



11585 JONES BRIDGE ROAD | ALPHARETTA, GA

ABBOTTS VILLAGE

1,400 & 6,700 SF AVAILABLE



PROJECT DETAILS

ABBOTTS VILLAGE • 1,400 & 6,700 SF AVAILABLE • RETAIL

AVAILABLE SPACE

1,400 & 6,700 SF

PROPERTY HIGHLIGHTS

- 2nd generation restaurant space available - 6,700 SF
- Traffic Counts: 20,700 ADT Jones Bridge Road, 32,800 ADT Kimball/Abotts Road
- Johns Creek is a dense, affluent community with strong demographics
- Two access points along Jones Bridge Road; two access points along Abbotts Bridge Road, and one of which is signalized

BUILDING SIZE

109,586 SF

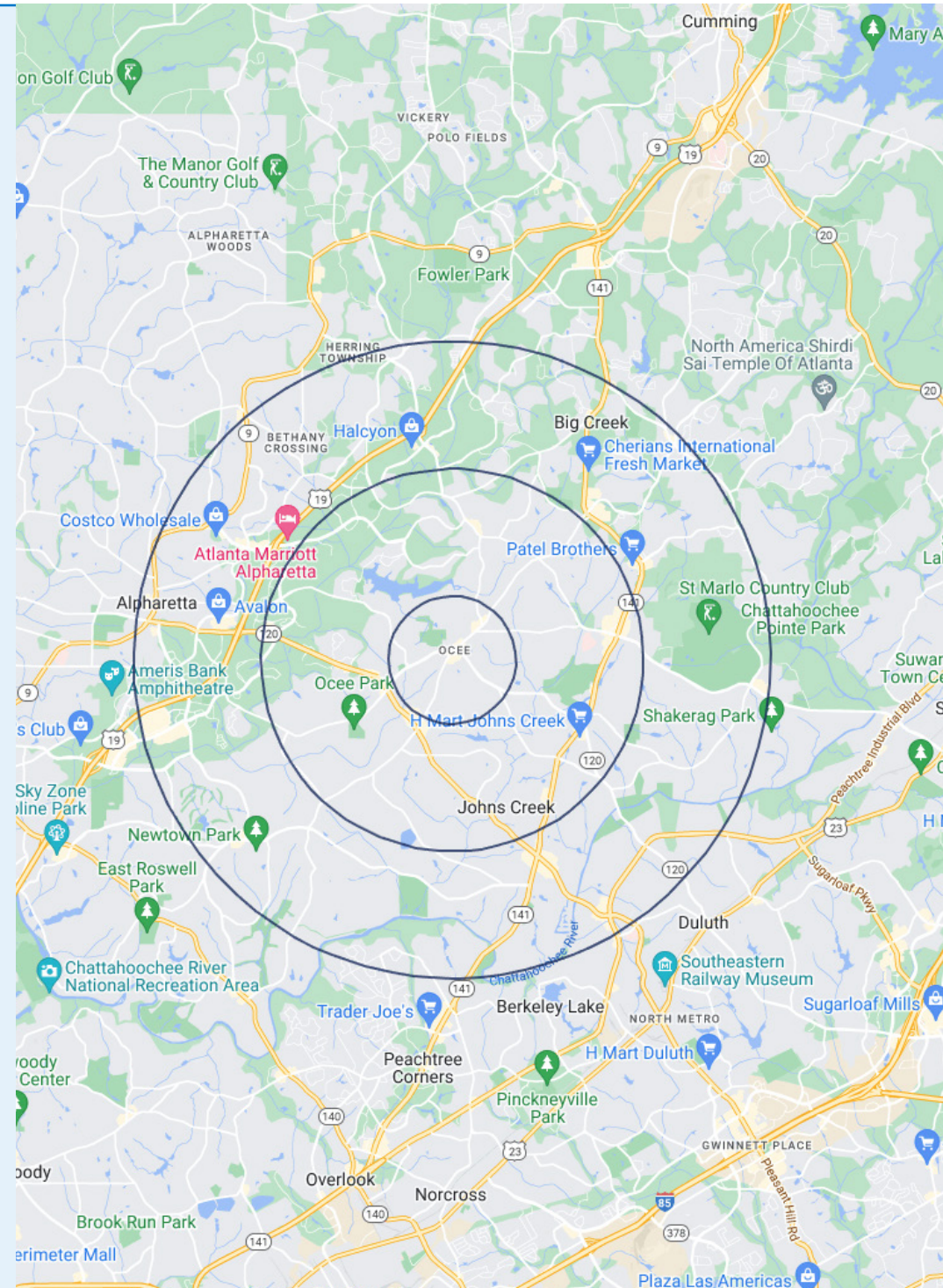
COUNTY

Fulton

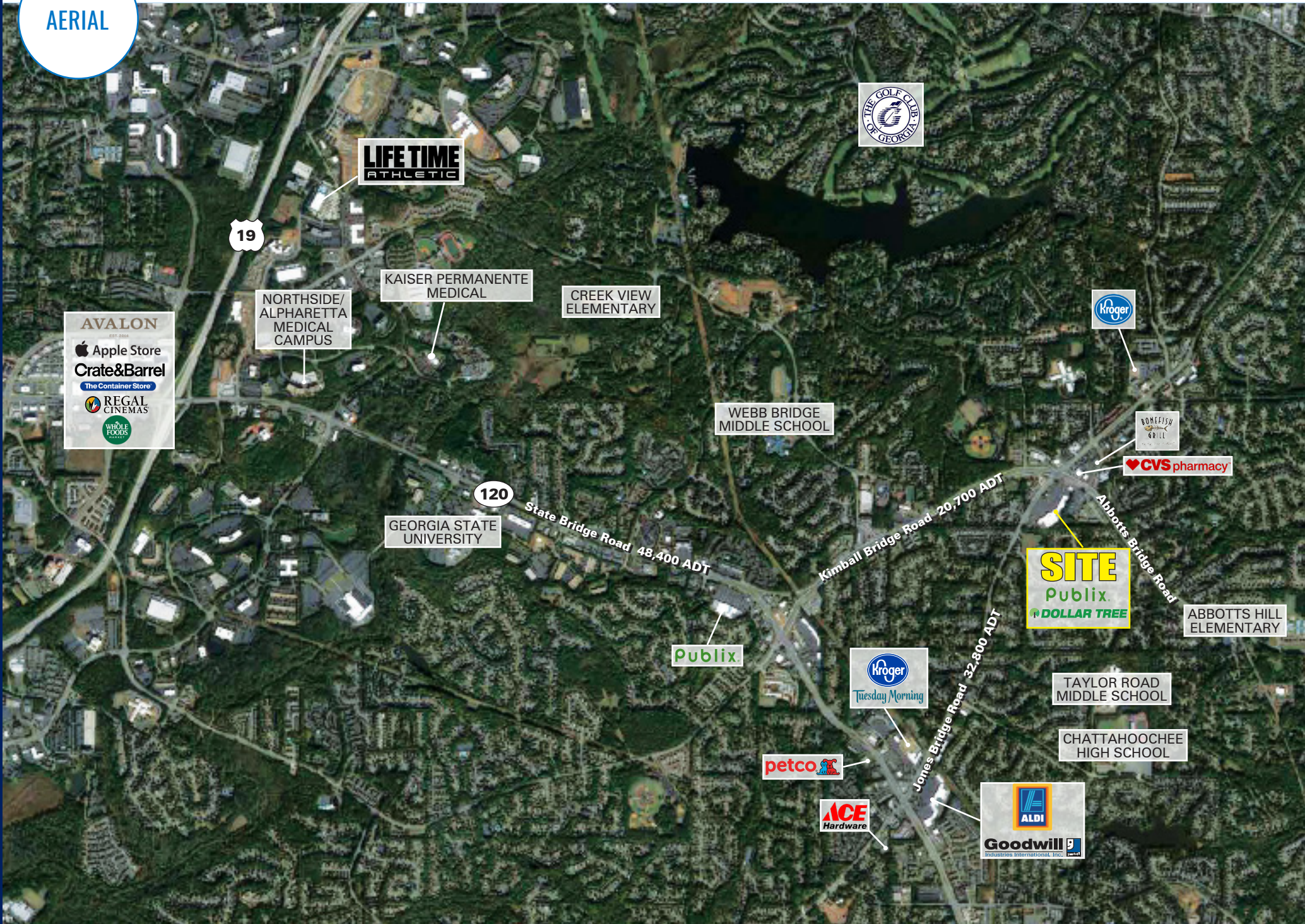
MARKET

Alpharetta

	1 MILE	3 MILE	5 MILE
 POPULATION	13,086	81,899	192,396
 DAYTIME POPULATION	2,736	58,562	172,616
 MEDIAN HH INCOME	\$158,465	\$176,847	\$160,821



AERIAL



AVALON
EST. 2004

Apple Store

Crate&Barrel
The Container Store

REGAL CINEMAS

WHOLE FOODS MARKET

NORTHSIDE/
ALPHARETTA
MEDICAL
CAMPUS

KAISER PERMANENTE
MEDICAL

CREEK VIEW
ELEMENTARY

WEBB BRIDGE
MIDDLE SCHOOL

GEORGIA STATE
UNIVERSITY

120

State Bridge Road 48,400 ADT

Kimball Bridge Road 20,700 ADT

Jones Bridge Road 32,800 ADT

Abbots Bridge Road

SITE
Publix
DOLLAR TREE

CVS pharmacy

ABBOTTS HILL
ELEMENTARY

TAYLOR ROAD
MIDDLE SCHOOL

CHATTAHOOCHEE
HIGH SCHOOL

Publix

Kroger
Tuesday Morning

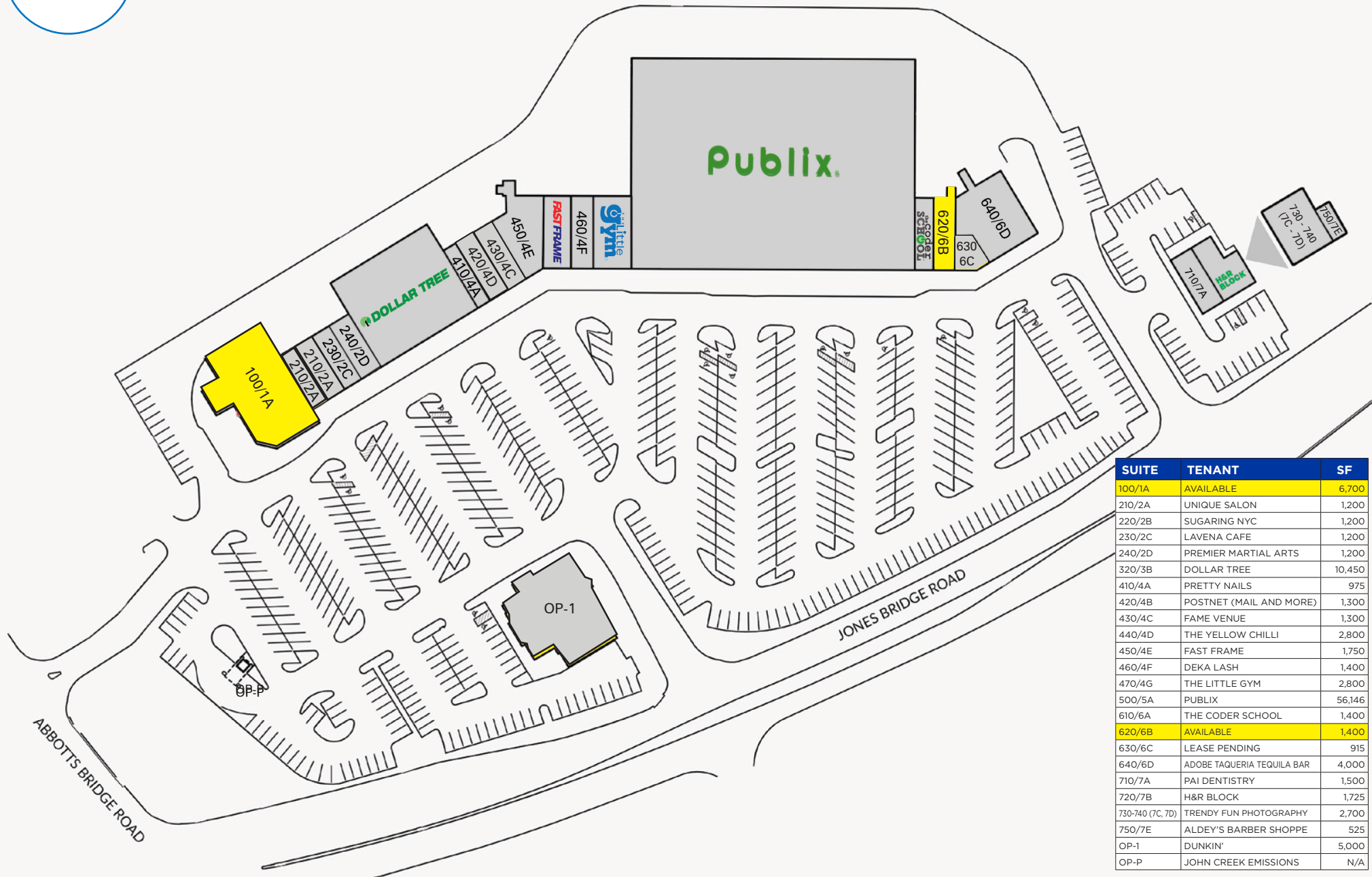
petco

ACE
Hardware

ALDI
Goodwill
Industries International, Inc.

SITE PLAN

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SUITE	TENANT	SF
100/1A	AVAILABLE	6,700
210/2A	UNIQUE SALON	1,200
220/2B	SUGARING NYC	1,200
230/2C	LAVENA CAFE	1,200
240/2D	PREMIER MARTIAL ARTS	1,200
320/3B	DOLLAR TREE	10,450
410/4A	PRETTY NAILS	975
420/4B	POSTNET (MAIL AND MORE)	1,300
430/4C	FAME VENUE	1,300
440/4D	THE YELLOW CHILLI	2,800
450/4E	FAST FRAME	1,750
460/4F	DEKA LASH	1,400
470/4G	THE LITTLE GYM	2,800
500/5A	PUBLIX	56,146
610/6A	THE CODER SCHOOL	1,400
620/6B	AVAILABLE	1,400
630/6C	LEASE PENDING	915
640/6D	ADOBE TAQUERIA TEQUILA BAR	4,000
710/7A	PAI DENTISTRY	1,500
720/7B	H&R BLOCK	1,725
730-740 (7C, 7D)	TRENDY FUN PHOTOGRAPHY	2,700
750/7E	ALDEY'S BARBER SHOPPE	525
OP-1	DUNKIN'	5,000
OP-P	JOHN CREEK EMISSIONS	N/A

ALPHARETTA, GEORGIA

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BOSTON

CHARLOTTE

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

WEST PALM BEACH

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