,999	11.3%
2023 Home Value \$50,000 to \$99,999	3.2%
2023 Home Value \$25,000 to \$49,999	0.7%
2023 Home Value Under \$25,000	1.9%
2023 Median Home Value	\$253,824
2023 Median Rent	\$1,106

TRADE AREA DEMOGRAPHICS

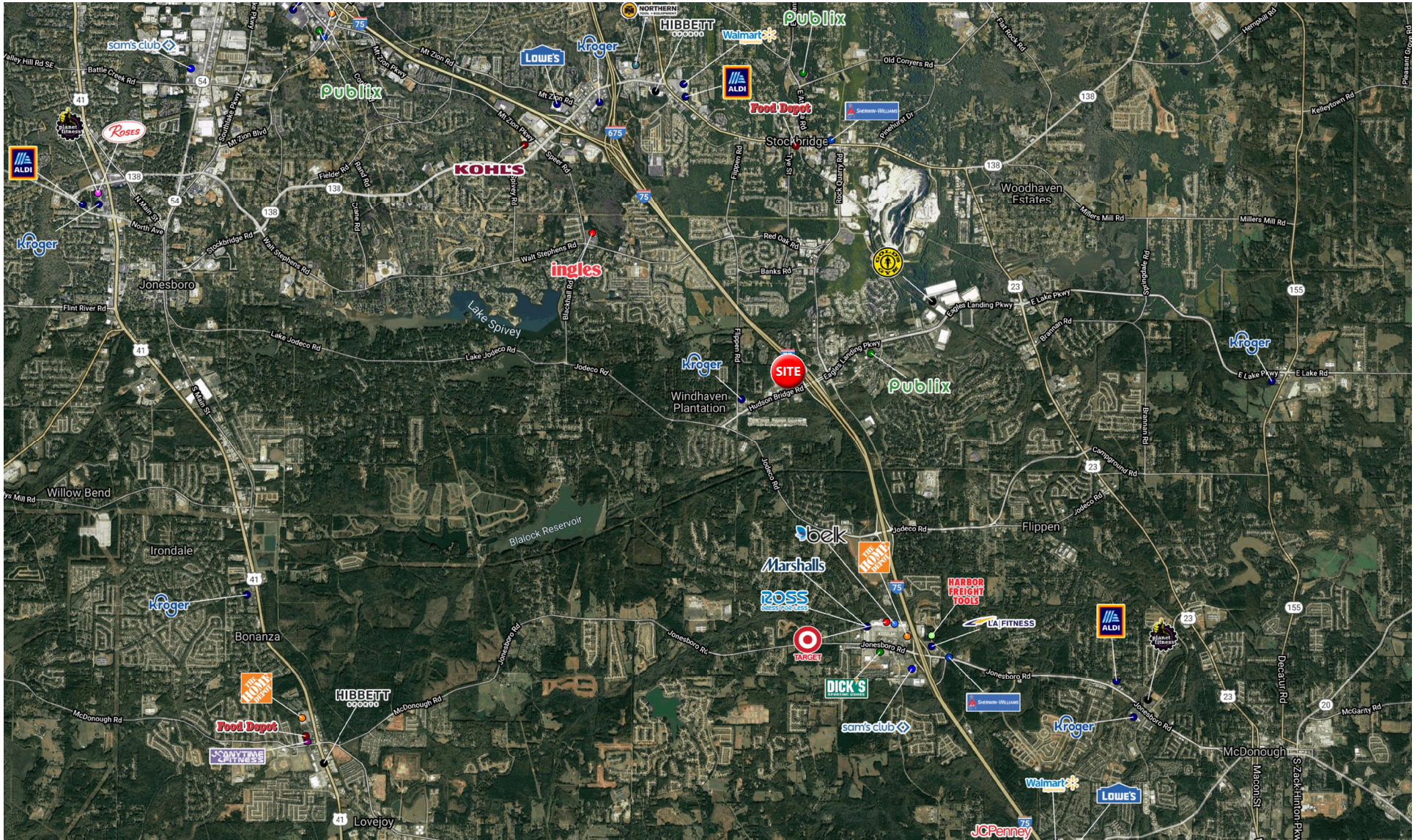
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Trade Area	Trade Area
Labor Force	
2023 Est. Labor Population Age 16 Years or Over	61,752
2023 Est. Civilian Employed	65.1%
2023 Est. Civilian Unemployed	1.9%
2023 Est. in Armed Forces	0.3%
2023 Est. not in Labor Force	32.6%
2023 Labor Force Males	46.3%
2023 Labor Force Females	53.7%
Occupation	
2023 Occupation: Population Age 16 Years or Over	40,231
2023 Mgmt, Business, & Financial Operations	16.8%
2023 Professional, Related	24.1%
2023 Service	15.9%
2023 Sales, Office	19.4%
2023 Farming, Fishing, Forestry	0.2%
2023 Construction, Extraction, Maintenance	6.1%
2023 Production, Transport, Material Moving	17.6%
2023 White Collar Workers	60.3%
2023 Blue Collar Workers	39.7%
Transportation to Work	
2023 Drive to Work Alone	78.4%
2023 Drive to Work in Carpool	8.0%
2023 Travel to Work by Public Transportation	0.9%
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	0.3%
2023 Other Means	0.8%
2023 Work at Home	11.5%
Travel Time	
2023 Travel to Work in 14 Minutes or Less	14.3%
2023 Travel to Work in 15 to 29 Minutes	34.0%
2023 Travel to Work in 30 to 59 Minutes	40.4%
2023 Travel to Work in 60 Minutes or More	11.3%
2023 Average Travel Time to Work	28.9
Consumer Expenditure	
2023 Est. Total Household Expenditure	\$2.22 B
2023 Est. Apparel	\$79.24 M
2023 Est. Contributions, Gifts	\$132.19 M
2023 Est. Education, Reading	\$76.14 M
2023 Est. Entertainment	\$128.28 M
2023 Est. Food, Beverages, Tobacco	\$336.09 M
2023 Est. Furnishings, Equipment	\$79.54 M
2023 Est. Health Care, Insurance	\$200.95 M
2023 Est. Household Operations, Shelter, Utilities	\$709.68 M
2023 Est. Miscellaneous Expenses	\$42.21 M
2023 Est. Personal Care	\$29.79 M
2023 Est. Transportation	\$406.09 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
REAL ESTATE INVESTMENTS

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