

# CHEROKEE CORNERS SHOPPING CENTER

YEAR BUILT/RENOVATED  
1984/2016

LOCATION  
5500-5574 Bells Ferry Rd  
Acworth, GA, 30102

SIZE  
144,641

## PROPERTY HIGHLIGHTS

- Grocery anchored
- More than 180,000 people within 5 miles
- Well-established tenancy with a diversified tenant mix
- Excellent property fundamentals



## NOTABLE TENANTS



# Food Depot



# FAMILY DOLLAR



# Little Caesars Pizza

# cricket wireless

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	7,999	82,063	189,472
Proj. Population	8,516	87,219	199,968
2025 Households	2,962	29,994	69,881
Proj. Households	3,189	32,034	74,262
2025 Median HH Income	\$82,625	\$100,062	\$101,539
Proj. Median HH Income	\$88,645	\$108,958	\$110,952
2025 Average HH Income	\$93,395	\$115,737	\$121,197
Proj. Average HH Income	\$101,304	\$127,084	\$133,353

More Information, call us | 917-288-0049

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# SITE PLAN

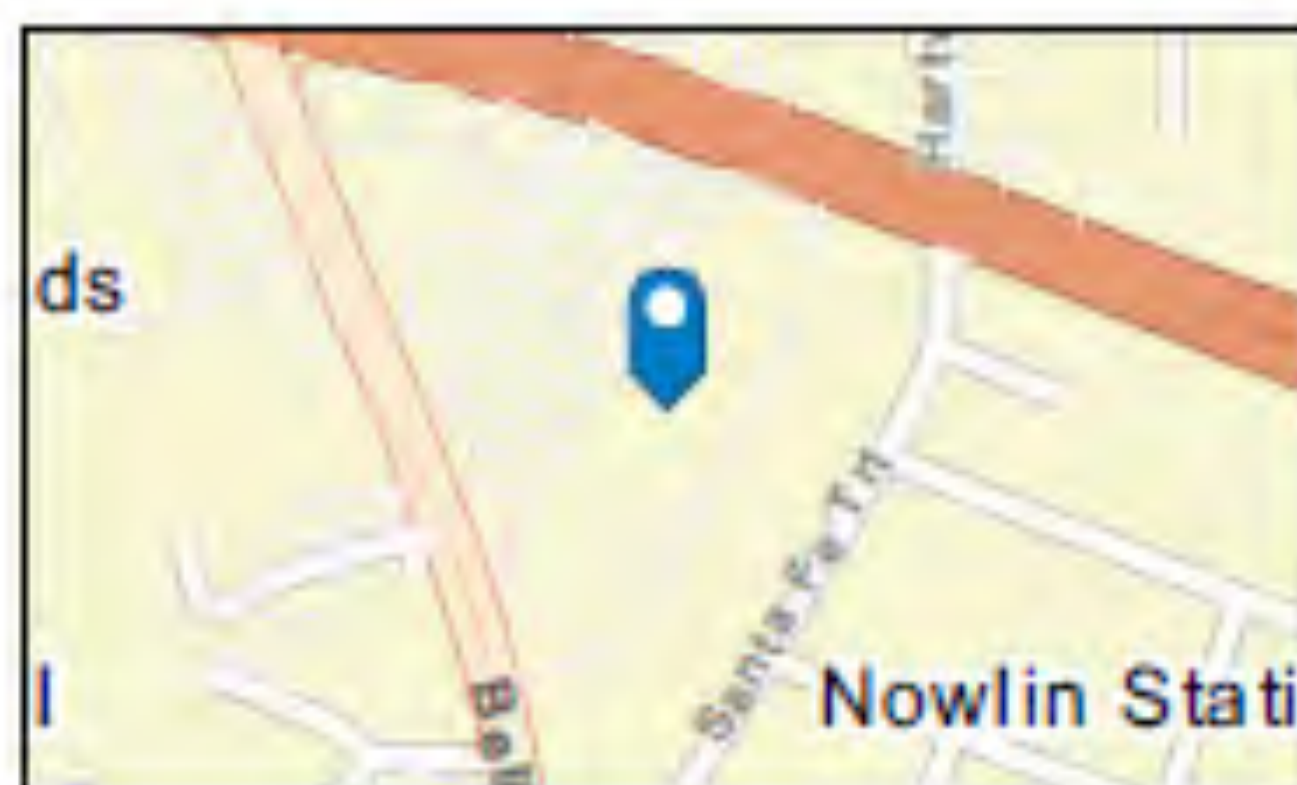
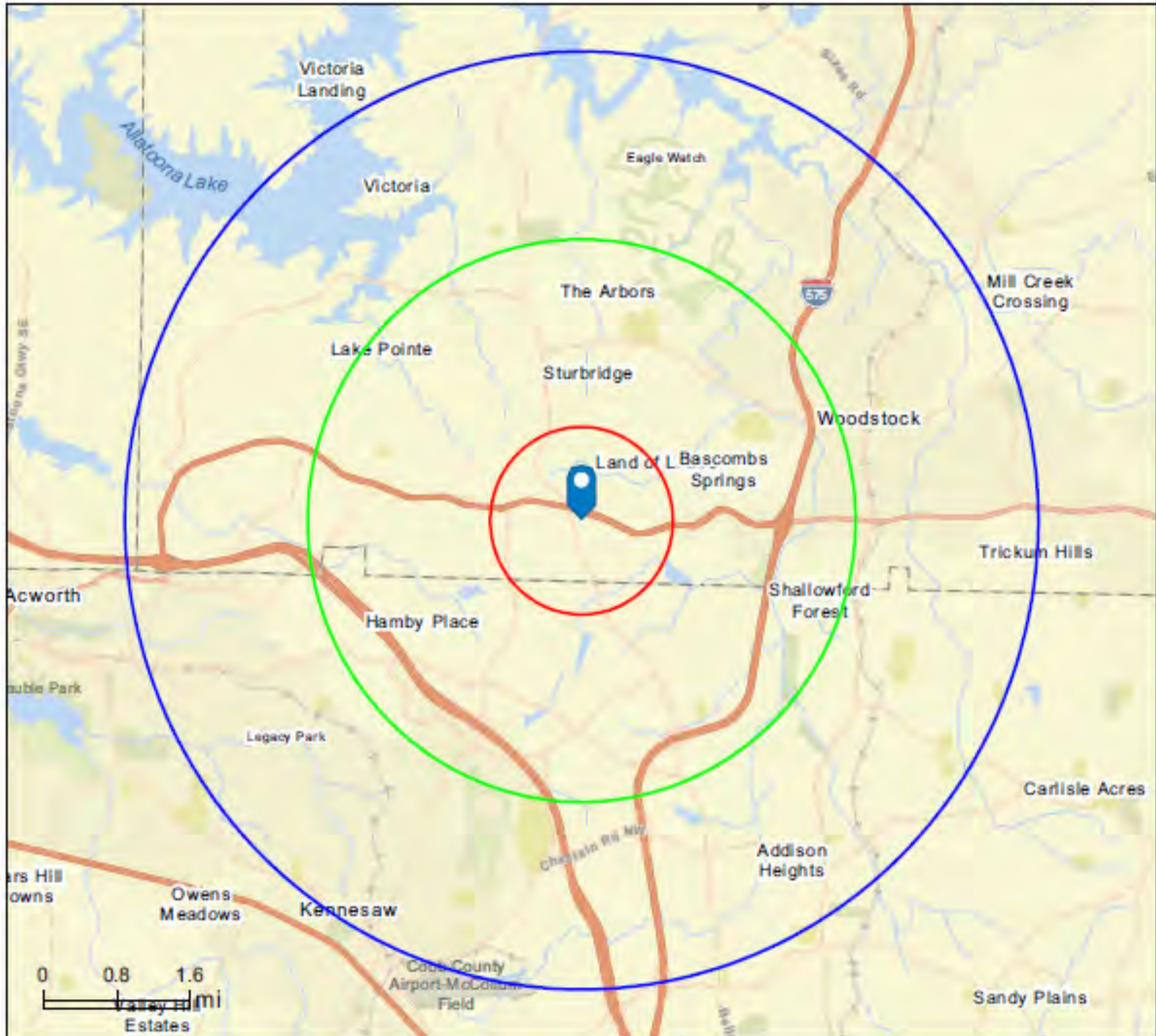


STE	TENANT	SQ. FT.	STE	TENANT	SQ. FT.
5500	Woodstock Market	59,000	5566	Cricket Wireless	1,300
5520	<b>Ross Dress for Less</b>	23,830	5570	USPS	1,625
5530	Food Depot	35,000	5574	Little Caesar's	1,300
5540	Family Dollar	8,450	5598	Clinica Pastor PC & Medico	3,740
5546	Rent-A-Center	3,585	6822	El Pollo Dorado	2,578
5554	Total Insurance	943			
5558	LA Princesa Salon	1,968			
5562	<b>VACANT</b>	1,322			
					Total Square Footage of the Center: 144,641

## Site Map

5570 Bells Ferry Rd, Acworth, GA, 30102, USA  
Ring: 1 mile radius

Latitude: 34.0859  
Longitude: -84.5743



June 26, 2025

## Executive Summary

5570 Bells Ferry Rd, Acworth, GA, 30102, USA  
Rings: 1, 3, 5 mile radii

Latitude: 34.0859  
Longitude: -84.5743

	1 mile	3 mile	5 mile
<b>Population</b>			
2010 Population	6,632	67,330	152,692
2020 Population	7,308	75,538	177,202
2025 Population	7,999	82,063	189,472
2030 Population	8,516	87,219	199,968
2010-2020 Annual Rate	0.98%	1.16%	1.50%
2020-2025 Annual Rate	1.74%	1.59%	1.28%
2025-2030 Annual Rate	1.26%	1.23%	1.08%
2020 Male Population	48.8%	49.1%	48.6%
2020 Female Population	51.2%	50.9%	51.4%
2020 Median Age	35.0	36.0	36.2
2025 Male Population	49.5%	49.6%	49.2%
2025 Female Population	50.5%	50.4%	50.8%
2025 Median Age	36.6	37.0	37.0

In the identified area, the current year population is 189,472. In 2020, the Census count in the area was 177,202. The rate of change since 2020 was 1.28% annually. The five-year projection for the population in the area is 199,968 representing a change of 1.08% annually from 2025 to 2030. Currently, the population is 49.2% male and 50.8% female.

### Median Age

The median age in this area is 37.0, compared to U.S. median age of 39.6.

### Race and Ethnicity

2025 White Alone	56.9%	61.4%	61.7%
2025 Black Alone	17.2%	15.3%	16.3%
2025 American Indian/Alaska Native Alone	0.6%	0.5%	0.4%
2025 Asian Alone	3.7%	4.1%	4.6%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	9.2%	6.6%	5.6%
2025 Two or More Races	12.5%	12.0%	11.3%
2025 Hispanic Origin (Any Race)	21.6%	16.2%	14.0%

Persons of Hispanic origin represent 14.0% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.7 in the identified area, compared to 72.7 for the U.S. as a whole.

### Households

2025 Wealth Index	65	94	102
2010 Households	2,329	23,610	55,028
2020 Households	2,722	27,263	64,757
2025 Households	2,962	29,994	69,881
2030 Households	3,189	32,034	74,262
2010-2020 Annual Rate	1.57%	1.45%	1.64%
2020-2025 Annual Rate	1.62%	1.84%	1.46%
2025-2030 Annual Rate	1.49%	1.32%	1.22%
2025 Average Household Size	2.70	2.71	2.65

The household count in this area has changed from 64,757 in 2020 to 69,881 in the current year, a change of 1.46% annually. The five-year projection of households is 74,262, a change of 1.22% annually from the current year total. Average household size is currently 2.65, compared to 2.68 in the year 2020. The number of families in the current year is 47,143 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

June 26, 2025

## Executive Summary

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	1 mile	3 mile	5 mile
<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	26.7%	23.8%	24.4%
<b>Median Household Income</b>			
2025 Median Household Income	\$82,625	\$100,062	\$101,539
2030 Median Household Income	\$88,645	\$108,958	\$110,952
2025-2030 Annual Rate	1.42%	1.72%	1.79%
<b>Average Household Income</b>			
2025 Average Household Income	\$93,395	\$115,737	\$121,197
2030 Average Household Income	\$101,304	\$127,084	\$133,353
2025-2030 Annual Rate	1.64%	1.89%	1.93%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$36,899	\$42,865	\$44,842
2030 Per Capita Income	\$40,376	\$47,263	\$49,654
2025-2030 Annual Rate	1.82%	1.97%	2.06%
<b>GINI Index</b>			
2025 Gini Index	38.3	39.0	39.8
<b>Households by Income</b>			
Current median household income is \$101,539 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$110,952 in five years, compared to \$92,476 all U.S. households.			
Current average household income is \$121,197 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$133,353 in five years, compared to \$128,612 for all U.S. households.			
Current per capita income is \$44,842 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$49,654 in five years, compared to \$50,744 for all U.S. households.			
<b>Housing</b>			
2025 Housing Affordability Index	89	100	97
2010 Total Housing Units	2,530	25,281	59,092
2010 Owner Occupied Housing Units	1,279	16,476	40,501
2010 Renter Occupied Housing Units	1,050	7,133	14,527
2010 Vacant Housing Units	201	1,671	4,064
2020 Total Housing Units	2,882	28,602	67,854
2020 Owner Occupied Housing Units	1,498	18,045	43,928
2020 Renter Occupied Housing Units	1,224	9,218	20,829
2020 Vacant Housing Units	189	1,265	3,000
2025 Total Housing Units	3,136	31,523	73,408
2025 Owner Occupied Housing Units	1,614	20,048	48,549
2025 Renter Occupied Housing Units	1,348	9,946	21,332
2025 Vacant Housing Units	174	1,529	3,527
2030 Total Housing Units	3,348	33,721	78,150
2030 Owner Occupied Housing Units	1,765	21,304	51,622
2030 Renter Occupied Housing Units	1,424	10,730	22,640
2030 Vacant Housing Units	159	1,687	3,888
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	49.0	53.6	54.4

Currently, 66.1% of the 73,408 housing units in the area are owner occupied; 29.1%, renter occupied; and 4.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 67,854 housing units in the area and 4.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.51%. Median home value in the area is \$396,351, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 2.39% annually to \$445,937.

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