

# 11760 Haynes Bridge Road

## Alpharetta, Georgia

11760 Haynes Bridge Road, Alpharetta, GA 30009

- 5,989 sf available, subdividable
- 13,563 sf neighborhood center with excellent restaurant/retail opportunity
- Only .5 miles from Alpharetta City Center and 1.4 miles from Avalon
- Approximately 1 mile west of GA 400
- Short walk to future Alpha Loop
- Covered patio (conditioned) + non-covered patio
- Excellent frontage on Haynes Bridge Rd
- Ample parking
- Monument signage available
- Two points of ingress/egress with signalized light

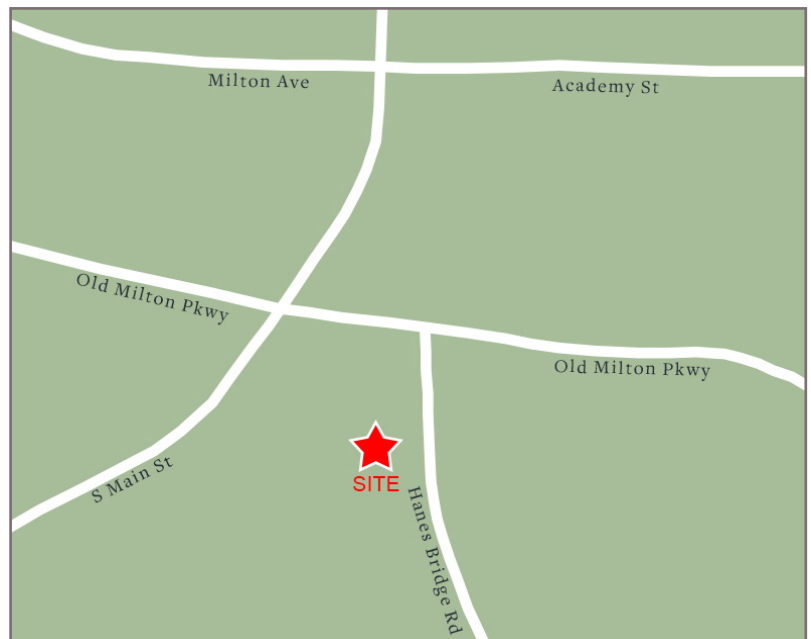


### TRAFFIC COUNTS

Haynes Bridge Road	24,200	AADT
Old Milton Parkway	36,500	AADT

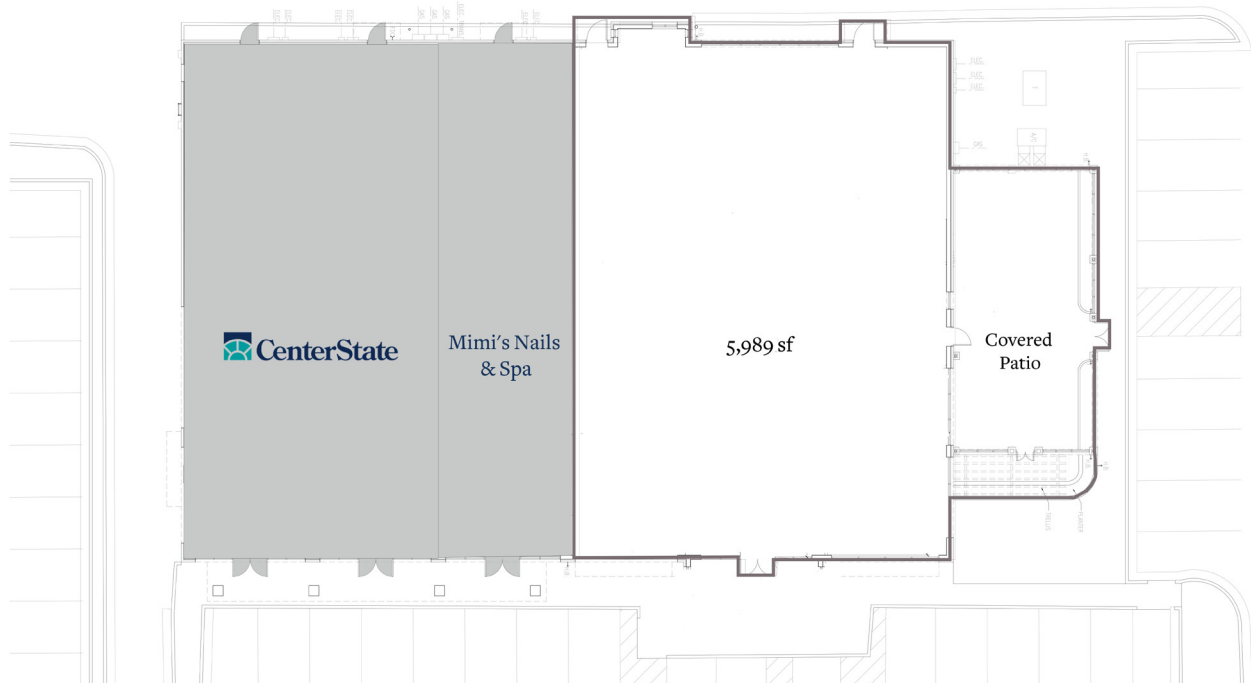
### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	7,357	67,063	193,626
Households	3,631	27,971	75,998
Avg HH Income	\$125,318	\$135,514	\$144,797
Daytime Pop	11,824	90,173	137,444



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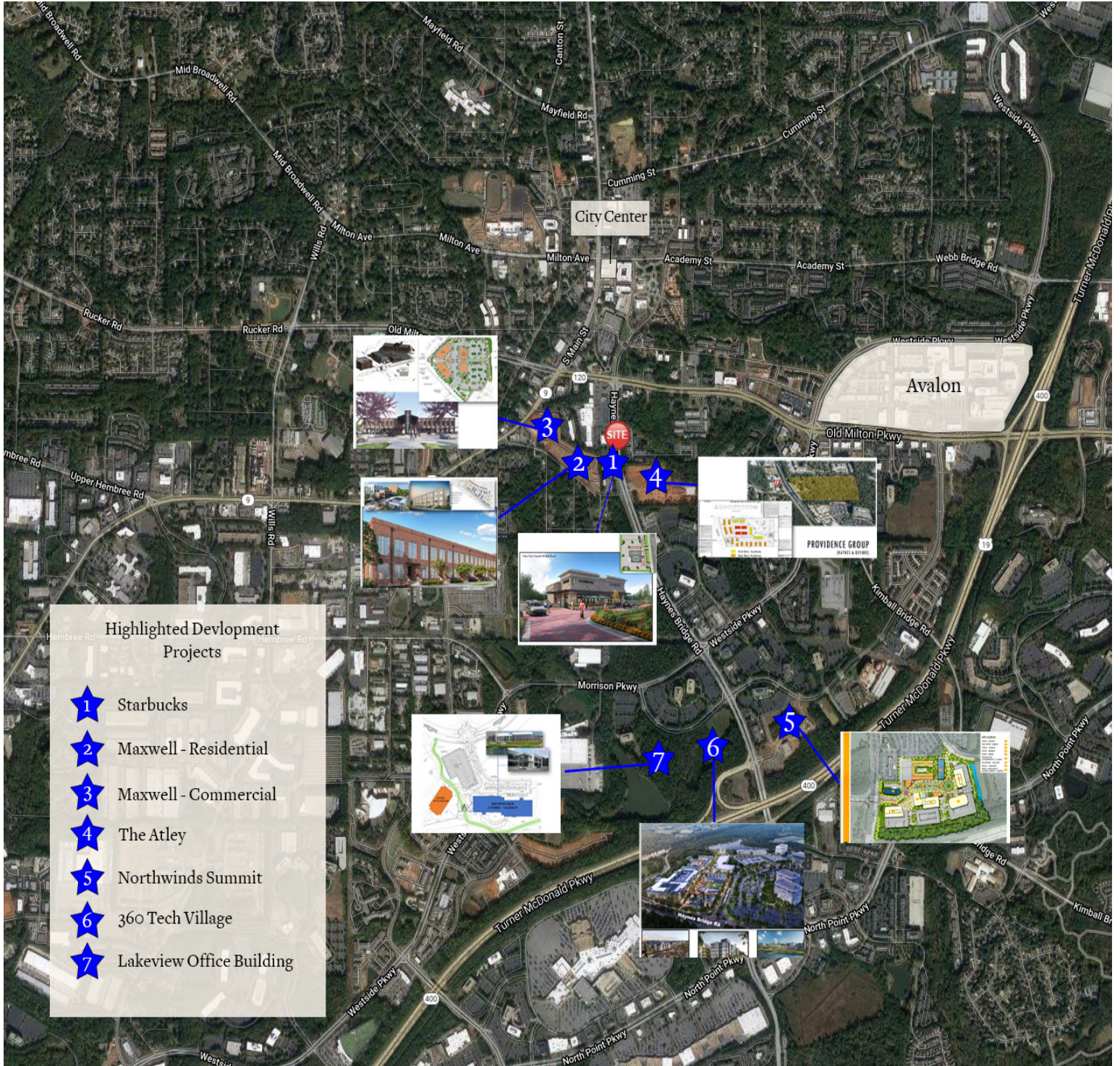
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