

Crabapple

Alpharetta, Georgia

12460 Crabapple Road, Alpharetta, GA 30004

- Fully leased 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 \$186,465 within a one mile radius of the large center



KEY TENANTS

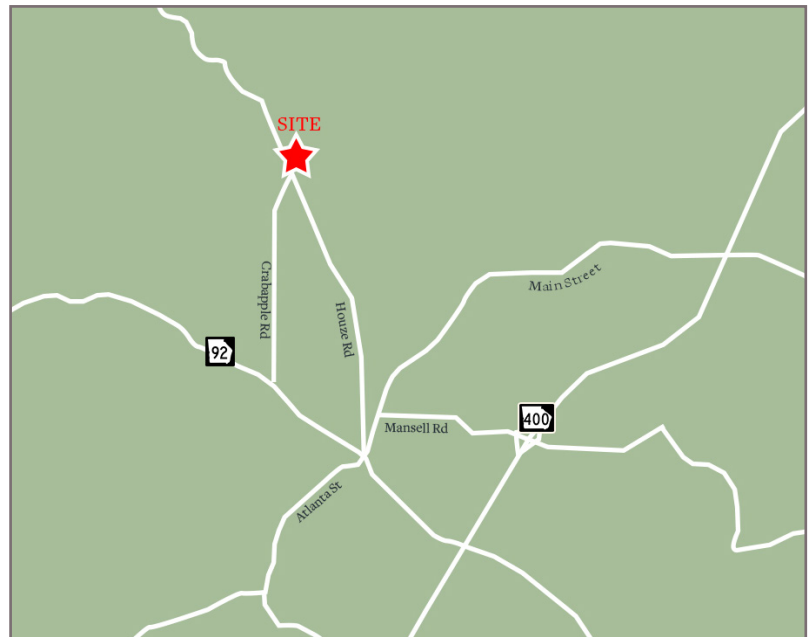
Kroger, LaVida Massage, Pacific Dental and Unleashed by Petco.

TRAFFIC COUNTS

| | | |
|------------------|--------|------|
| Crabapple Road | 16,800 | AADT |
| Arnold Mill Road | 18,900 | AADT |

DEMOGRAPHICS

| | 1 Mi Radius | 3 Mi Radius | 5 Mi Radius |
|---------------|-------------|-------------|-------------|
| Population | 9,585 | 43,614 | 127,679 |
| Households | 3,400 | 16,755 | 49,421 |
| Avg HH Income | \$186,465 | \$168,463 | \$149,505 |
| Daytime Pop | 5,104 | 29,403 | 85,982 |



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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 | Code Ninjas | 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 |
| Jilli Boutique | 1,050 | 204 | Pacific Dental | 3,420 | 801 |
| LaVida Massage | 4,000 | 205 | Urgent Care by North Fulton | 6,500 | 901 |

