

FOR LEASE

FITNESS SPACE FOR LEASE AGINCOURT SHOPPING CENTER

11500 WEBB BRIDGE WAY
ALPHARETTA, GA 30005

 AMERICAN CAPITAL PROPERTIES



OVERVIEW

- » Balanced mix of medical, restaurant and retail tenants, in the heart of Alpharetta
- » Highly desirable submarket with high traffic counts and affluent demographics
- » Aesthetically pleasing center offers an upscale shopping and dining environment
- » Great exposure, outstanding retail visibility, easy access and plenty of parking
- » Competitive leasing rates, incentives and tenant improvement packages available

LOCATION

- » Fantastic location near major retailers: Avalon, North Point Mall
- » Located at the intersection of Kimball Bridge Road and Webb Bridge Way
- » Easy access to State Bridge Road and US Hwy 19
- » Alpharetta US Post Office is located directly behind Agincourt Shopping Center

DEMOGRAPHICS – 5-MILE RADIUS (LOOPNET 2015)

- » Adult population = 123,848
- » Average household income = \$129,717
- » Adult median age = 46

TRAFFIC COUNTS (GDOT 2015)

- » Old Milton Pkwy = 50,800/day
- » Kimball Bridge Rd = 28,300/day
- » State Bridge Rd = 32,300/day
- » Webb Bridge Way = 12,500/day

ASKING RATE

- » \$17.00/sf

LEASE TYPE

- » NNN

SPACE AVAILABLE

- » Suite B2: 5,136 rsf
- » Former yoga studio, perfect for another fitness tenant

FOR LEASING INFORMATION, PLEASE CONTACT:

KENT WALKER | (770) 530-0896
KENTWALKER@AMERICANCAPITALPROPERTIESLLC.COM

FOR OTHER AVAILABILITY, VISIT US AT WWW.ACP-SE.COM

AERIAL MAP | ROAD MAP

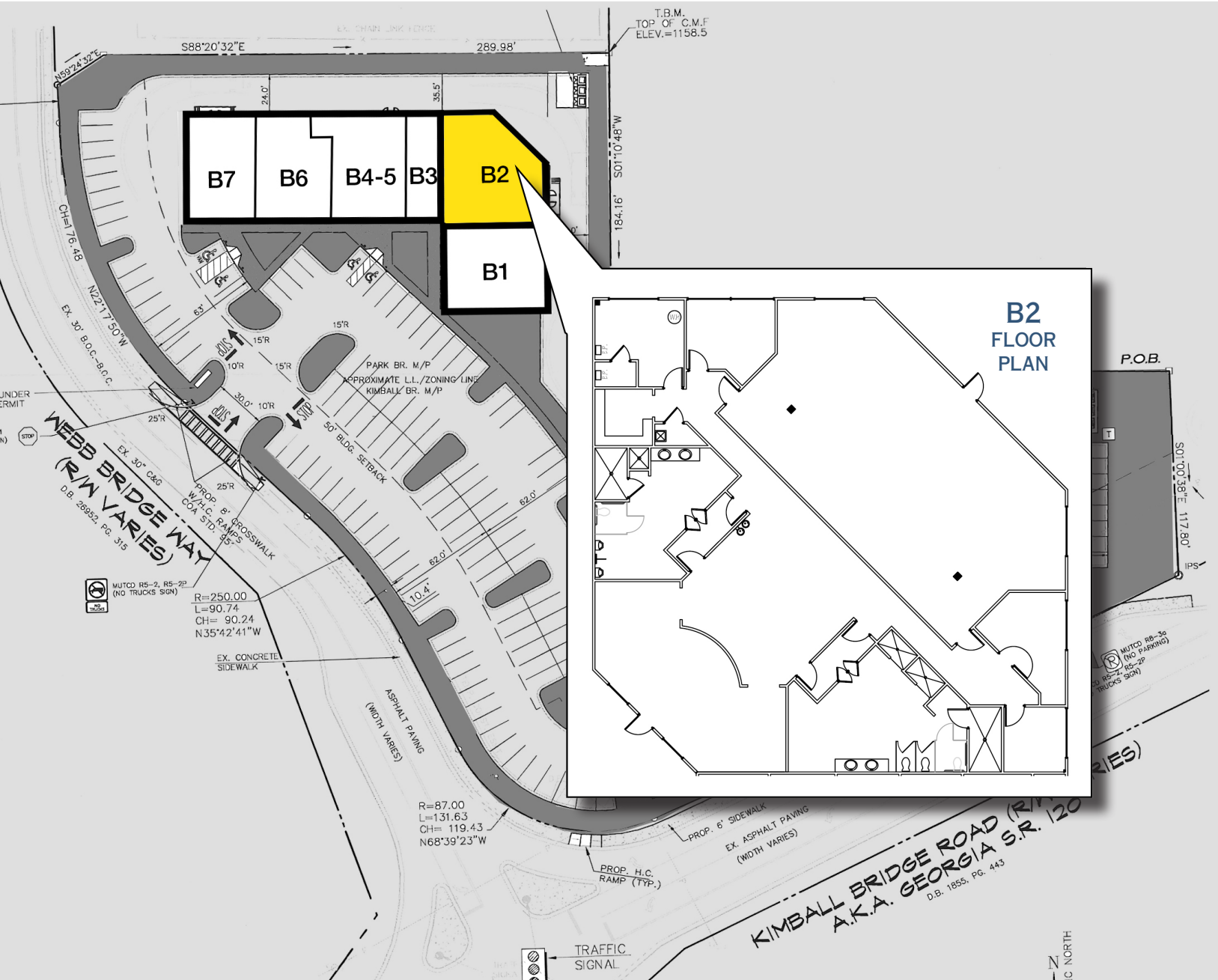


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SITE MAP | B2 FLOOR PLAN



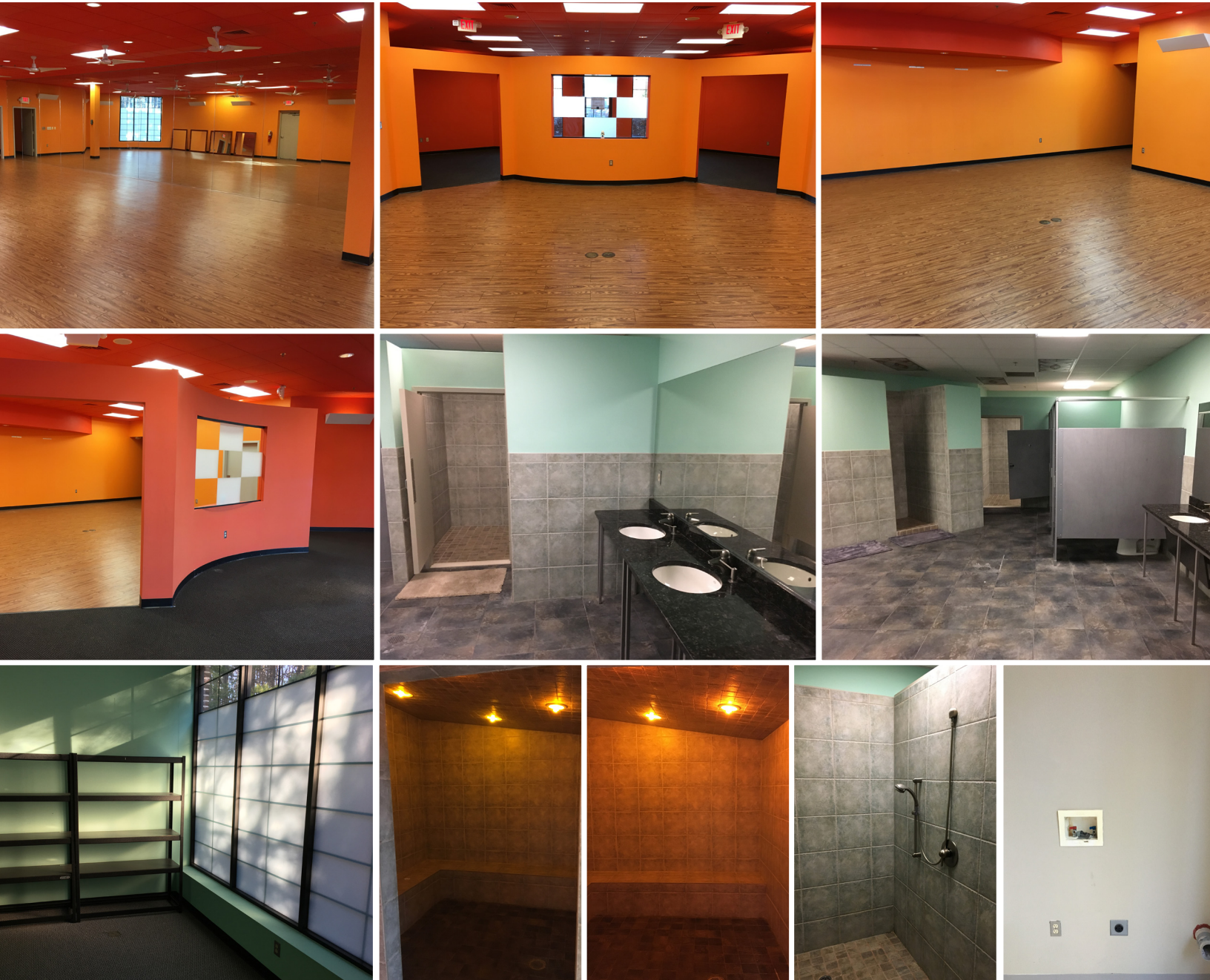
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ADDITIONAL INTERIOR PHOTOS



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