



SADDLEBROOK

10945 STATE BRIDGE ROAD
ALPHARETTA, GA 30022

AVAILABLE

1,375 - 3,311 SF

ANCHOR



76,500 SF



TRAFFIC COUNTS

STATE BRIDGE ROAD 33,400 AADT
JONES BRIDGE ROAD 21,100 AADT

INTERSECTION:
JONES BRIDGE ROAD &
STATE BRIDGE ROAD

CONTACT

BENTON.GREEN@RETAILPLANNINGCORP.COM

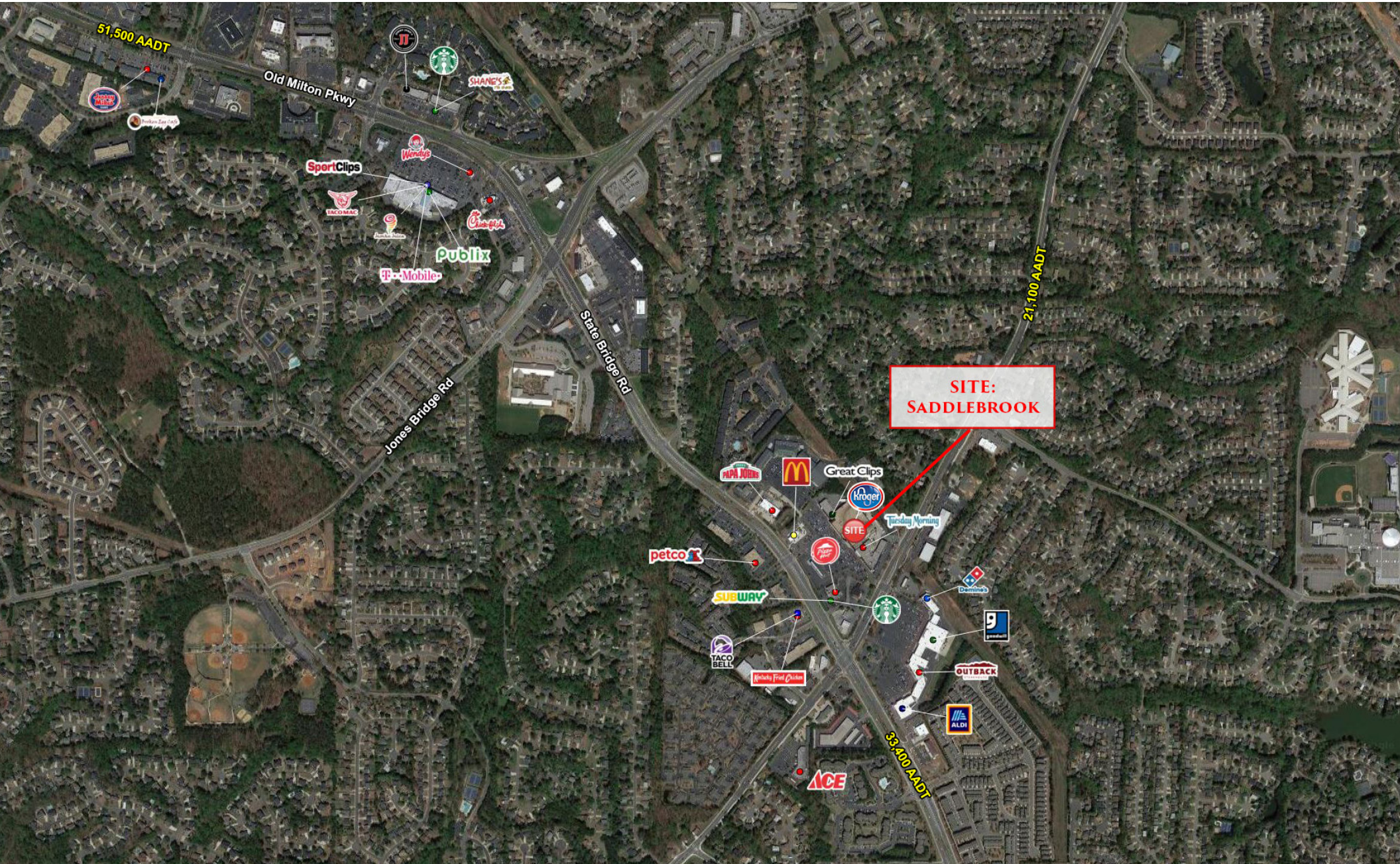
35 JOHNSON FERRY ROAD
MARIETTA, GA 30068
770.956.8383

	1 MILE	3 MILE	5 MILE
POPULATION	13,416	88,995	195,819
HOUSEHOLDS	4,966	31,545	72,660
AVG. HH INCOME	\$109,120	\$146,605	\$132,772

2017 DEMOGRAPHICS

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TENANT	UNIT	SQ FT
7 TEQUILAS MEXICAN	101	4,550
NAIL TURBO	103	1,225
SHEAR IMPRESSIONS	104	1,050
EXPEDIA TRAVEL	105	1,050
AVAILABLE	106	1,375
GREAT CLIPS	107	1,075
KROGER #390	201	76,500
LAVIDA MASSAGE	301	3,000
TUESDAY MORNING	302	10,000
PALM BEACH TAN	303	3,000
THAI RESTAURANT	304	2,450
PC MEDIC	305	1,000
20/20 EYECARE	306	1,350
SUBWAY	307	1,238
THE UPS STORE	401	1,639
AVAILABLE	402	3,311
MONRO MUFFLER BRAKE	403	5,928
WELLSTREET URGENT CARE	501	6,000
PIZZA HUT	502	1,386
VERIZON WIRELESS	503	1,600

