

Saddlebrook

Alpharetta, Georgia

[10945 State Bridge Road, Alpharetta, GA 30022](#)

- 10,000 sf 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 \$148,551 within one mile radius of the shopping center



KEY TENANTS

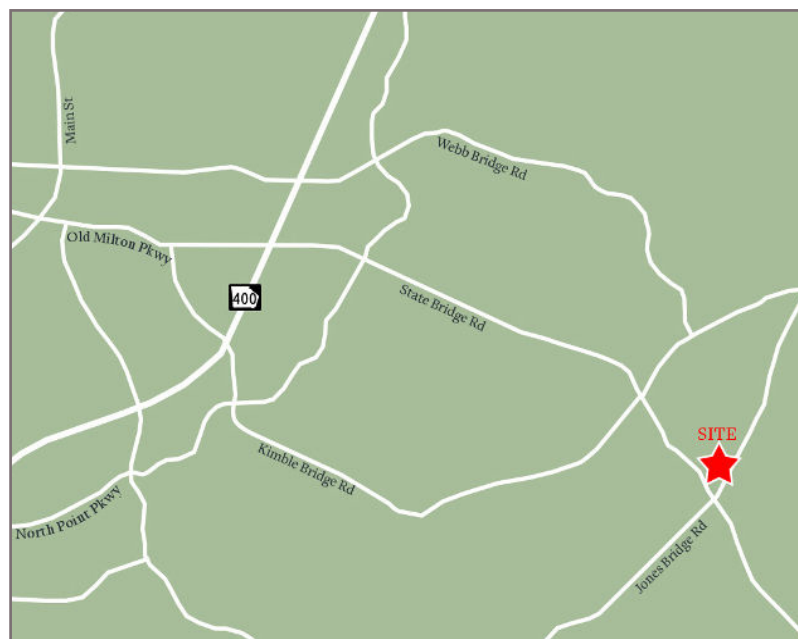
Kroger, La Vida Massage and The UPS Store.

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	11,548	89,608	206,189
Households	4,248	30,879	75,740
Avg HH Income	\$148,551	\$208,412	\$185,038
Daytime Pop	3,703	49,692	186,667

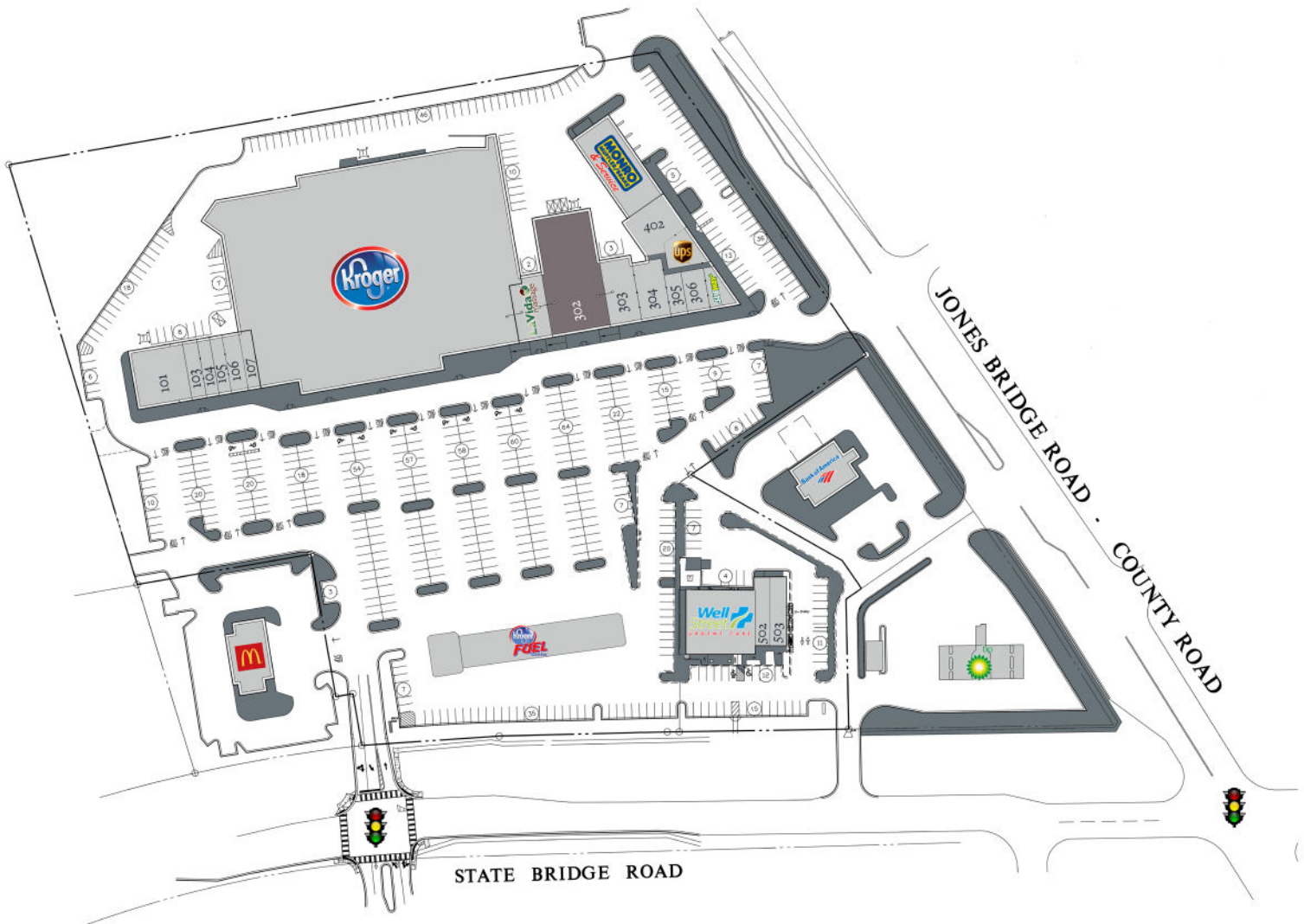


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Tenant	Sf	Ste	Tenant	Sf	Ste
7 Tequilas Mexican	4,550	101	Thai Restaurant	2,450	304
Elite Nails	1,225	103	PC Medic	1,000	305
Shear Impressions	1,050	104	20/20 Eyecare	1,350	306
Expedia Travel	1,050	105	Subway	1,238	307
Sam's Liquors	1,375	106	The UPS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