



Property Information

FOR LEASE: 3,219 SF endcap space next to new Starbucks at 11740 Haynes Bridge Road in Alpharetta, Georgia.

Building has cross-access back to the traffic light.

Incredible visibility with combined Traffic Counts of 60,400 VPD at the intersection of Haynes Bridge Rd & Old Milton Pkwy.

Strong daytime business with 12,473 employees within 1 mile and over 88,600 employees within 3 miles.

Construction just started – spaces will be delivered Q4 2020 in a Warm Dark Shell condition.

AREA BUSINESS GENERATORS

- WILLS PARK – 116 acres hosting 500,000+ annual visitors
- TASTE OF ALPHARETTA – over 35,000 people each year
- NORTH POINT CHURCH - 5,000+ weekly attendees
- VERIZON - Alpharetta's largest employer (3,598 staff)
- AMERISBANK AMPHITHEATRE – 300,000 patrons annually

	1-Mile	3-Mile	5-Mile
Total Population:	6,784	62,085	194,002
Daytime Population:	12,473	88,654	140,430
Median HH Incomes:	\$90,414	\$94,836	\$101,918

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.



