

Saddlebrook

Alpharetta, Georgia

10945 State Bridge Road, Alpharetta, GA 30022

- Fully Leased 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

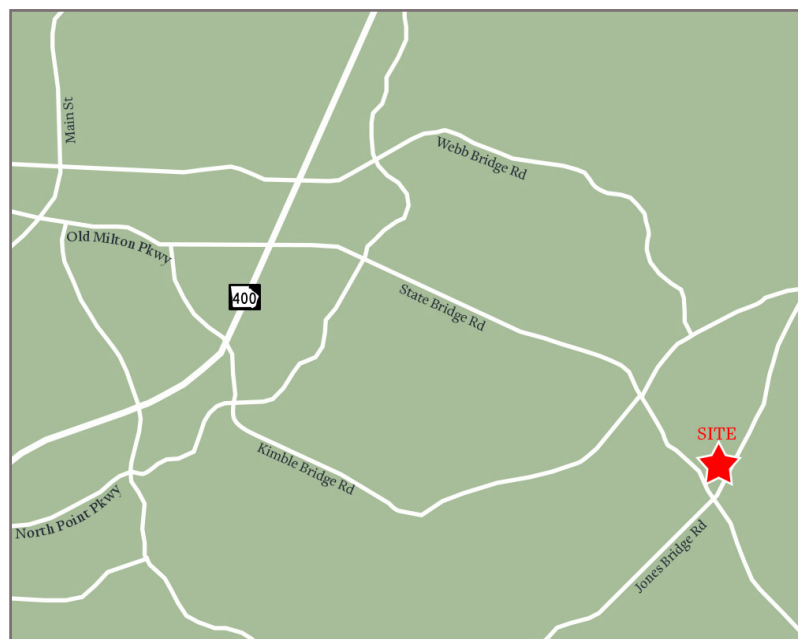
Kroger, La Vida Massage, Tuesday Morning, Verizon and The UPS Store.

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

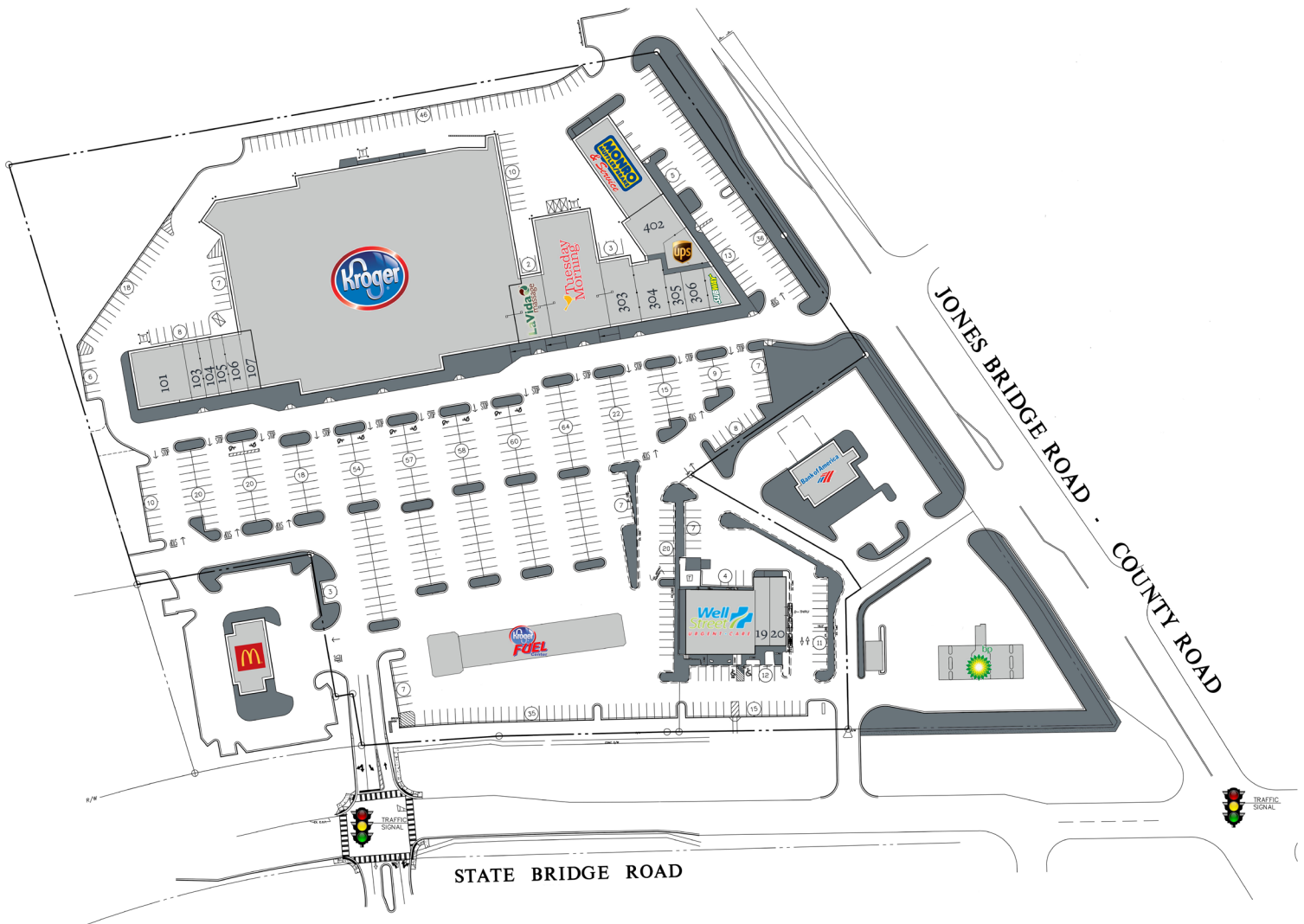


Saddlebrook

Alpharetta, Georgia

10945 State Bridge Road, Alpharetta, GA 30022

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	ETF Fitness	3,311	402
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



35 Johnson Ferry Road, Marietta, GA 30068
 770.956.8383 | benton.green@retailplanningcorp.com
 retailplanningcorp.com

RPC