

THOMPSON BRIDGE COMMONS

3630 Thompson Bridge Road | Gainesville, GA 30506

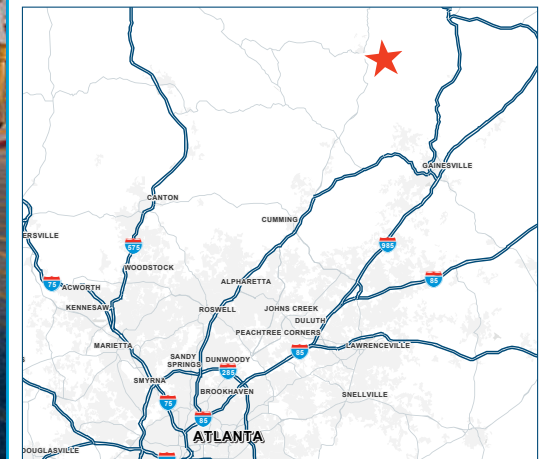


SPACE AVAILABLE

1,157 SF

PROPERTY HIGHLIGHTS

- 92,587 SF Kroger-anchored shopping center
- Located at the signalized intersection of Thompson Bridge Rd and Mount Vernon Rd
- Close proximity to Lake Lanier
- Average household income within a 5-mile area is \$122,000
- Multiple access points and excellent visibility



COURTNEY BRUMBELOW

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Ackerman Retail
A DIVISION OF ACKERMAN & CO

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AVAILABLE



| STE | TENANT | SF |
|------------|----------------------------|--------------|
| 1 | PUEBLOS MEXICAN CUISINE | 3,485 |
| 3 | DR. JAMES GREEN MD PC | 1,000 |
| 4 | BENCHMARK PHYSICAL THERAPY | 1,495 |
| | KROGER | 70,327 |
| 13 | BEYOND BRONZE | 1,495 |
| 14 | BURGER & SHAKE | 1,495 |
| 15C | GREAT CLIPS | 1,495 |
| 16 | PAPA JOHN'S PIZZA | 1,495 |
| 17 | SUN GARDEN CHINESE | 2,000 |
| 18A | AVAILABLE | 1,157 |
| 18B | BLUE WATERS VETERINARIAN | 2,343 |
| 19 | DIAMOND NAILS | 1,200 |
| 20 | DIAMOND NAILS | 1,200 |
| 21 | THE UPS STORE | 1,200 |
| 22 | EDWARD JONES | 1,200 |



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AREA DEMOGRAPHICS (2024):

| | 1-MILE | 3-MILE | 5-MILE |
|---------------|-----------|-----------|-----------|
| POPULATION | 4,024 | 15,426 | 42,620 |
| HOUSEHOLDS | 1,600 | 6,068 | 16,974 |
| AVG HH INCOME | \$121,916 | \$126,232 | \$122,054 |

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