

Crabapple

Alpharetta, Georgia

12460 Crabapple Road, Alpharetta, GA 30004

- 1,050 - 1,200 sf of available space
- Second generation restaurant with grease trap
- Kroger anchored center with fuel station in North Fulton County
- Located in the metro Atlanta suburb of Alpharetta, Georgia
- Alpharetta is the sixth fastest-growing city in the nation and has been named a top place for families to live
- Average household income of \$160,447 within a three mile radius of the large center



KEY TENANTS

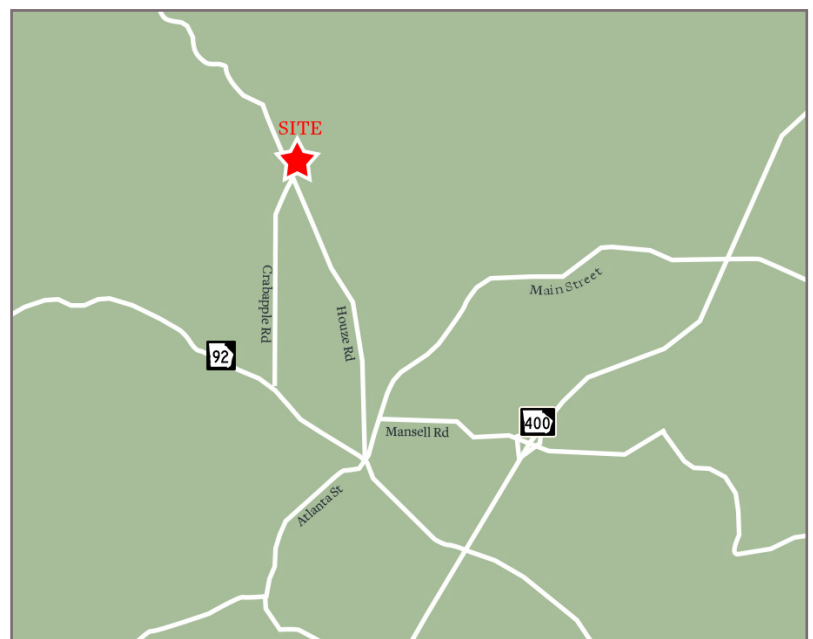
Kroger, LaVida Massage, Pacific Dental and Unleashed by Petco.

TRAFFIC COUNTS

Crabapple Road	17,900	AADT
Arnold Mill Road	20,900	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	9,577	43,426	126,266
Households	3,400	16,707	48,899
Avg HH Income	\$176,490	\$160,447	\$140,930
Daytime Pop	2,675	27,810	90,606



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Tenant	Sf	Ste	Tenant	Sf	Ste
Plaza Cleaners	1,400	101	Kroger	65,685	301
Domino's Pizza	1,400	102	Available	1,200	401
Unleashed by Petco	4,525	103	Sophia Nails	1,200	402
Pacific Spice	1,200	200	Olde Silos	1,200	501
Subway	1,200	201	Freshii	1,200	502
UPS Store	1,600	202	Dos Margaritas	5,000	601
Great Clips	1,050	203	Acopia Home Loans	3,600	801A
Available	1,050	204	Pacific Dental	3,420	801
LaVida Massage	4,000	205	Urgent Care by North Fulton	6,500	901

