



The Country Club of the South

River Pines Golf

Atlanta Athletic Club

Waterside by The Providence Group  
916 Total Units - Single-family,  
Townhomes, Condos

Jones Bridge Park

**SITE**

Rivermont Station

Kroger ANYTIME FITNESS Chick-fil-A  
Orangetheory CHIPOTLE

The Forum Peachtree Corners

belk TRADER JOE'S POTTERY BARN  
Neat's J. ALEXANDER'S  
CHIPOTLE lululemon  
HomeGoods BARNES & NOBLE  
ULTA Petfolk

Peachtree Corners  
Town Center

SPROUTS HOLLYWOOD FRESH M. HAYES'S  
FARMERS MARKET  
CAVA F&B  
JAQUERIA SALATA THE PARKSIDE

Peachtree Parkway  
Shopping Plaza

Goodwill Pizza Hut Arby's  
DOLLAR GENERAL TACO BELL CosmoProf

Pickneyville Park

Shorty Howell Park

Walmart

Gwinnett Market Fair

Rainbow T.J. MAXX  
SHOE CARNIVAL Marshalls FIVE BELOW

FOR GROUND LEASE OR BUILD-TO-SUIT

# Prime Peachtree Corners Carve Out

SWC E Jones Bridge Road & Peachtree Parkway

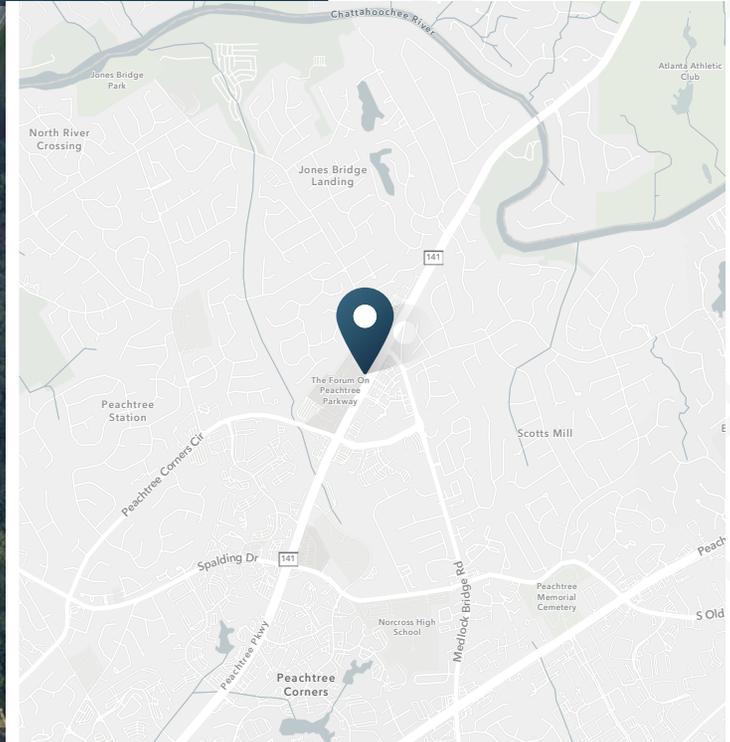


Berkeley Hill  
Country Club

Publix LIFETIME NCS Wood Taveria GNC Famous Footwear Office DEPOT

# Prime Peachtree Corners Carve Out

3930 E Jones Bridge Rd | Norcross, GA



**FOR GROUND LEASE OR BTS**

## ABOUT THE PROPERTY

- Signalized corner location with excellent visibility and frontage along Peachtree Parkway and E Jones Bridge Road
- Situated in Peachtree Corners, one of Metro Atlanta's most established and affluent suburban sub markets
- Immediate access to The Forum Peachtree Corners, major national retailers, and dining destinations
- Dense surrounding residential base with strong daytime population from nearby offices and retail

## JOIN THESE RETAILERS

**TRADER JOE'S**

**POTTERY BARN**

**CAVA**



**BARNES & NOBLE**



0.5 - 2.5 AC  
Land Acreage

Contact  
Broker  
Rate

## TRAFFIC COUNTS

Peachtree Parkway	41,500 VPD
Peachtree Corners Circle	13,700 VPD
Medlock Bridge Road	18,000 VPD
Year: 2025   Source: GDOT	

# Market Aerial

Peachtree Corners, GA



**SITE**

**Rivermont Station**

- Kroger
- ANYTIME FITNESS
- Chick-fil-A
- Orangetheory
- CHIPOTLE

**The Forum Peachtree Corners**

- belk
- TRADER JOE'S
- POTTERY BARN
- Newk's
- ALEXANDER'S
- CHIPOTLE
- tululemon
- MOES
- BARNES & NOBLE
- HomeGoods
- ULTA
- Petfolk

**Peachtree Corners Town Center**

- SPROUTS
- Hollywood Feed
- M. Mason's
- FIRST WATCH
- CAVA
- Salata
- THE PIRTSIDE

**Peachtree Parkway Shopping Plaza**

- Goodwill
- Pizza Hut
- Abby's
- DOLLAR GENERAL
- CosmoProf

**Holcomb 400 Shopping Center**

- DICK'S
- PETSMART
- BOON'S
- cicis pizza
- THREE DOLLAR CAFE

**Peachtree Marketplace**

- LA FITNESS
- ALDI
- Chick-fil-A
- NCG CINEMA
- IHOP
- Panera

**Peachtree Square**

- Publix
- TARGET
- TJ-maxx
- GNC
- Famous Footwear
- Office DEPOT

**Gwinnett Marketfair**

- Rainbow
- TJ-maxx
- SHOE CARNIVAL
- Marshalls
- five BELOW

Publix  
Newtown Park

The Country Club of the South

River Pines Golf

Atlanta Athletic Club

Waterside by The Providence Group  
916 Total Units - Single-family, Townhomes, Condos  
Jones Bridge Park

Rivermont Golf Club

**State Bridge Corners**

- TARGET
- Panera
- THE HAVIT

Kroger

NORTHSIDE HOSPITAL

Shorty Howell Park

Walmart

Pickneyville Park

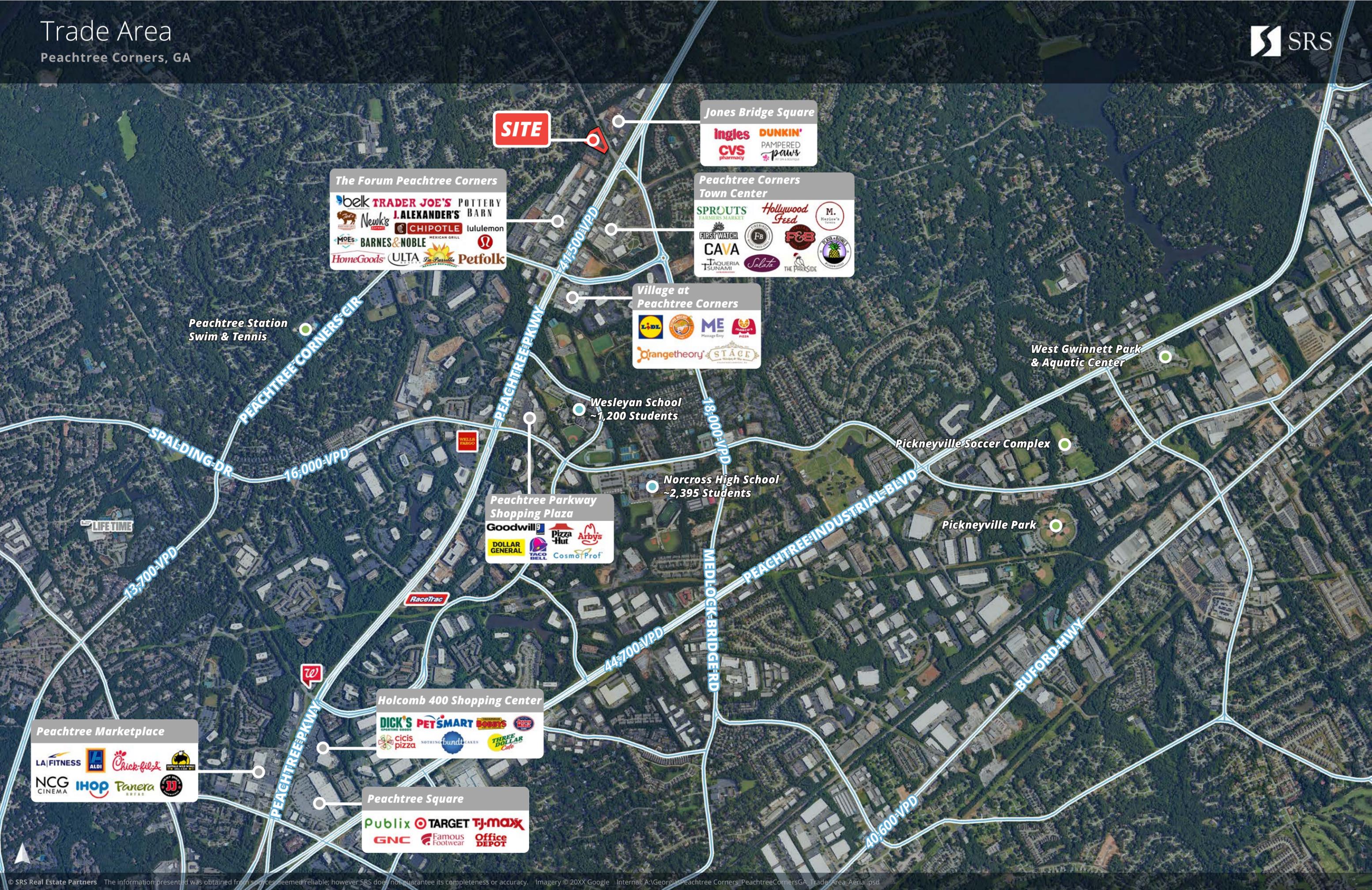
ROOMS

petco

sam's club

Berkeley Hill Country Club

85



**SITE**

Jones Bridge Square

The Forum Peachtree Corners

Peachtree Corners Town Center

Village at Peachtree Corners

Peachtree Station Swim & Tennis

West Gwinnett Park & Aquatic Center

Wesleyan School  
~1,200 Students

Norcross High School  
~2,395 Students

Pickneyville Soccer Complex

Pickneyville Park

Peachtree Parkway Shopping Plaza

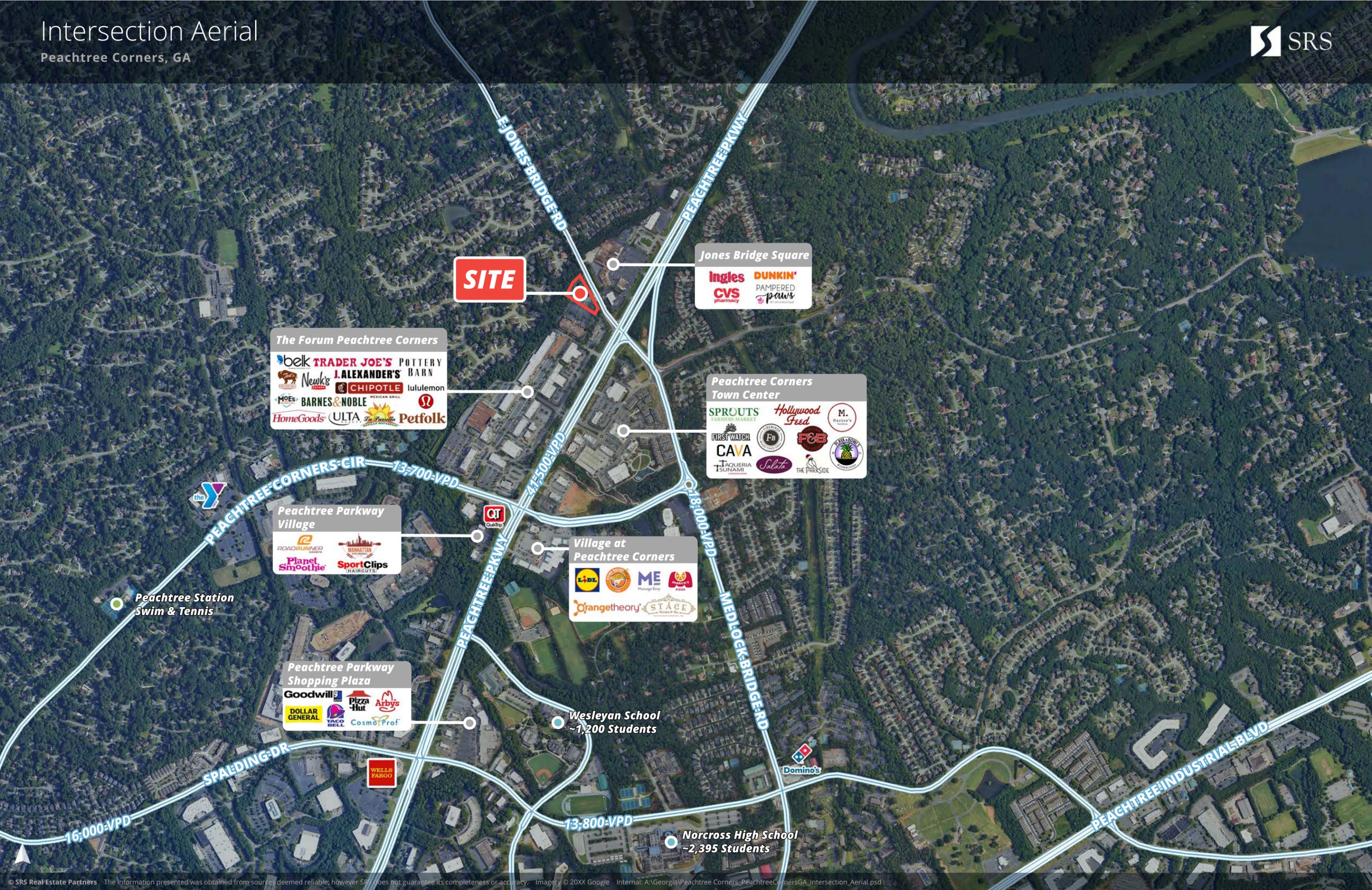
Holcomb 400 Shopping Center

Peachtree Marketplace

Peachtree Square

# Intersection Aerial

Peachtree Corners, GA



**SITE**

Jones Bridge Square



The Forum Peachtree Corners



Peachtree Corners Town Center



PEACHTREE CORNERS CIR 13,700-VPD

Peachtree Parkway Village



Village at Peachtree Corners



Peachtree Parkway Shopping Plaza



Wesleyan School  
~1,200 Students

13,800-VPD

Norcross High School  
~2,395 Students

16,000-VPD

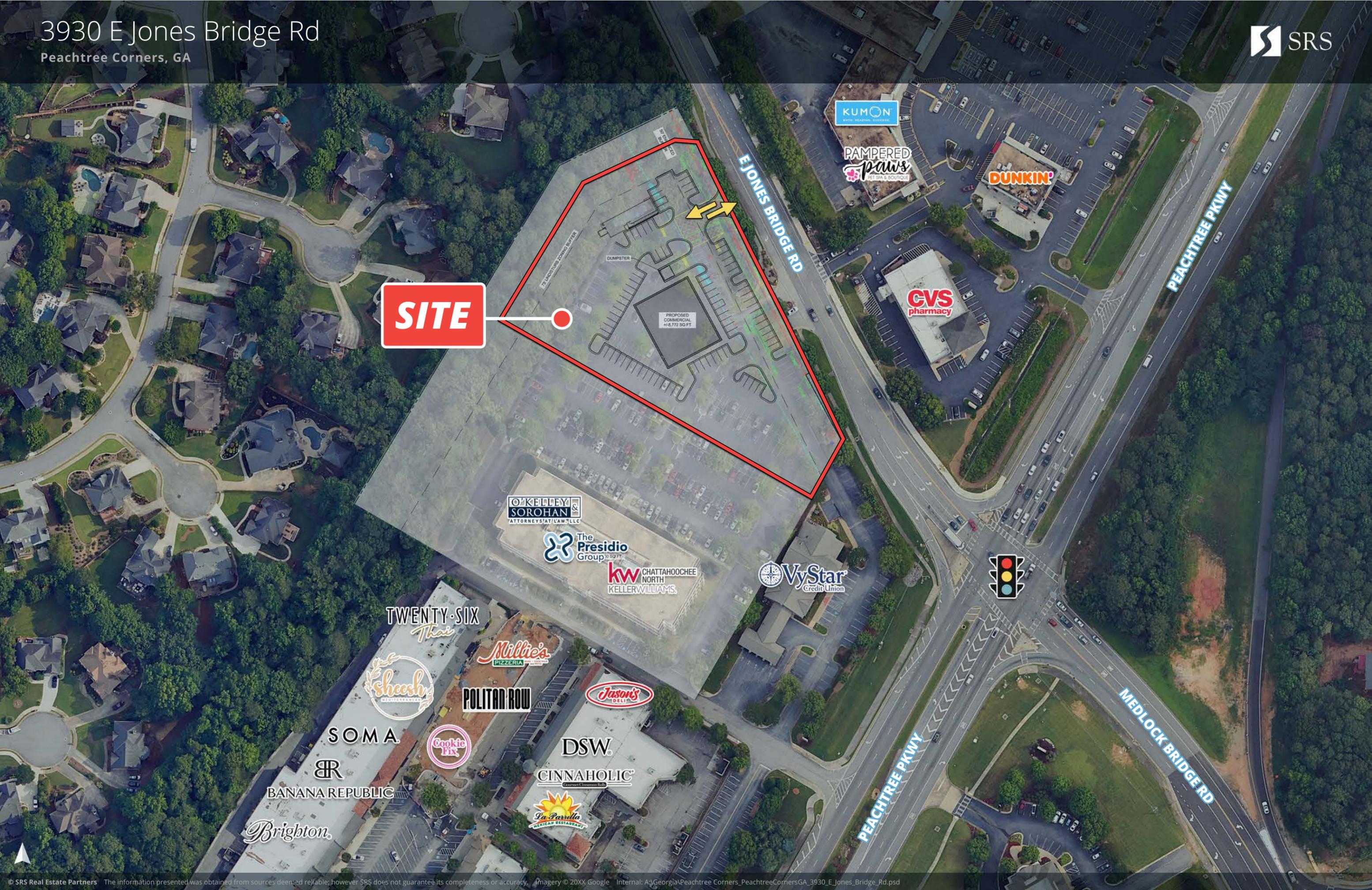
SPALDING DR

PEACHTREE PKWY 41,500-VPD

18,000-VPD

MEDLOCK BRIDGE RD

PEACHTREE INDUSTRIAL BLVD



**SITE**

PROPOSED COMMERCIAL  
48,732 SQ FT

KUMON

PAMPERED  
paws

DUNKIN'

CVS  
pharmacy

O'KELLEY  
SOROHAN  
ATTORNEYS AT LAW, LLC

The Presidio  
Group

kw CHATTAHOOCHEE  
NORTH  
KELLER WILLIAMS

VyStar  
Credit Union

TWENTY-SIX  
Thai

sheesh

Millie's  
PIZZERIA

POLITAN ROW

Jason's  
DELI

SOMA

Cookie  
Fix

DSW

CINNAHOLIC

BANANA REPUBLIC

Brighton

La Parrella  
MEXICAN RESTAURANT





# Prime Peachtree Corner Carve Out

3930 E Jones Bridge Road | Norcross, GA



## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	7,884	64,264	220,512
2030 Projected Population	8,784	65,231	223,020
Projected Annual Growth 2024 to 2029	2.19%	0.30%	0.23%

### Daytime Population

	1 Mile	3 Miles	5 Miles
2025 Daytime Population	13,602	88,731	244,951
Workers	9,574	58,182	141,794
Residents	4,028	30,549	103,157

### Income

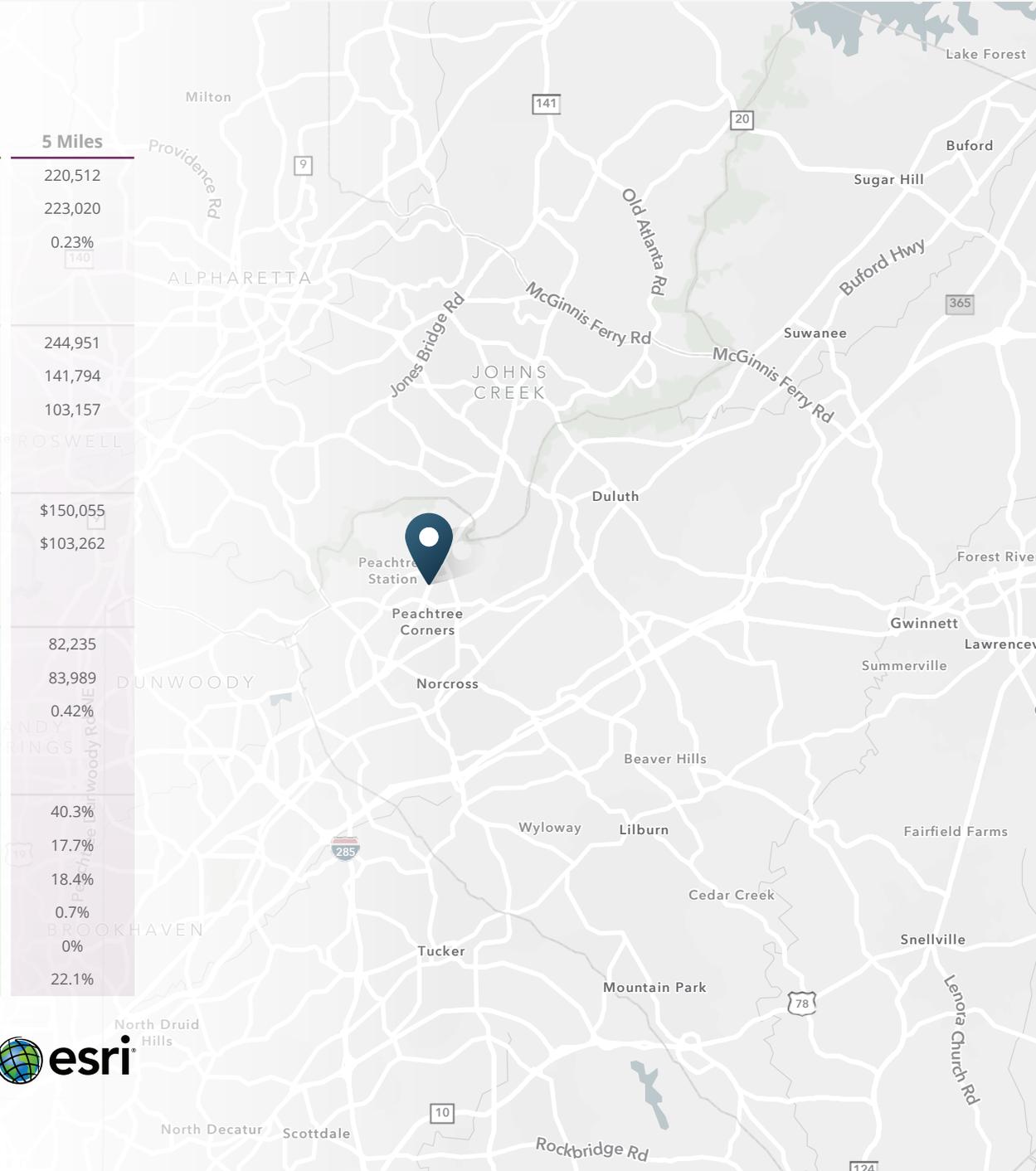
	1 Mile	3 Miles	5 Miles
2025 Est. Average Household Income	\$180,844	\$156,834	\$150,055
2025 Est. Median Household Income	\$139,620	\$113,513	\$103,262

### Households & Growth

	1 Mile	3 Miles	5 Miles
2025 Estimated Households	2,809	24,716	82,235
2030 Projected Households	3,134	25,244	83,989
Projected Annual Growth 2024 to 2029	2.21%	0.42%	0.42%

### Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2025 Est. White	57.3%	46.8%	40.3%
2025 Est. Black or African American	10.1%	17.6%	17.7%
2025 Est. Asian or Pacific Islander	20.4%	17.9%	18.4%
2025 Est. American Indian or Native Alaskan	0.4%	0.4%	0.7%
2025 Est. Other Races	0%	0%	0%
2025 Est. Hispanic	7.5%	15.1%	22.1%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



**SITE**

*Jones Bridge Square*

*The Forum Peachtree Corners*



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*Peachtree Parkway Village*

*Village at Peachtree Corners*

*Peachtree Corners Town Center*

*tree Station & Tennis*

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