

# Crabapple

## Alpharetta, Georgia

12460 Crabapple Road, Alpharetta, GA 30004

- 1,050 - 4,525 sf available
- 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 \$234,920 within a one mile radius of the large center



### KEY TENANTS

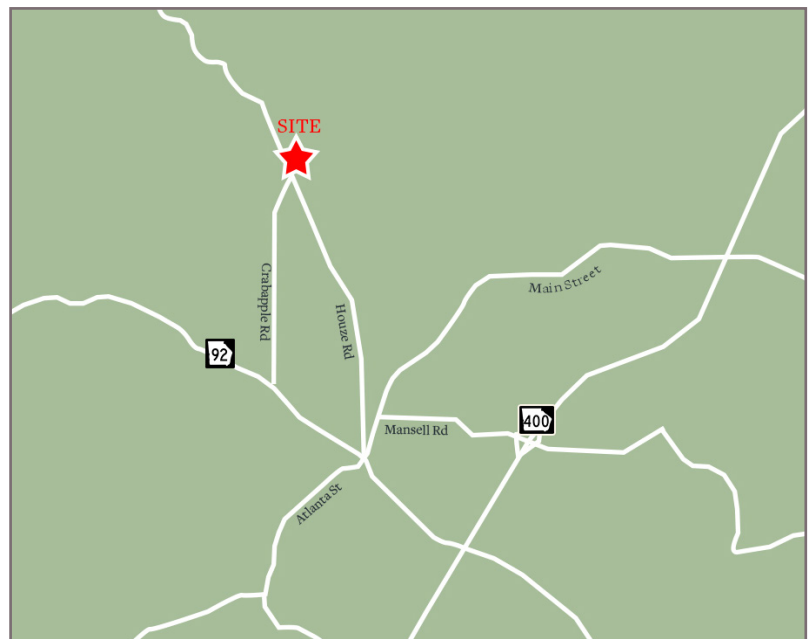
Kroger, LaVida Massage, and Pacific Dental.

### TRAFFIC COUNTS

Crabapple Road	23,564	AADT
Arnold Mill Road	24,095	AADT

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	8,677	42,288	120,496
Households	3,018	5,419	45,795
Avg HH Income	\$234,920	\$230,008	\$206,238
Daytime Pop	3,339	24,925	108,619



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Tenant	Sf	Ste			
Plaza Cleaners	1,400	101	Kroger	65,685	301
Domino's Pizza	1,400	102	Code Ninjas	1,200	401
<b>Available</b>	<b>4,525</b>	<b>103</b>	Sophia Nails	1,200	402
Pacific Spice	1,200	200	Olde Silos	1,200	501
Subway	1,200	201	Cinnaholic	1,200	502
UPS Store	1,600	202	Dos Margaritas	5,000	601
Great Clips	1,050	203	<b>Available</b>	<b>2,140</b>	<b>701</b>
<b>Available</b>	<b>1,050</b>	<b>204</b>	Wingstop	1,460	701A
LaVida Massage	4,000	205	Pacific Dental	3,420	801
			Urgent Care by North Fulton	6,500	901



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