

# Saddlebrook

## Alpharetta, Georgia

10945 State Bridge Road, Alpharetta, GA 30022

- 3,311 sf space available
- Kroger anchored center located in the metro Atlanta suburb of Alpharetta
- Alpharetta is the sixth fastest-growing city in the nation and has been named a top place for families to live
- Average household income \$109,871 within one mile radius of the shopping center



### KEY TENANTS

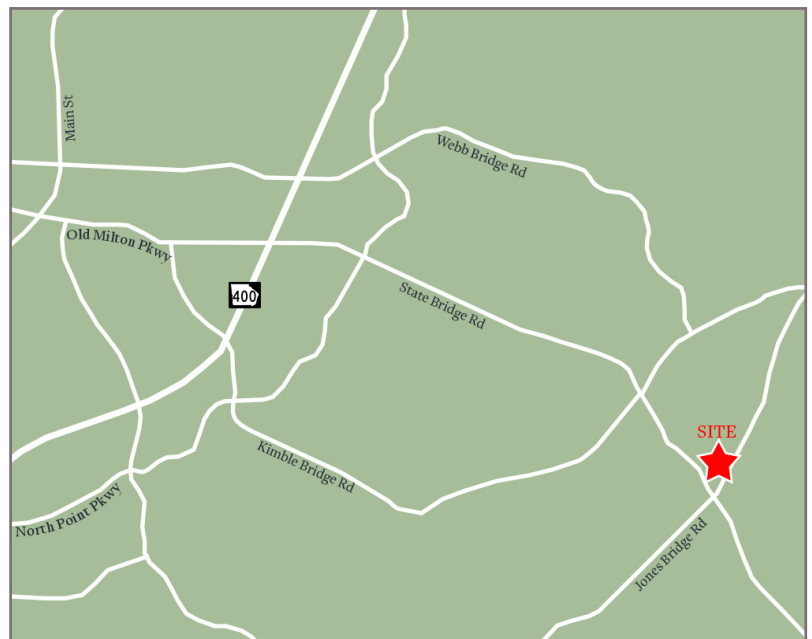
Kroger, La Vida Massage, Tuesday Morning, Verizon and The UPS Store.

### TRAFFIC COUNTS

State Bridge Road	36,900	AADT
Jones Bridge Road	22,900	AADT

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	13,522	88,386	201,353
Households	5,109	32,080	76,429
Avg HH Income	\$109,871	\$159,354	\$143,812
Daytime Pop	4,501	31,931	136,859



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Tenant	Sf	Ste	Tenant	Sf	Ste
7 Tequilas Mexican	4,550	101	Thai Restaurant	2,450	304
Elite Nails	1,225	103	PC Medic	1,000	305
Shear Impressions	1,050	104	20/20 Eyecare	1,350	306
Expedia Travel	1,050	105	Subway	1,238	307
Sam's Liquors	1,375	106	The UPS Store	1,639	401
Great Clips	1,075	107	<b>Available</b>	<b>3,311</b>	<b>402</b>
Kroger	76,500	201	Monro Muffler Brake & Service	5,928	403
LaVida Massage	3,000	301	Wellstreet Urgent Care	6,000	501
Tuesday Morning	10,000	302	Pizza Hut	1,386	502
Palm Beach Tan	3,000	303	Verizon Wireless	1,600	503

