

**FOR LEASE**

# Alpharetta Commons

4305 State Bridge Rd, Alpharetta, GA 30022

## Property Highlights

- 2,400 - 6,294 sf available
- Publix anchored center in North Fulton County
- Main point of ingress and egress directly from a signalized intersection on Statebridge Road
- Located in the premier shopping district of Alpharetta
- Alpharetta is the 6th fastest-growing city in the nation and named a top place for families to live

## Key Tenants



**T Mobile**



## Leasing Contact:

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## Traffic Counts

Old Milton Pkwy	50,378	AADT
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Kimble Bridge Rd	25,237	AADT
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## Demographics

	1 Mile	3 Mile	5 Mile
Population	12,383	84,849	209,224
Households	4,652	30,235	76,568
Avg HH Income	\$184,344	\$204,729	\$186,329
Daytime Pop	8,657	86,550	190,034

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## BROKERAGE SERVICES

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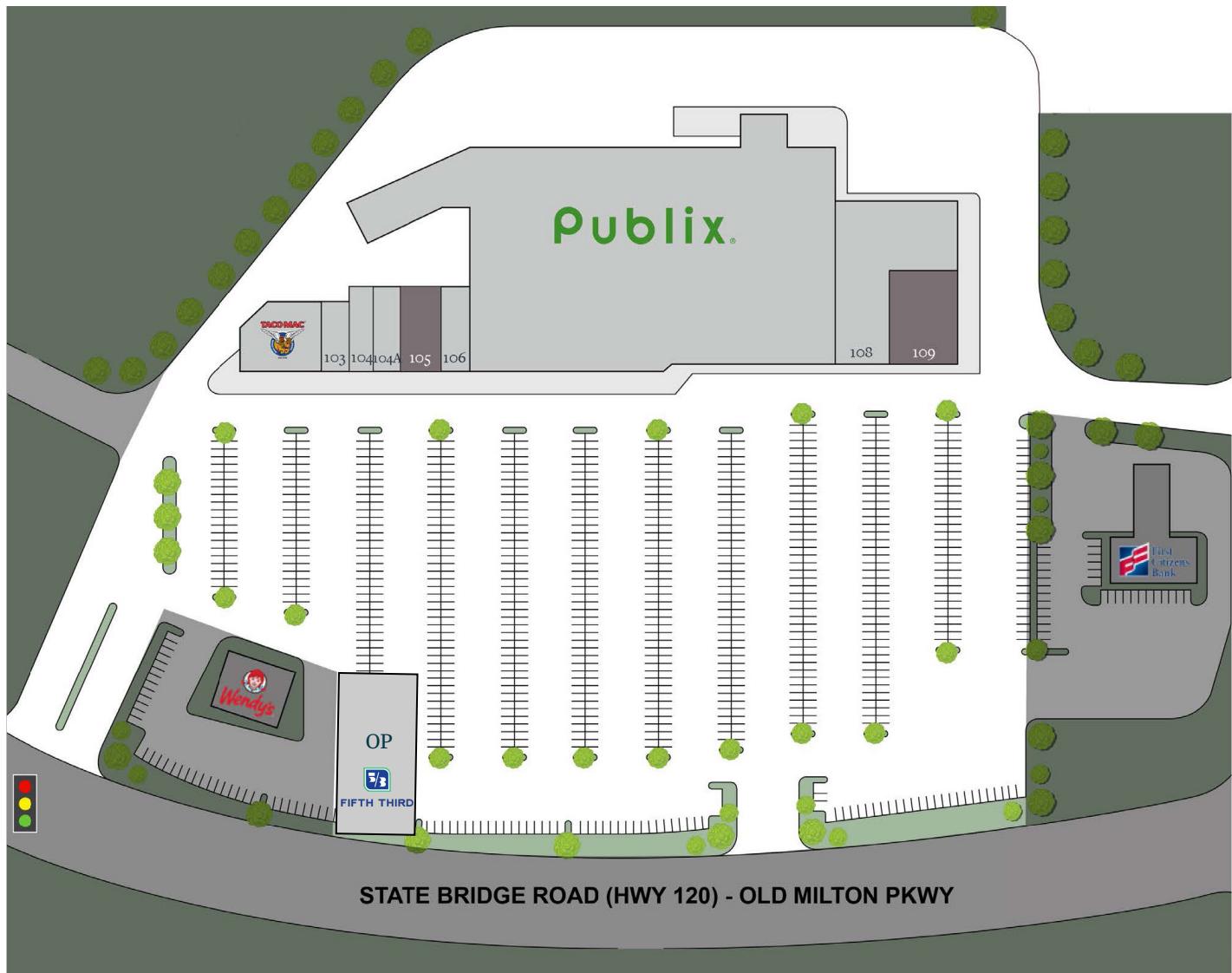
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Tenant	SF	Ste
Taco Mac	4,065	101
Kokee Tea	1,200	103
Sports Clips	1,556	104
T-Mobile	1,600	104A
<b>Available</b>	<b>2,400</b>	<b>105</b>

Tenant	SF	Ste
Allure Nail Bar	2,400	106
Publix	65,146	107
Madras Chettinaad	9,839	108
<b>Available</b>	<b>6,294</b>	<b>109</b>
Fifth Third Bank	1,900	OP



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