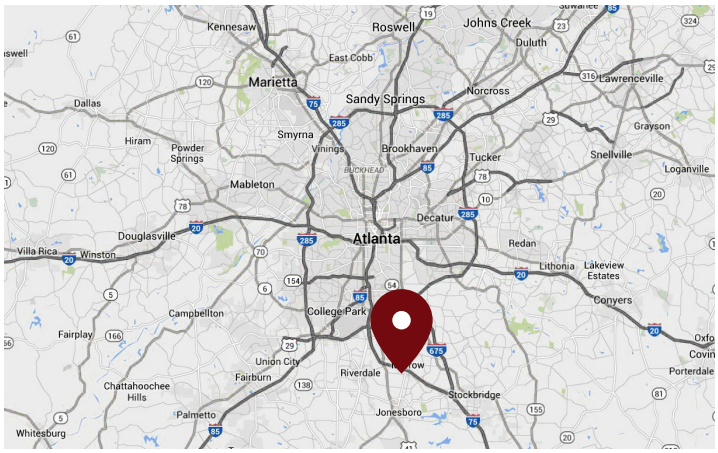
Southlake II

1330 Mt. Zion Road (Mt. Zion Road at Merchants Way)
Morrow, GA 30260
Lat 33.571, Long -84.348

FULLY LEASED

PROPERTY HIGHLIGHTS

- Anchored by K&G Men and Women Superstore
- Adjacent to Regional Southlake Mall Featuring 120 Retail Store and Specialty Shops such as Macy's, Sears, American Eagle, Foot Locker, Victoria Secret and GNC
- Combined Traffic Count: 56,566 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,819	78,756	198,321
Daytime Population	8,673	69,508	190,186
Total Households	2,471	26,795	70,074
Avg. HH Income	$55,487	$55,297	$58,337

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

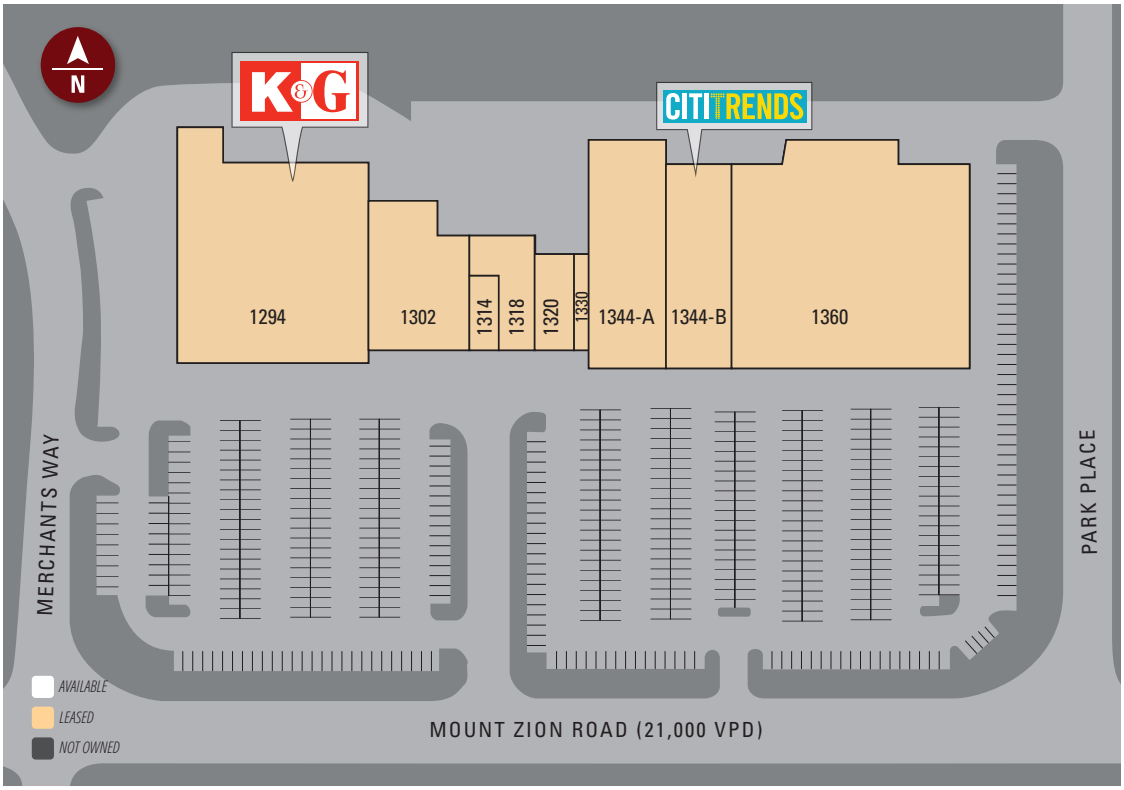
Dave Palumbo
770.817.4696 | **dpalumbo@crossmanco.com**
6400 Powers Ferry Road, Suite 300, Atlanta, GA

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

Crossman & Company
www.crossmanco.com

Southlake II

1330 Mt. Zion Road (Mt. Zion Road at Merchants Way)
Morrow, GA 30260
Lat 33.571, Long -84.348



SITE PLAN

Suite	Tenant	Size
1294	K & G Fashion	32,219
1302	Great Chow	11,856
1314	Deborah's Hair Braiding	1,250
1318	Aroma For You	2,556
1320	Bliss Nail Bar	2,800
1330	Rosa's Dominican Hair Salon	1,170
1344-A	Appliasmatt Liquidator	11,700
1344-B	Citi Trends	11,700
1360	D&K Suit City	41,780

TOTAL 117,031

Dave Palumbo
770.817.4696 | **dpalumbo@crossmanco.com**
6400 Powers Ferry Road, Suite 300, Atlanta, GA

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

Crossman & Company
www.crossmanco.com

Southlake II

1330 Mt. Zion Road (Mt. Zion Road at Merchants Way)
Morrow, GA 30260
Lat 33.571, Long -84.348

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
278,100

EST. # OF VISITS ANNUALLY
740,600

AVG. VISITS / CUSTOMER
2.66

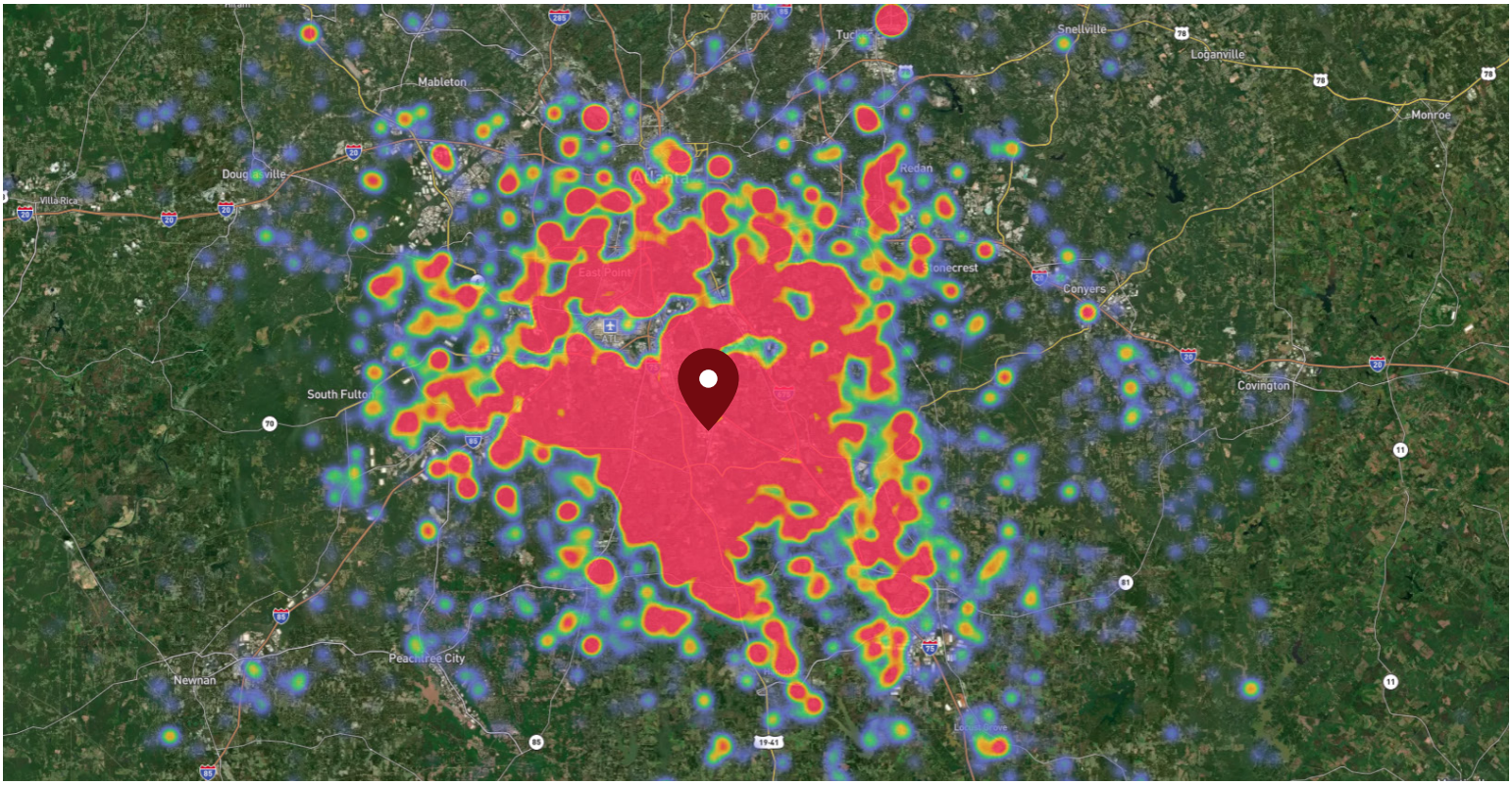
AVG. LENGTH-OF-STAY / VISIT
64 Min

TOP 3 DAYS	# OF VISITS
Saturday	160,176
Sunday	131,750
Friday	122,580

TOP 3 HOURS	# OF VISITS
1-2 PM	171,787
2-3 PM	166,870
6-7 PM	166,204

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2021 - May 31, 2022

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

Dave Palumbo
770.817.4696 | **dpalumbo@crossmanco.com**
6400 Powers Ferry Road, Suite 300, Atlanta, GA

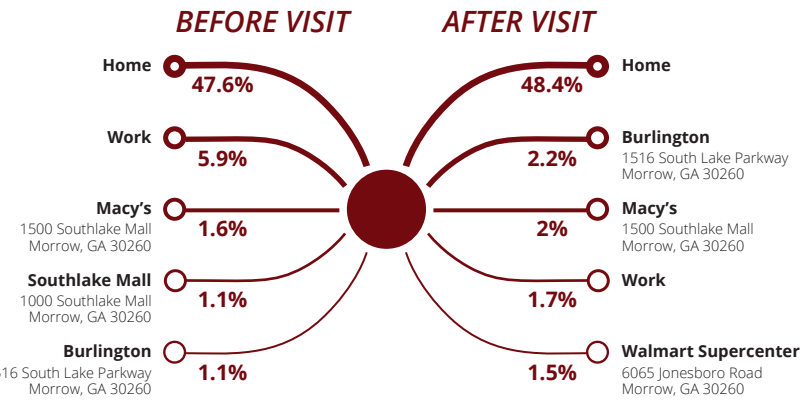
Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

Crossman & Company
www.crossmanco.com

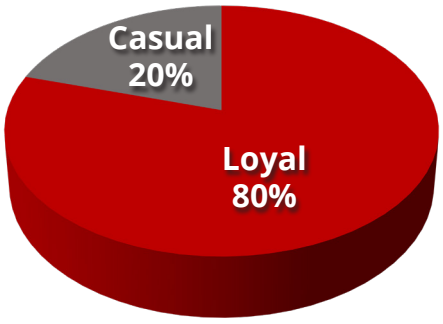
Southlake II

1330 Mt. Zion Road (Mt. Zion Road at Merchants Way)
Morrow, GA 30260
Lat 33.571, Long -84.348

CUSTOMER JOURNEY - TOP 5 PLACES

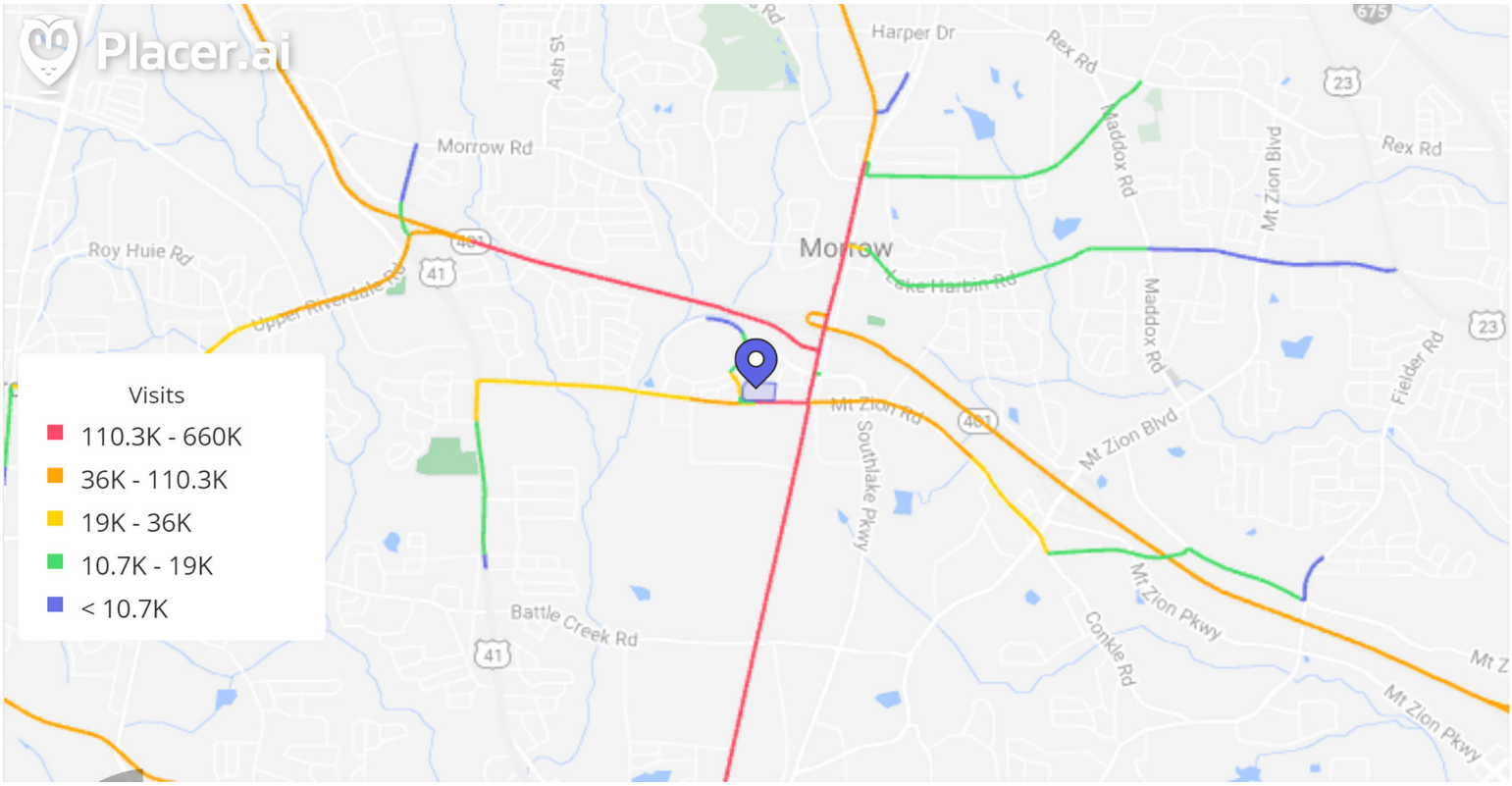


CUSTOMER LOYALTY



Data provided by Placer Labs Inc. (www.placer.ai)

CUSTOMER JOURNEY



Data provided by Placer Labs Inc. (www.placer.ai)

Dave Palumbo

770.817.4696 | **dpalumbo@crossmanco.com**
6400 Powers Ferry Road, Suite 300, Atlanta, GA

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

Crossman & Company
www.crossmanco.com