

# State Bridge Road Pad Site

10805 State Bridge Road  
Johns Creek, GA 30022

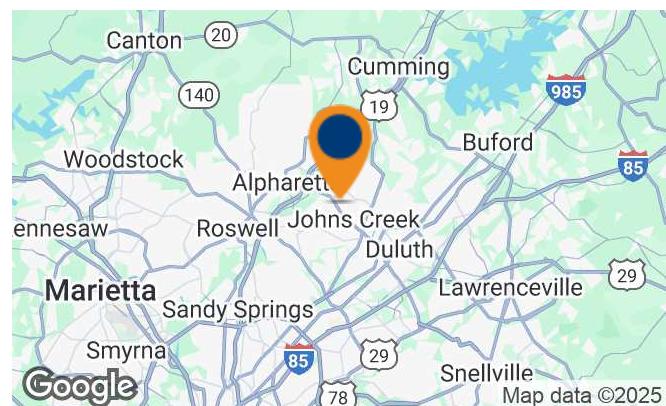
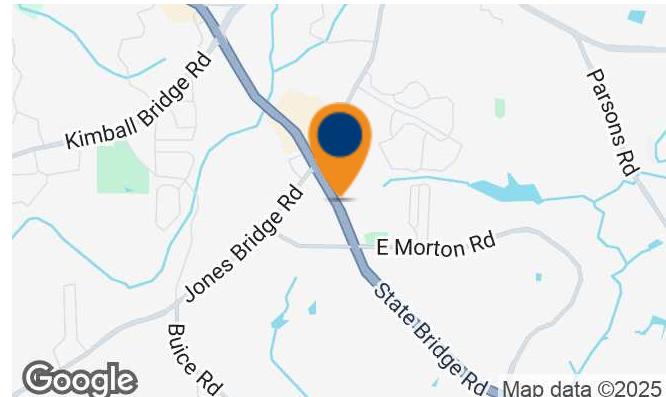


## 0.84 ACRES AVAILABLE

### 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
<b>Total Households</b>	3,635	29,365	74,271
<b>Total Population</b>	9,881	87,395	205,034
<b>Average HH Income</b>	\$137,897	\$144,013	\$164,370



### Chris Bowman

404.812.8928  
cbowman@skylineseven.com

800 Mt. Vernon Highway NE, Suite 425, Atlanta, GA 30328 | skylineseven.com

# State Bridge Road Pad Site

10805 State Bridge Road  
Johns Creek, GA 30022



**Chris Bowman**

404.812.8928  
cbowman@skylineseven.com

800 Mt. Vernon Highway NE, Suite 425, Atlanta, GA 30328 | skylineseven.com

**SKYLINE SEVEN**  
REAL ESTATE