

# 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

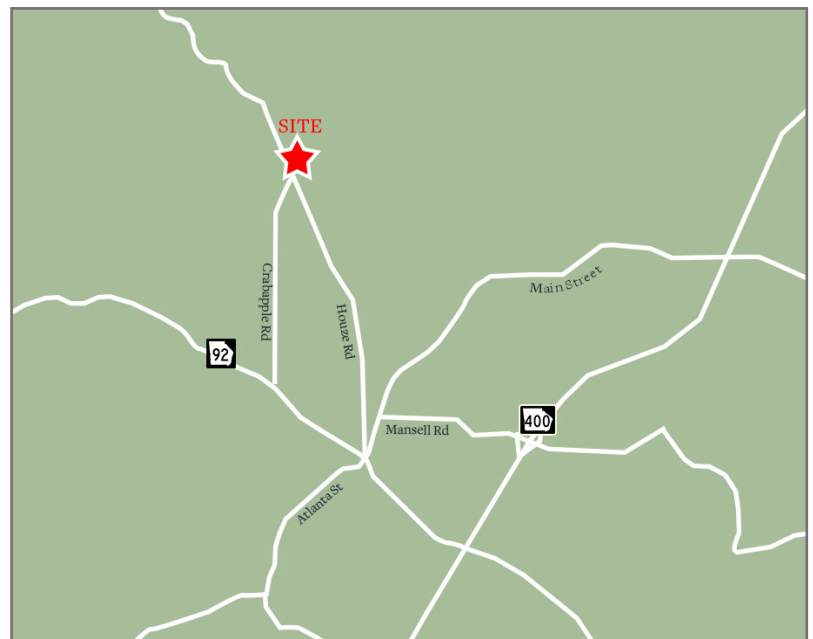
Kroger, LaVida Massage, Pacific Dental and Unleashed by Petco.

### TRAFFIC COUNTS

Crabapple Road	17,900	AADT
Arnold Mill Road	20,900	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	Ste	Tenant	Sf	Ste
Plaza Cleaners	6,500	101	Kroger	65,685	301
Domino's Pizza	1,400	102	<b>Available</b>	<b>1,200</b>	<b>401</b>
Unleashed by Petco	4,525	103	Sophia Nails	1,200	402
Pacific Spice	1,200	200	Olde Silos	1,200	501
Subway	1,200	201	Freshii	1,200	502
UPS Store	1,600	202	Dos Margaritas	5,000	601
Great Clips	1,050	203	Acopia Home Loans	3,600	801A
<b>Available</b>	<b>1,050</b>	<b>204</b>	Pacific Dental	3,420	801
LaVida Massage	4,000	205	Urgent Care by North Fulton	6,500	901

