

1000 SOUTHLAKE MALL | MORROW, GA

HOUSE OF HOOPS ★ macy's EXPRESS

by Foot Locker



Bath & Body Works



KAY JEWELERS VICTORIA'S SECRET

rue21



VINTAGE REAL ESTATE



PROPERTY DATA

Opening Date	1976
Renovation Date	1999
Site	49 Acres
Parking	5,500 spaces
Total Stores	96
Levels	2

LEASABLE AREA

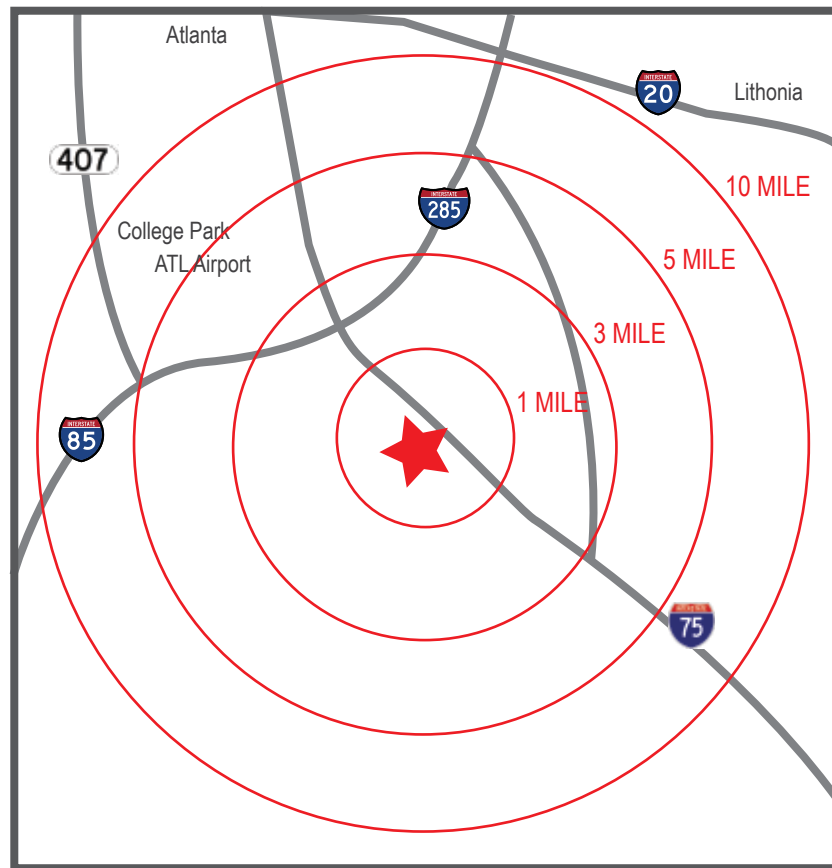
Total GLA	1,014,122 SF
Mall Shops	298,131 SF
Anchors	715,991 SF

TRADE AREA 5 MILE

Population	191,304
Average HH Income	\$50,477
Median age	32.8

TRADE AREA 10 MILE

Population	549,000
Average HH Income	\$57,506
Median age	34.6



Southlake Mall - 1,3,5,10 Mile Radius

Pop-Facts Summary

Description	Southlake Mall: Radius Analysis Area Group: Radius 1.0 mile(s)		Southlake Mall: Radius Analysis Area Group: Radius 3.0 mile(s)		Southlake Mall: Radius Analysis Area Group: Radius 5.0 mile(s)		Southlake Mall: Radius Analysis Area Group: Radius 10.0 mile(s)	
	Total	%	Total	%	Total	%	Total	%
Population								
2017 Estimate	7,982		74,204		191,304		549,000	
Growth 2017 - 2022		6.53%		5.58%		5.51%		5.68%
Households								
2017 Estimate	2,669		26,478		67,836		197,816	
Growth 2017 - 2022		6.80%		6.23%		5.73%		6.03%
Family Households								
2017 Estimate	1,863		17,387		45,277		133,997	
Growth 2017 - 2022		6.60%		6.03%		5.68%		6.00%

Pop-Facts Demographic Snapshot								
2017 Est. Population by Single-Classification Race	7,982		74,204		191,304		549,000	
White Alone	1,722	21.57%	16,545	22.30%	34,099	17.82%	98,899	18.01%
Black or African American Alone	4,642	58.16%	41,450	55.86%	124,172	64.91%	386,428	70.39%
Amer. Indian and Alaska Native Alone	40	0.49%	263	0.35%	604	0.32%	1,644	0.30%
Asian Alone	431	5.40%	7,079	9.54%	12,338	6.45%	20,241	3.69%
Native Hawaiian and Other Pac. Isl. Alone	1	0.01%	39	0.05%	118	0.06%	297	0.05%
Some Other Race Alone	876	10.97%	6,385	8.60%	14,724	7.70%	27,703	5.05%
Two or More Races	270	3.39%	2,443	3.29%	5,250	2.74%	13,787	2.51%
2017 Est. Population by Sex	7,982		74,204		191,304		549,000	
Male	3,784	47.41%	35,394	47.70%	91,311	47.73%	260,012	47.36%
Female	4,198	52.59%	38,810	52.30%	99,993	52.27%	288,988	52.64%

2017 Est. Median Age	30.0		32.2		32.8		34.6	
2017 Est. Average Age	32.0		34.3		34.4		35.8	
2017 Est. Average Household Income	\$42,043		\$48,104		\$50,447		\$57,506	
2017 Est. Median Household Income	\$33,445		\$38,964		\$40,487		\$44,497	

2017 Est. Pop 16+ by Occupation Classification	3,162		31,126		81,114		232,791	
Blue Collar	1,104	34.92%	10,053	32.30%	24,406	30.09%	58,193	25.00%
White Collar	1,255	39.68%	13,334	42.84%	38,138	47.02%	124,899	53.65%
Service and Farm	803	25.40%	7,738	24.86%	18,570	22.89%	49,700	21.35%

2017 Est. Occupied Housing Units by Tenure	2,669		26,478		67,836		197,816	
Owner Occupied	1,157	43.34%	11,991	45.29%	34,198	50.41%	116,395	58.84%
Renter Occupied	1,512	56.66%	14,487	54.71%	33,638	49.59%	81,421	41.16%

2017 Est. Pop Age 25+ by Edu. Attainment	4,648		45,576		118,374		349,929	
Less than 9th grade	465	10.00%	5,243	11.50%	10,428	8.81%	21,255	6.07%
Some High School, no diploma	668	14.36%	5,894	12.93%	13,386	11.31%	34,562	9.88%
High School Graduate (or GED)	1,467	31.55%	14,243	31.25%	38,206	32.28%	107,459	30.71%
Some College, no degree	1,103	23.73%	10,614	23.29%	28,642	24.20%	85,580	24.46%
Associate Degree	430	9.24%	3,106	6.82%	8,569	7.24%	27,014	7.72%
Bachelor's Degree	338	7.26%	4,561	10.01%	13,246	11.19%	49,685	14.20%
Master's Degree	143	3.07%	1,457	3.20%	4,383	3.70%	18,431	5.27%
Professional School Degree	8	0.17%	164	0.36%	918	0.78%	3,497	1.00%
Doctorate Degree	29	0.62%	293	0.64%	595	0.50%	2,446	0.70%

SOUTHLAKE MALL is located in Morrow, Georgia, a suburb of Atlanta. It is anchored by Macy's and Sears with H&M and F21 RED opening in 2017, joining other national retailers such as Victoria's Secret, American Eagle Outfitters, Foot Locker, Helzberg Diamonds, Aeropostale Factory Store, Bath and Body Works, Finish Line, New York & Co., The Children's Place, City Gear, DTLR, Kay Jewelers, ru21 etc!, and Express. Southlake Mall is located at the intersection of Jonesboro Road and Mt. Zion Road and benefits from the tremendous freeway visibility of I-75. Southlake Mall stands as the primary shopping destination in an established retail corridor that includes major national retailers such as Costco, Home Depot, Burlington Coat Factory, AMC Southlake 24, Best Buy, T.J.Maxx, PetSmart, Barnes & Noble, and Publix.

Vintage has seen the opportunity to make significant physical renovations and operational improvements at Southlake Mall. In the summer of 2017 a brand new H&M will open in 21,300 SF, immediately followed by a 23,100 SF F21 RED, which dramatically and immediately improves the customer shopping experience. The 10-mile trade area has a population of 549,000 and the average household income is \$57,506/year.



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THE CHILDREN'S PLACE



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kids
Foot Locker



AMERICAN EAGLE
OUTFITTERS



Finish Line