

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 \$132,152 within one mile radius of the shopping center



KEY TENANTS

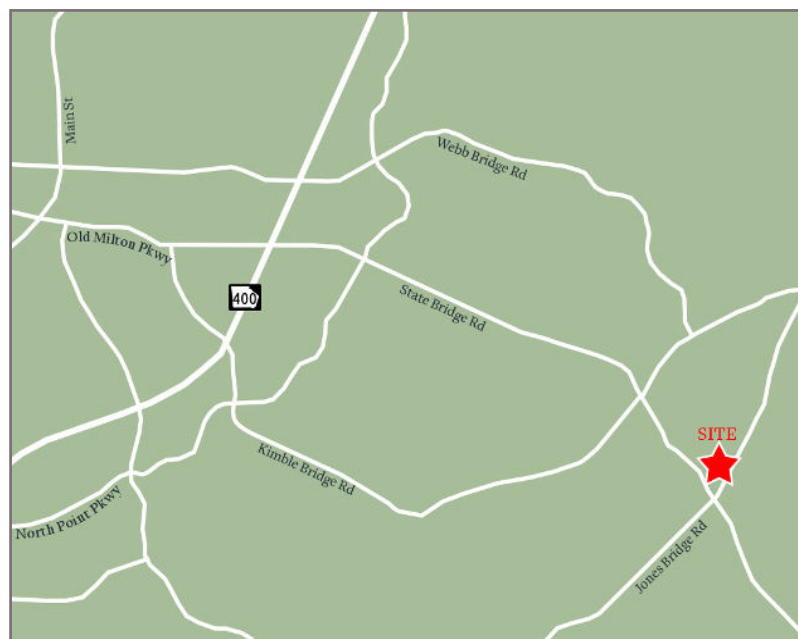
Kroger, La Vida Massage, Tuesday Morning, and The UPS Store.

TRAFFIC COUNTS

State Bridge Road	37,100	AADT
Jones Bridge Road	23,000	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	12,847	87,779	202,932
Households	4,737	31,019	75,475
Avg HH Income	\$132,152	\$177,911	\$159,300
Daytime Pop	4,811	42,490	180,769

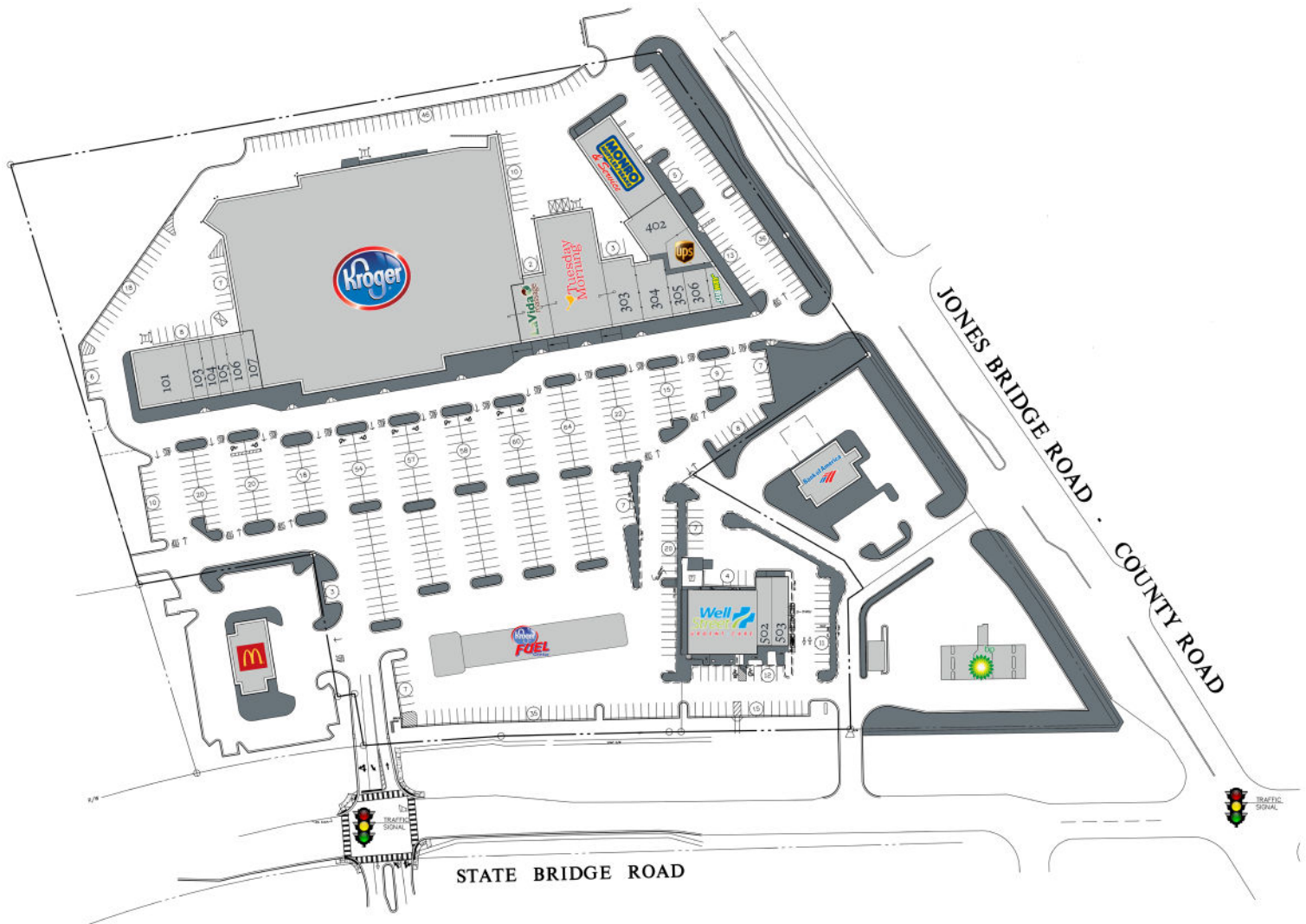


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Tenant	Sf	Ste	Tenant	Sf	Ste
7 Tequilas Mexican	4,550	101	Thai Restaurant	2,450	304
Elite Nails	1,225	103	PC Medic	1,000	305
Shear Impressions	1,050	104	20/20 Eyecare	1,350	306
Expedia Travel	1,050	105	Subway	1,238	307
Sam's Liquors	1,375	106	The UPS Store	1,639	401
Great Clips	1,075	107	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	Thrive Affordable Vet Care	1,600	503



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