

**SOUTHLAKE PAVILLION/  
SHERWIN WILLIAMS PLAZA**  
1323-1393 MOUNT ZION ROAD  
MORROW, GA 30260



**SAFEGWAY  
GROUP, INC.**

**LEASE SPACE  
CURRENTLY  
AVAILABLE**

**BRANDI JORDAN**

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# SOUTH LAKE PAVILION, LLC

SUITE #	OCCUPANT NAME	SQUARE FEET	STATUS
124-1331	HUM PROVIDER HOLDINGS, LLC.	7,137	OCCUPIED
124-1333	HUM PROVIDER HOLDINGS, LLC.	2,098	OCCUPIED
124-1335	PMR GEORGIA HOLDINGS, LLC.	1,525	OCCUPIED
124-1341	JS VENUE PLUS, LLC.	14,500	OCCUPIED
124-1355	JS VENUE PLUS, LLC.	4,600	OCCUPIED
124-1357	SORIM SOUM DBA GLOSS NAIL BAR	3,000	OCCUPIED
124-1359	GENESIS CAREER GROUP	5,000	OCCUPIED
124-1363	LENSCRAFTERS	6,495	OCCUPIED
124-1370	SOUL DELICIOUS	6,725	OCCUPIED
124-1377	KAMAU BONAPARTE-VAPE SHOP	1,500	OCCUPIED
124-1379	FIT FREAKZ FITNESS STUDIO	3,120	OCCUPIED
124-1381	JAMEEKA PIPPINS	1,568	OCCUPIED
124-1383	VIP BARBER	1,333	OCCUPIED
124-1385	H & R BLOCK EASTERN ENTERPRISE	1,333	OCCUPIED
124-1387	OMNI DAY SPA	1,333	OCCUPIED
124-1389	HAIR BE POPPIN SALON SUITES	4,000	OCCUPIED

PROPERTY TOTAL SQUARE FOOTAGE ————— 65,267

# SOME OF THE NEARBY BUSINESSES

NAME	ADDRESS
HARTISFIED JACKSON AIRPOT	ABOUT 15 MINUTES DRIVE
SOUTHLAKE MALL	1330 MORROW INDUSTRIAL BLVD. MORROW
BEAUTY MASTER	1400 MOUNT ZION ROAD MORROW
CMB VAPE	1377 MOUNT ZION ROAD MORROW
AROMA FOR YOU	1318 MOUNT ZOIN ROAD MORROW
CHAMPOIN CHURCH	1311 MOUNT ZION ROAD MORROW
GREAT CHOW BUFFET REST.	1302 MOUNT ZION ROAD MORROW
TITLEMAX TITLE PAWNS	1291 MOUNT ZION ROAD MORROW
GARIBALDI EVENT	1265 MOUNT ZION ROAD MORROW
D & K FURNITURE OUTLET	1241 MOUNT ZION ROAD MORROW
AMERICA FREIGHT FURNITURE	1230 MOUNT ZION ROAD MORROW
USA WHEEL & TIRES OUTLET, INC	1159 MOUNT ZION ROAD MORROW
CHERON GAS STATION	1152 MOUNT ZION ROAD MORROW
I THINK FINANCIAL	1135 MOUNT ZION ROAD MORROW
OLIVE GARDEN	1176 MOUNT ZOIN ROAD MORROW
SHERWIN WILLIAMS DIST. CENTR	6795 JONESBORO ROAD MORROW
CASUAL MALE XL	6715 JONESBORO ROAD MORROW
ELITE TIRES	6780 GREEN INDUSTRIAL WAY MORROW
DOLLAR CAFE	1189 SOUTHLAKE CIRCLE MORROW

# **SOUTHLAKE PAVILION/SHERWIN WILLIAMS PLAZA**

## **ABOUT THE PROPERTY**

**THIS WELL-MAINTAINED SHOPPING CENTER, THE PAVILION AT SOUTHLAKE, IS CENTRALLY LOCATED IN MORROW, GA. THIS NEIGHBORHOOD CENTER HAS TWO EGRESS/INGRESS ENTRANCES, MONUMENT SIGNAGE, AND AMPLE PARKING.**

**THE PAVILION AT SOUTHLAKE ALSO INCLUDES A DIVERSE ARRAY OF RETAIL TENANTS SUCH AS LENS-CRAFTERS AND HONG KONG BUFFET. THE MORROW, GA AREA ALSO INCLUDES STRONG DEMOGRAPHICS WITHIN A FIVE-MILE RADIUS**

## **DEMOGRAPHICS REPORT**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>2022 TOTAL POPULATION</b>	5,167	80,261	259,473
<b>2027 POPULATION</b>	5,590	85,157	198,980
<b>POPULATION GROWTH</b>	+8.2%	+6.1%	+6.2%
<b>AVERAGE AGE</b>	32.9	33	33.7
<b>2022 TOTAL HOUSEHOLDS</b>	2,099	28,041	69,716
<b>AVERAGE HH INCOME</b>	\$58,114	\$56,660	\$58,985
<b>MEDIAN HH INCOME</b>	\$55,995	\$48,837	49,282
<b>COLLEGE DEGREE OR +</b>	19%	15%	16%
<b>2022 AVG HH VEHICLES</b>	2.00	2.00	2.00
<b>MEDIAN HOME VALUE</b>	\$129,846	\$150,171	\$152,309
<b>TOTAL CONSUMER SPENDIN</b>	\$46.8M	\$671.8M	\$1.7B