

Saddlebrook

Alpharetta, Georgia

10945 State Bridge Road, Alpharetta, GA 30022

- 3,311 sf space available
- Kroger anchored center located in the metro Atlanta suburb of Alpharetta
- Alpharetta is the sixth fastest-growing city in the nation and has been named a top place for families to live
- Average household income \$109,326 within one mile radius of the shopping center



KEY TENANTS

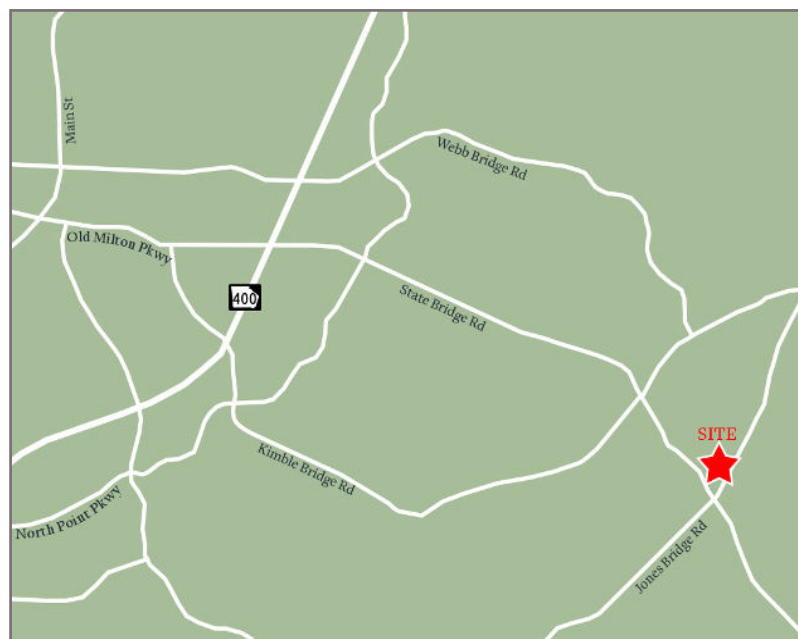
Kroger, La Vida Massage, Tuesday Morning, Verizon and The UPS Store.

TRAFFIC COUNTS

State Bridge Road	33,400	AADT
Jones Bridge Road	21,100	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	13,768	90,005	201,666
Households	5,111	32,128	75,071
Avg HH Income	\$109,326	\$153,061	\$139,996
Daytime Pop	3,469	36,107	135,207

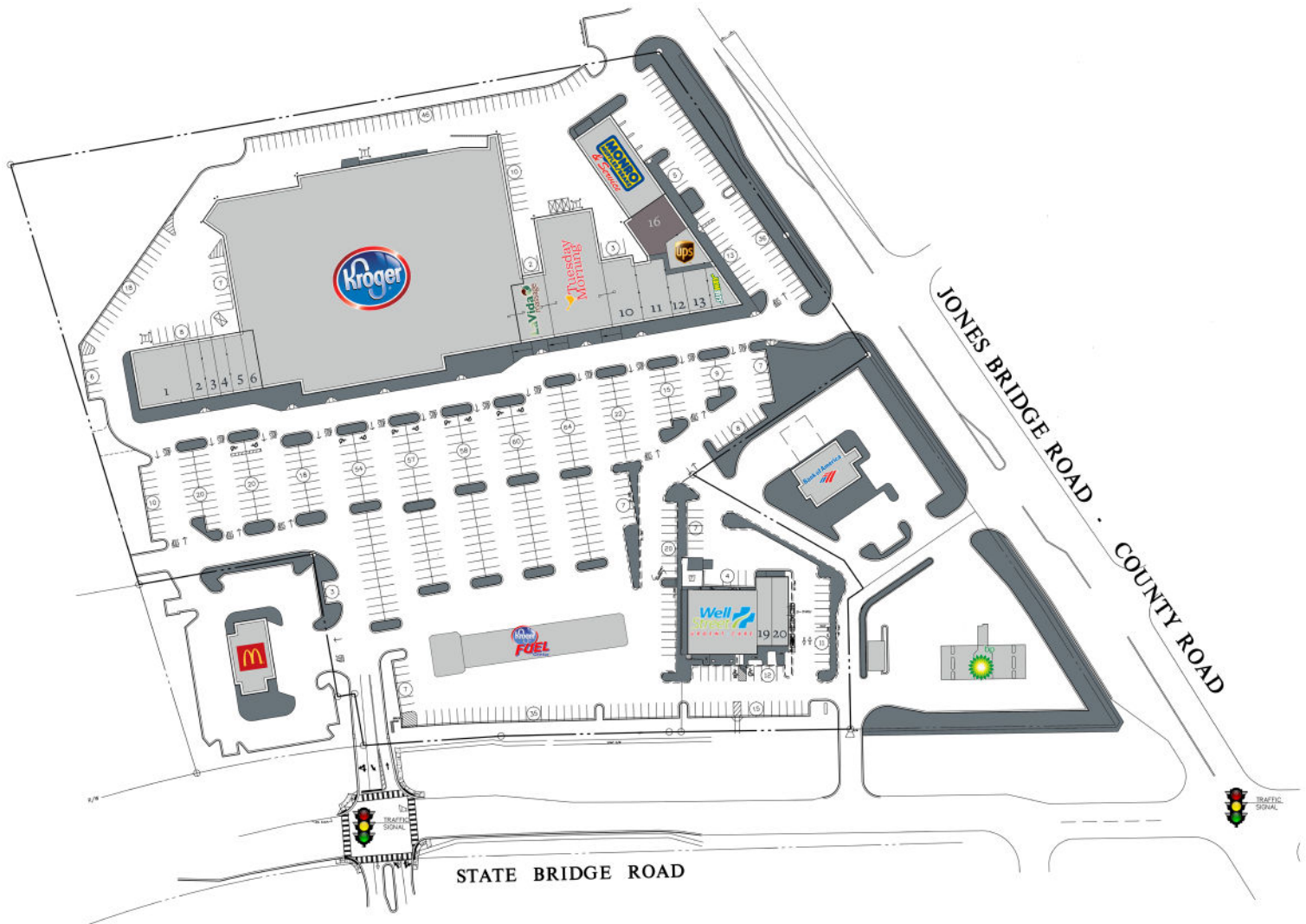


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Tenant	SF	Tenant	SF
1. 7 Tequilas Mexican	4,550	11. Thai Restaurant	2,450
2. Elite Nails	1,225	12. PC Medic	1,000
3. Shear Impressions	1,050	13. 20/20 Eyecare	1,350
4. Expedia Travel	1,050	14. Subway	1,238
5. Sam's Liquors	1,075	15. The UPS Store	1,639
6. Great Clips	1,075	16. Available	3,311
7. Kroger	76,500	17. Monro Muffler Brake & Service	5,928
8. LaVida Massage	3,000	18. Wellstreet Urgent Care	6,000
9. Tuesday Morning	10,000	19. Pizza Hut	1,386
10. Palm Beach Tan	3,000	20. Verizon Wireless	1,600



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