

Saddlebrook

Alpharetta, Georgia

10945 State Bridge Road, Alpharetta, GA 30022

- 1,600 sf available
- Kroger anchored center located in the metro Atlanta suburb of Alpharetta
- Alpharetta is the sixth fastest-growing city in the nation and has been named a top place for families to live
- Average household income \$182,596 within one mile radius of the shopping center



KEY TENANTS

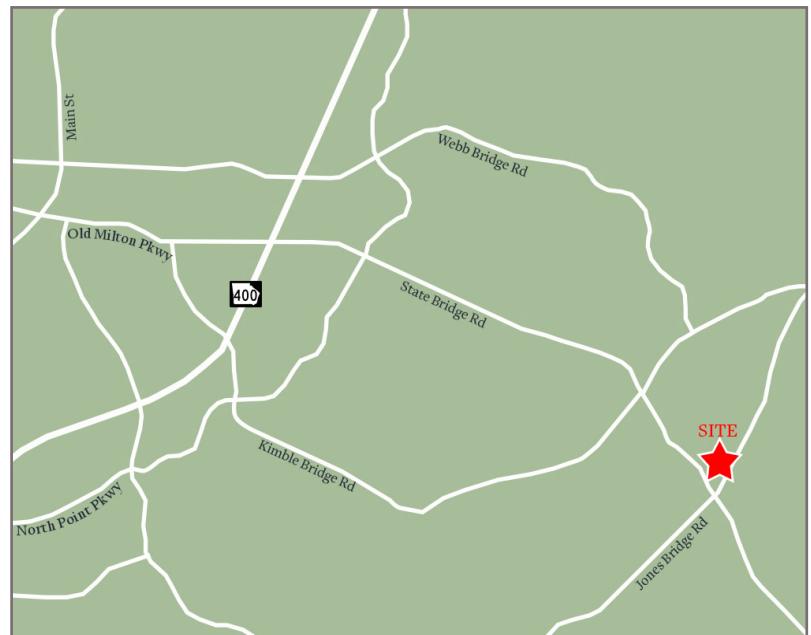
Kroger, La Vida Massage and The UPS Store.

TRAFFIC COUNTS

State Bridge Road	40,143	AADT
Jones Bridge Road	24,743	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	11,988	82,697	197,314
Households	4,280	28,255	73,062
Avg HH Income	\$182,596	\$220,522	\$190,309
Daytime Pop	3,894	46,345	182,641



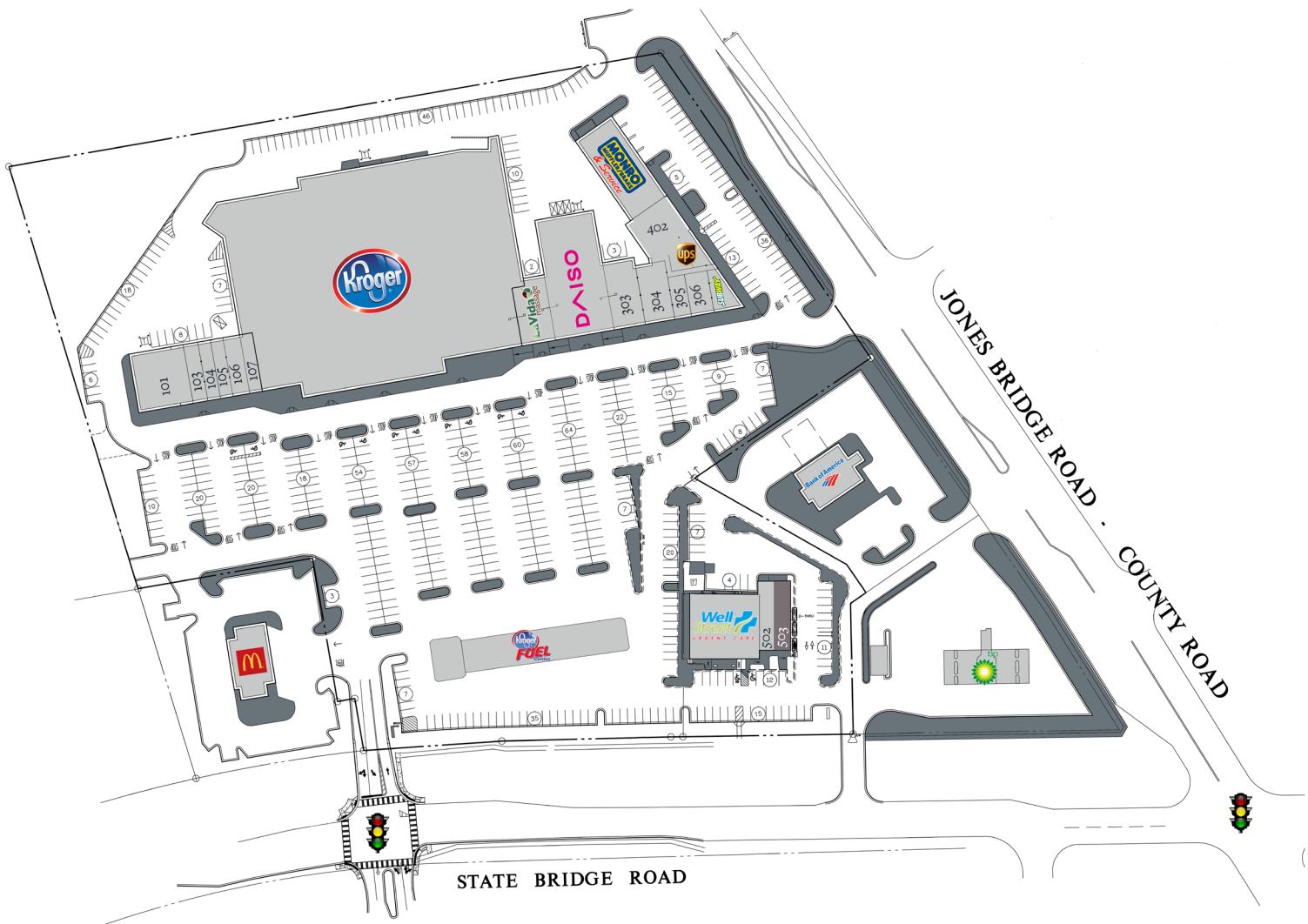
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Tenant	Sf	Ste			
7 Tequilas Mexican	4,550	101	Thai Restaurant	2,450	304
Elite Nails	1,225	103	PC Medic	1,000	305
Shear Impressions	1,050	104	20/20 Eyecare	1,350	306
Expedia Travel	1,050	105	Subway	1,238	307
Sam's Liquors	1,375	106	The UPS Store	1,639	401
Great Clips	1,075	107	The Music Studio Atlanta	3,311	402
Kroger	76,500	201	Monro Muffler Brake & Service	5,928	403
LaVida Massage	3,000	301	Wellstreet Urgent Care	6,000	501
Daiso	10,000	302	Pizza Hut	1,386	502
Palm Beach Tan	3,000	303	Available	1,600	503



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