

# SADDLEBROOK

10945 STATE BRIDGE ROAD | ALPHARETTA, GA 30022

FULTON COUNTY

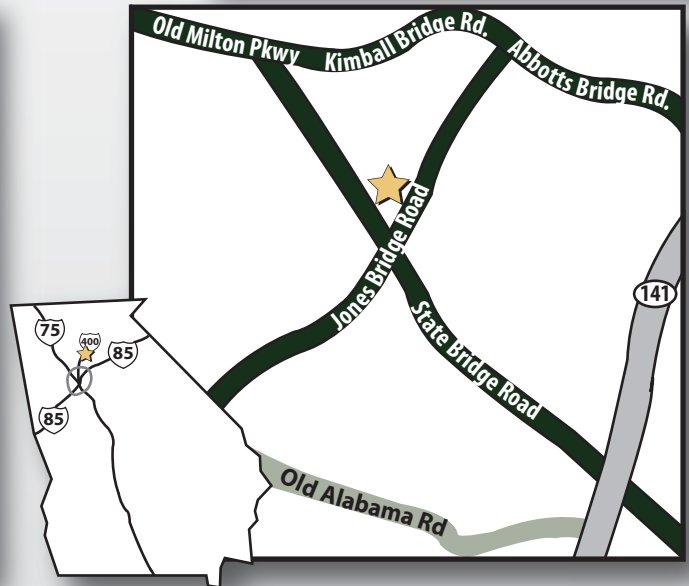


**INTERSECTION:**  
JONES BRIDGE ROAD &  
STATE BRIDGE ROAD

**ANCHORS:**  
KROGER #390 (76,500 SQ. FT.)  
TUESDAY MORNING (10,000 SQ. FT.)

**TOTAL SQUARE FOOTAGE:**  
128,727 SQ. FT.

**TRAFFIC COUNTS:**  
STATE BRIDGE ROAD: 31,060 AADT



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 POPULATION	13,416	88,995	195,819
2017 HOUSEHOLDS	4,966	31,545	72,660
2017 AVG. HOUSEHOLD INCOME	\$109,120	\$146,605	\$132,772

## RETAIL PLANNING CORPORATION

35 Johnson Ferry Road • Marietta, Georgia 30068 • 770-956-8383

PLEASE CONTACT US FOR MORE INFORMATION  
770.956.8383

LEASING@RETAILPLANNINGCORP.COM

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but we regret we cannot guarantee it.



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Tenant Listing	Unit	Sq Ft
7 Tequilas Mexican	101	4,550
Nail Turbo	103	1,225
Shear Impressions	104	1,050
Expedia Travel	105	1,050
Pro's Corner Tennis	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
<b>AVAILABLE</b>	<b>402</b>	<b>3,311</b>
Monro Muffler Brake	403	5,928
Wellstreet Urgent Care	501	6,000
Pizza Hut	502	1,386
Verizon Wireless	503	1,600



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