

Rivermont Square

8560 Holcomb Bridge Rd., Alpharetta, GA 30022

LEASING INFORMATION

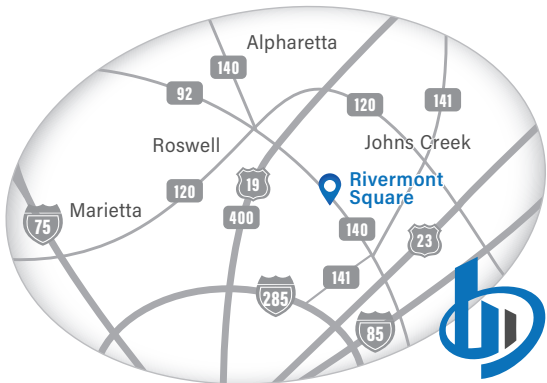
Rental Rate	\$15 - \$16 NNN Rent/SF
Year Built	1985
Property Type	Neighborhood Center
Building/GLA	100,527 SF
Parking	541
Intersection	Holcomb Bridge Road & S. Holcomb Bridge Way
Traffic Light	Yes
Traffic Count	46,539 AADT

LEASING CONTACT

Wes Allen

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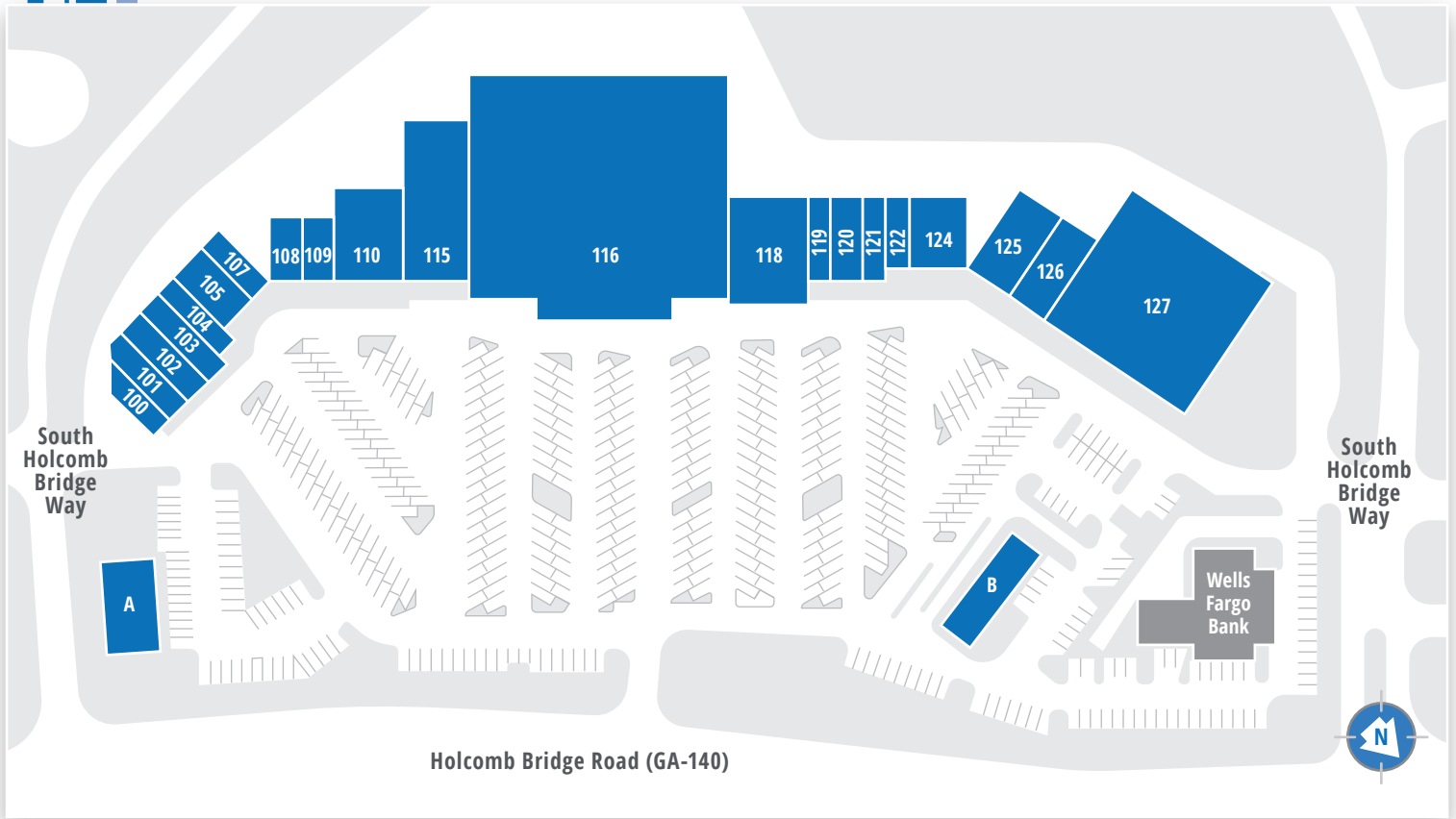
LOCATION MAP



DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population	8,598	76,222	224,363
Household	3,786	29,887	87,134
Avg. Income	\$126,171	\$133,803	\$119,750





PROPERTY HIGHLIGHTS

- Located on the heavily traveled Holcomb Bridge Road, and in Alpharetta's most affluent neighborhoods
- Easy access with traffic light; great street visibility
- Located among a dynamic mix of retail shops, restaurants, entertainment and office complexes
- Property across the street from Rivermont Country Club, a private, 18-hole championship golf course
- Strong daytime population
- CAM \$3.75 PSF
- Available Outparcel A: \$30 NNN

LEASING INFORMATION

STE	TENANT
100	DEKRA Emission Check
101	MZX Health Spa
102	Available (1,400 SF)
103	Available (1,300 SF)
104	Available (1,200 SF)
105	Alpha Lighting & Bulbs
107	Norella Alterations
108/109	Top Notch Training Center
110	Available (4,800 SF)
115	Woodcraft
116	Goodwill

118	Hard Exercise Works
119	Alpharetta Pediatric and Family Dentistry
120	Benjamin Moore Paints
121	State Farm
122	Top Cuts
124	Specialty Car Company
125	Mega Nails
126	Di Paolo Restaurant
127	Thompson Frame
Parcel A	Available (2,700 SF)
Parcel B	Starbucks