

Crabapple

Alpharetta, Georgia

12460 Crabapple Road, Alpharetta, GA 30004

- 3,600 sf available
- 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 \$180,635 within a one mile radius of the large center



KEY TENANTS

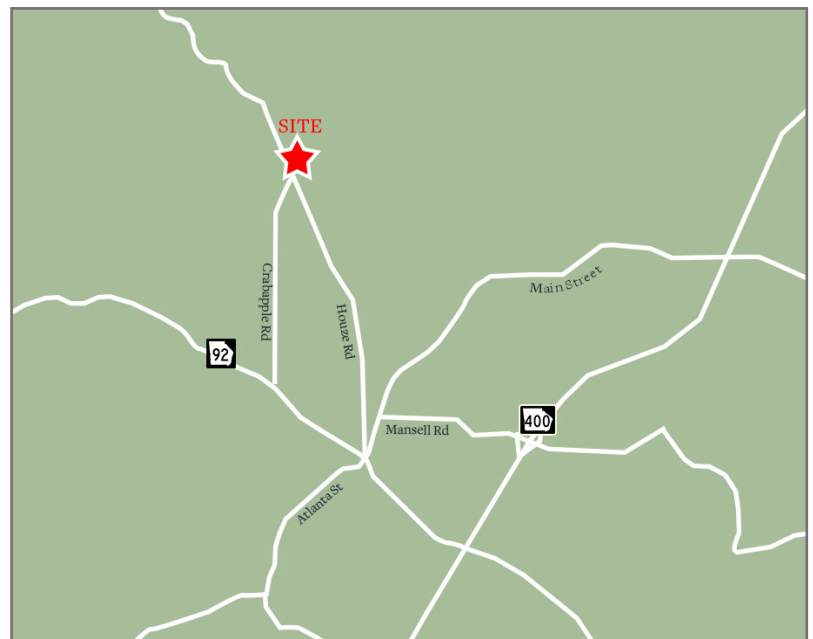
Kroger, LaVida Massage, Pacific Dental and Unleashed by Petco.

TRAFFIC COUNTS

Crabapple Road	19,300	AADT
Arnold Mill Road	19,000	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	9,020	41,588	125,635
Households	3,107	15,165	46,508
Avg HH Income	\$180,635	\$184,681	\$164,113
Daytime Pop	3,095	30,077	126,971

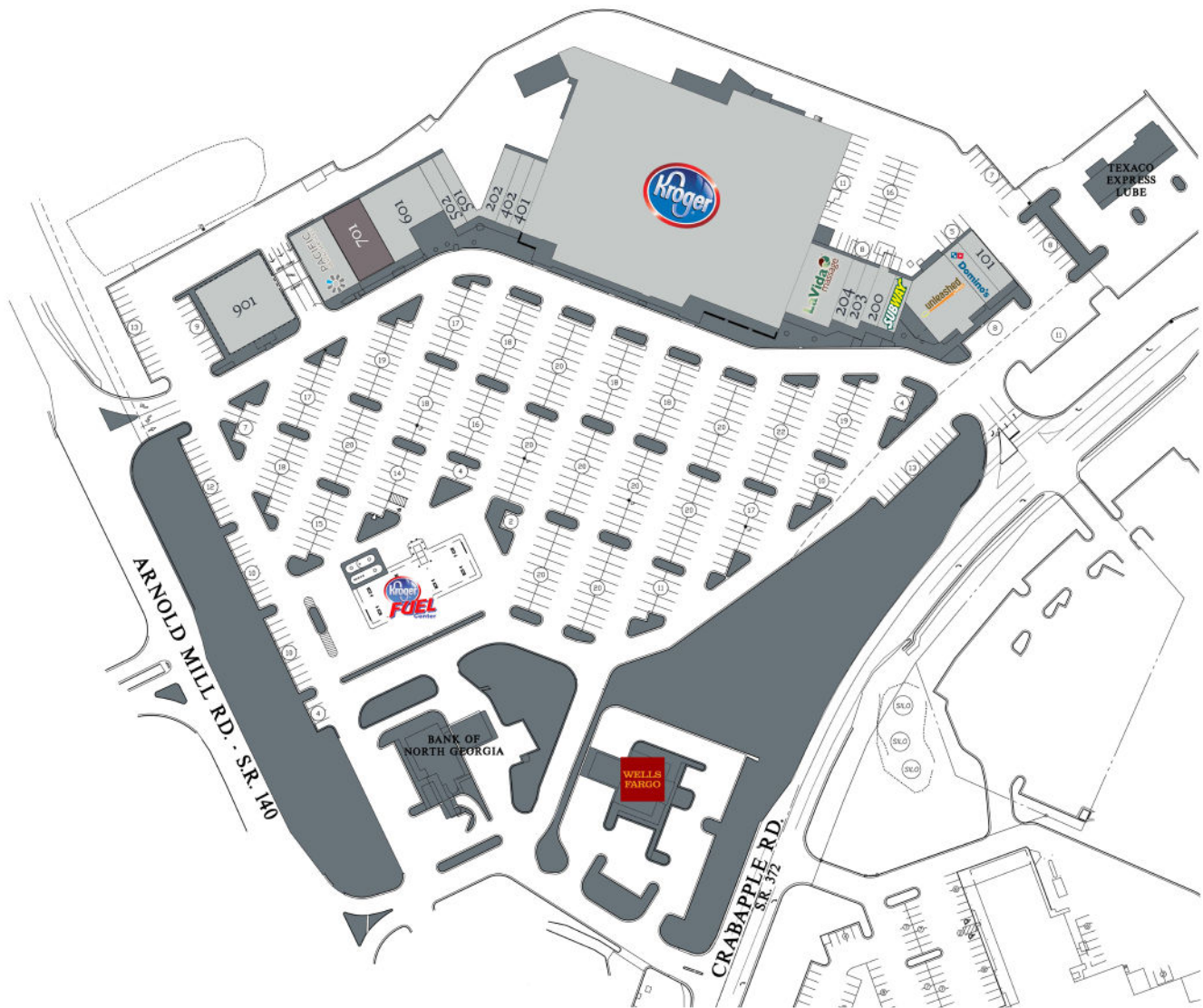


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Tenant	Sf	Ste	Tenant	Sf	Ste
Plaza Cleaners	1,400	101	Kroger	65,685	301
Domino's Pizza	1,400	102	Code Ninjas	1,200	401
Unleashed by Petco	4,525	103	Sophia Nails	1,200	402
Pacific Spice	1,200	200	Olde Silos	1,200	501
Subway	1,200	201	Freshii	1,200	502
UPS Store	1,600	202	Dos Margaritas	5,000	601
Great Clips	1,050	203	Available	3,600	701
Jilli Boutique	1,050	204	Pacific Dental	3,420	801
LaVida Massage	4,000	205	Urgent Care by North Fulton	6,500	901



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