

# Crabapple

## Alpharetta, Georgia

12460 Crabapple Road, Alpharetta, GA 30004

- 1,050 - 1,200 sf of available space
- Second generation restaurant with grease trap
- Kroger anchored center with fuel station in North Fulton County
- Located in the metro Atlanta suburb of Alpharetta, Georgia
- Alpharetta is the sixth fastest-growing city in the nation and has been named a top place for families to live
- Average household income of \$154,573 within a three mile radius of the large center



### KEY TENANTS

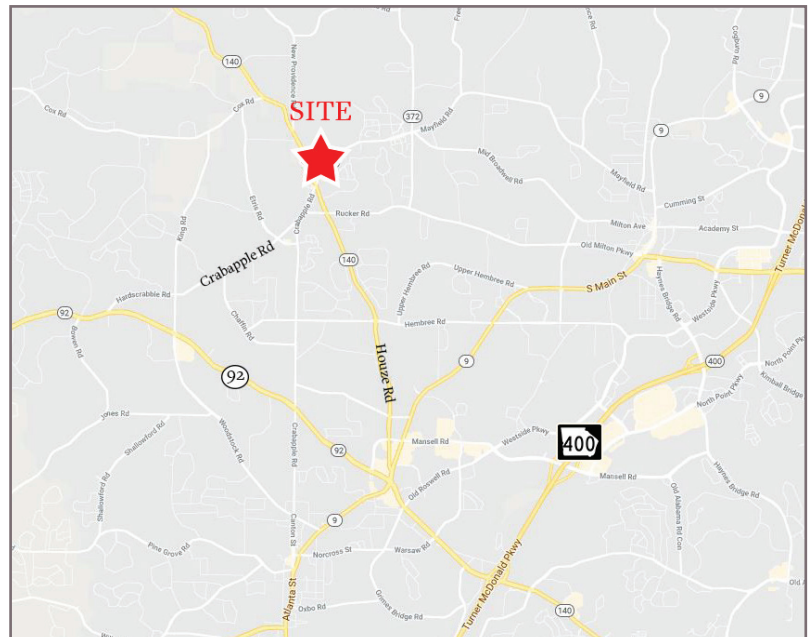
Kroger, LaVida Massage, Pacific Dental and Unleashed by Petco.

### TRAFFIC COUNTS

Crabapple Road	17,800	AADT
Arnold Mill Road	19,700	AADT

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	9,729	43,353	127,024
Households	3,402	16,496	48,317
Avg HH Income	\$191,844	\$154,573	\$137,451
Daytime Pop	2,934	27,833	92,258



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Tenant	SF	Tenant	SF
1. Urgent Care by North Fulton	6,500	10. Kroger	65,685
2. Pacific Dental	3,420	11. LaVida Massage	4,000
3. Acopia Home Loans	3,600	<b>12. Available</b>	<b>1,050</b>
4. Dos Margaritas	5,000	13. Great Clips	1,050
5. Freshii	1,200	14. Pacific Spice	1,200
6. Olde Silos	1,200	15. Subway	1,200
7. The UPS Store	1,600	16. Unleashed by Petco	4,525
8. Sophia Nails	1,200	17. Domino's Pizza	1,400
<b>9. Available</b>	<b>1,200</b>	18. Plaza Cleaners	1,400

