

State Bridge Road Pad Site

10805 State Bridge Road
Johns Creek, GA 30022

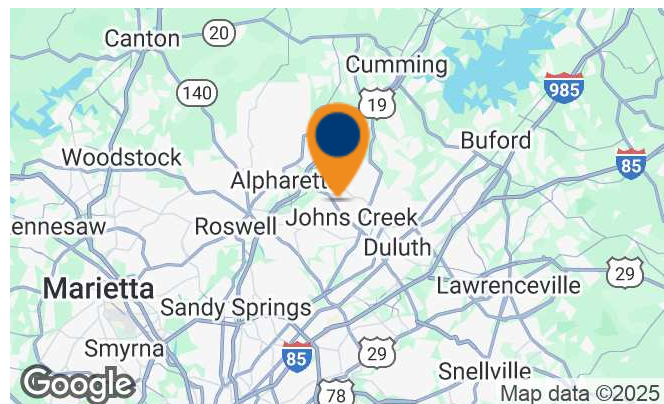
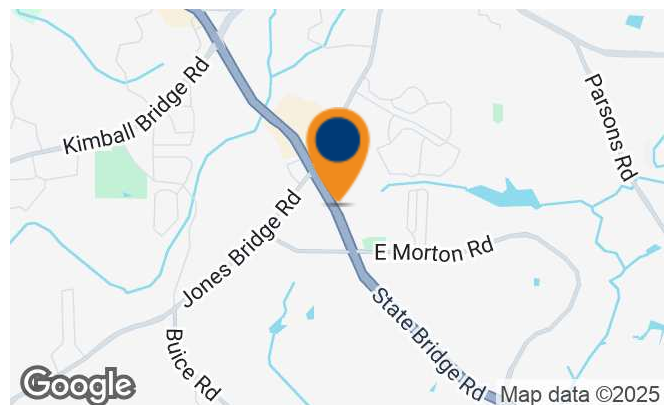


0.84 ACRES AVAILABLE

Property Highlights

- Pad opportunity immediately available for Build-To-Suite, Ground Lease or Sale.
- Well positioned with great access and visibility to State Bridge Road at signalized intersection.
- Great exposure to traffic counts of 20,000 VPD and increasing.
- Located in the heart of one of Atlanta's premier and affluent suburbs with phenomenal demographics.
- Up to 4,800 SF of new construction / C-1 Zoning (no drive thru).

Demographics	1 Miles	3 Miles	5 Mile
Total Households	3,635	29,365	74,271
Total Population	9,881	87,395	205,034
Average HH Income	\$137,897	\$144,013	\$164,370



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