

# Village Walk

## Alpharetta, Georgia

270 Rucker Road, Alpharetta, GA 30004

- 4,800 sf available divisible to 1,200 sf; endcap ; enclosed patio
- Publix anchored center 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 \$206,051 within a one mile radius of the large center



### KEY TENANTS

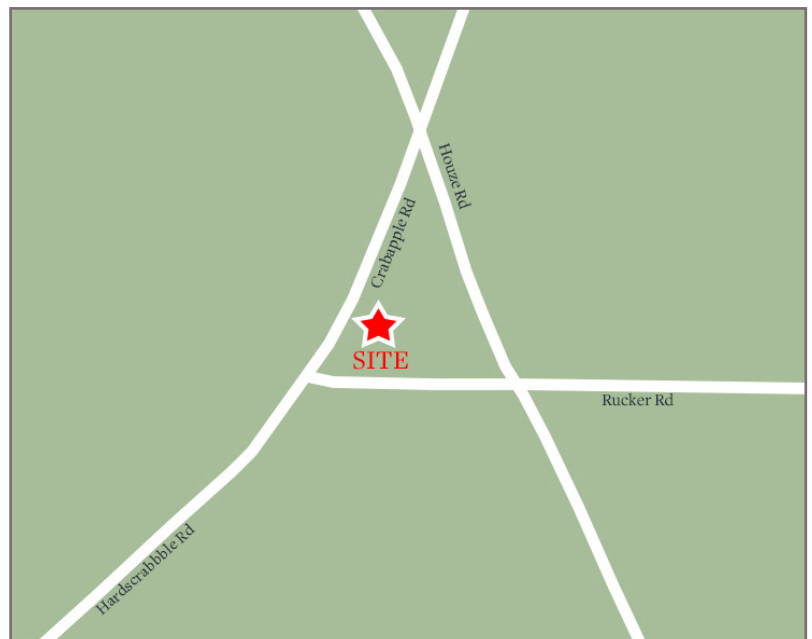
Publix, Eggs Up Grill, Papa John's Pizza, Supercuts and Wellstar Health System.

### TRAFFIC COUNTS

Crabapple Road	20,764	AADT
Houze Road	20,901	AADT

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	7,624	44,941	126,051
Households	2,748	16,669	48,054
Avg HH Income	\$206,051	\$225,726	\$205,514
Daytime Pop	2,910	29,118	117,686



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Tenant	Sf	Ste	Tenant	Sf	Ste
Dry Cleaners	2,400	100	Papa John's Pizza	1,200	225
Chin Chin	3,600	115	Wild Birds Unlimited	1,800	305
Eggs Up Grill	2,880	125	<b>Available</b>	<b>4,800</b>	<b>320</b>
Moohan Martial Arts	1,500	200	Wellstar Health System	5,000	400
Crabapple Tutoring	1,200	205	Circle K	3,150	OP
Supercuts	1,200	210			
Publix	54,379	215			
Classic Nails	1,200	220			

