

# 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 \$212,339 within a one mile radius of the large center



### KEY TENANTS

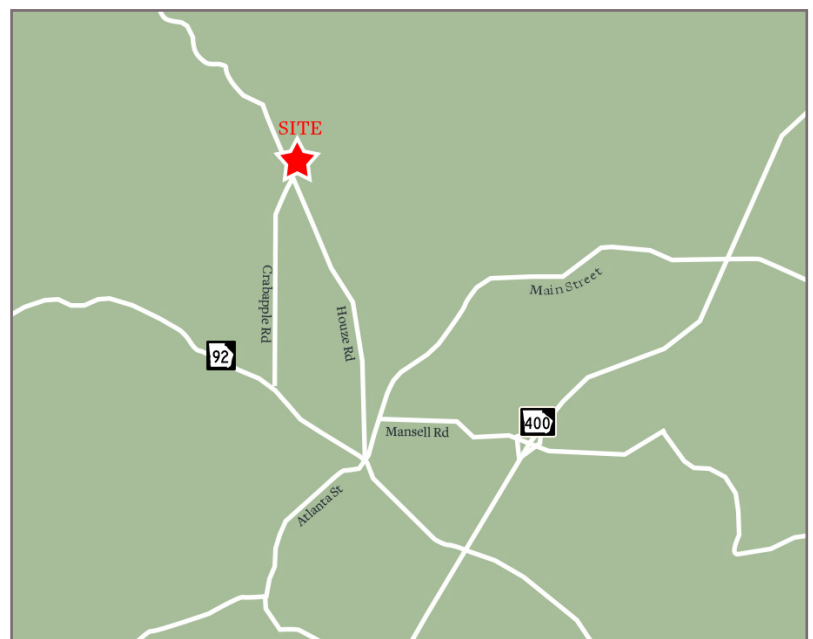
Kroger, LaVida Massage, Pacific Dental and Unleashed by Petco.

### TRAFFIC COUNTS

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

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	9,081	43,885	126,369
Households	3,158	16,238	47,359
Avg HH Income	\$212,339	\$219,131	\$200,099
Daytime Pop	3,347	24,910	107,647



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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	Cinnaholic	1,200	502
UPS Store	1,600	202	Dos Margaritas	5,000	601
Great Clips	1,050	203	<b>Available</b>	<b>3,600</b>	<b>701</b>
Jilli Boutique	1,050	204	Pacific Dental	3,420	801
LaVida Massage	4,000	205	Urgent Care by North Fulton	6,500	901

