





Orchard Village

Orchard Village is a well-established 10,195 square foot neighborhood shopping center strategically positioned at the intersection of Houze Road and Rucker Road with premium signage visibility. With 20,300 daily vehicles on Houze Road and strong corner presence, this thriving center delivers consistent performance in one of Metro Atlanta's most desirable and affluent residential markets.

Area	1 MILE	3 MILE	5 MILE
Demographics			
 2024 Population	8,640	48,015	138,094
 Daytime Population	6,435	65,320	170,549
 2024 Households	3,094	17,722	52,041
 Household Income	\$188,700	\$208,600	\$192,400



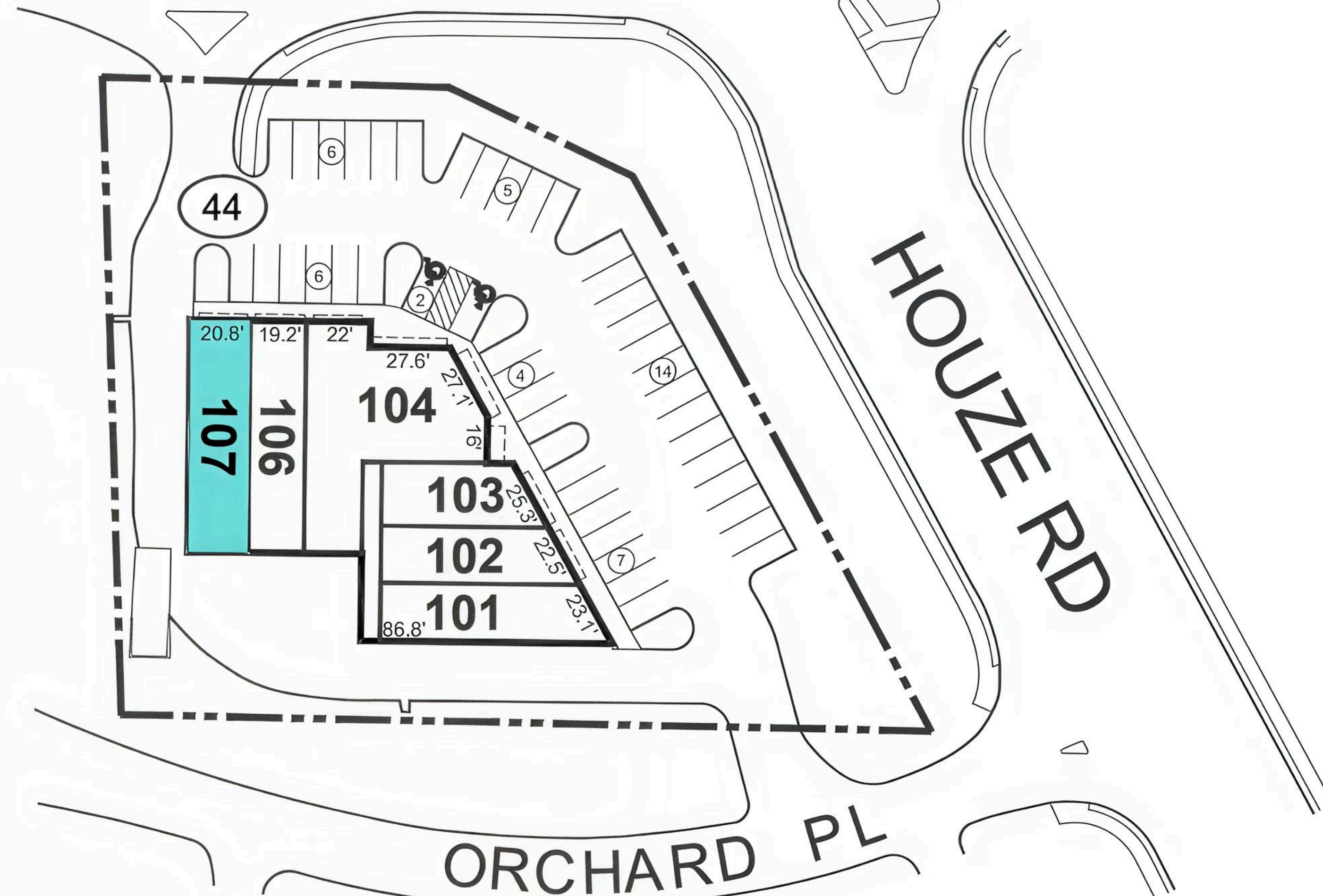
Orchard Village
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Alpharetta, Georgia 30004

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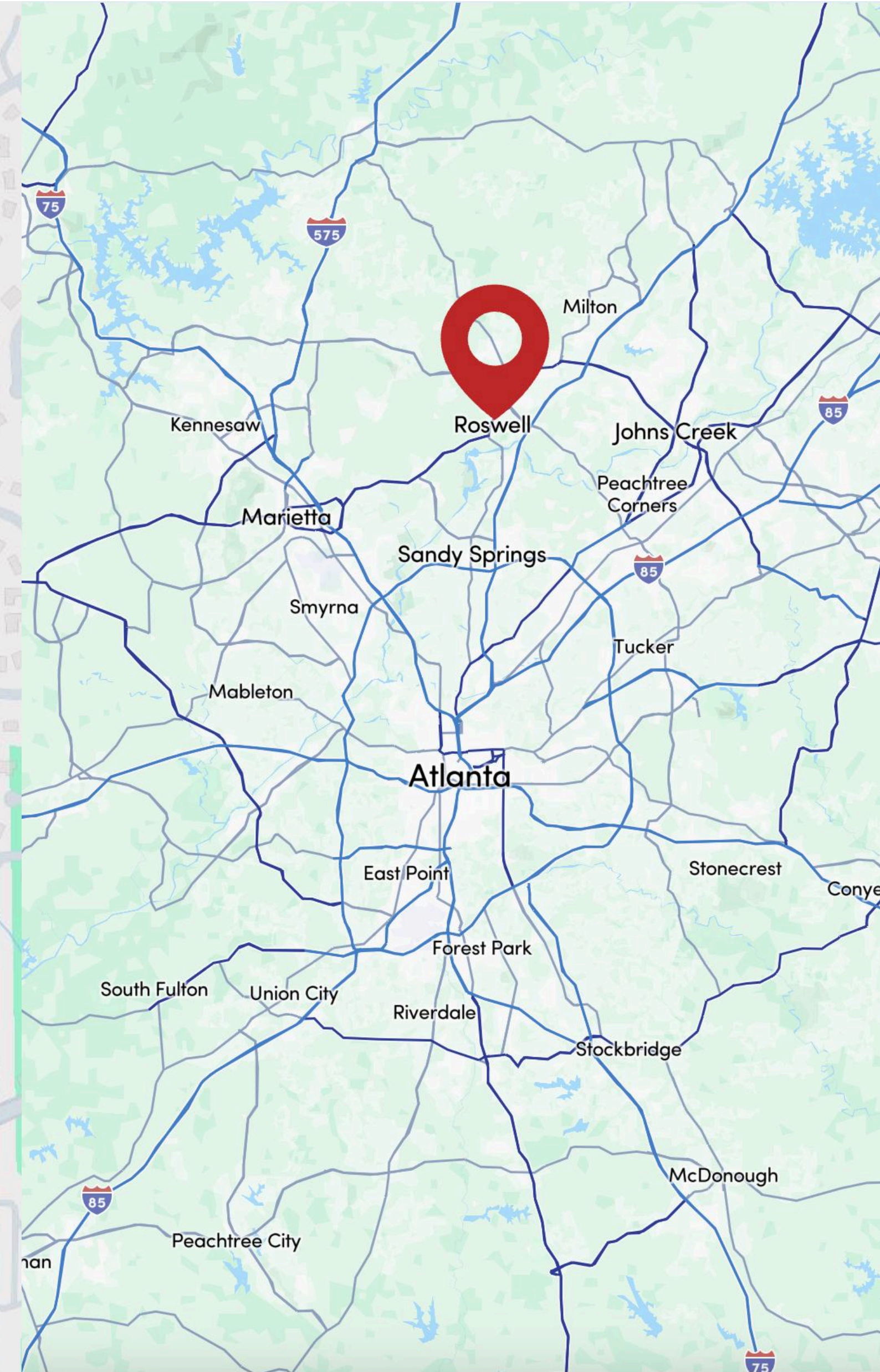
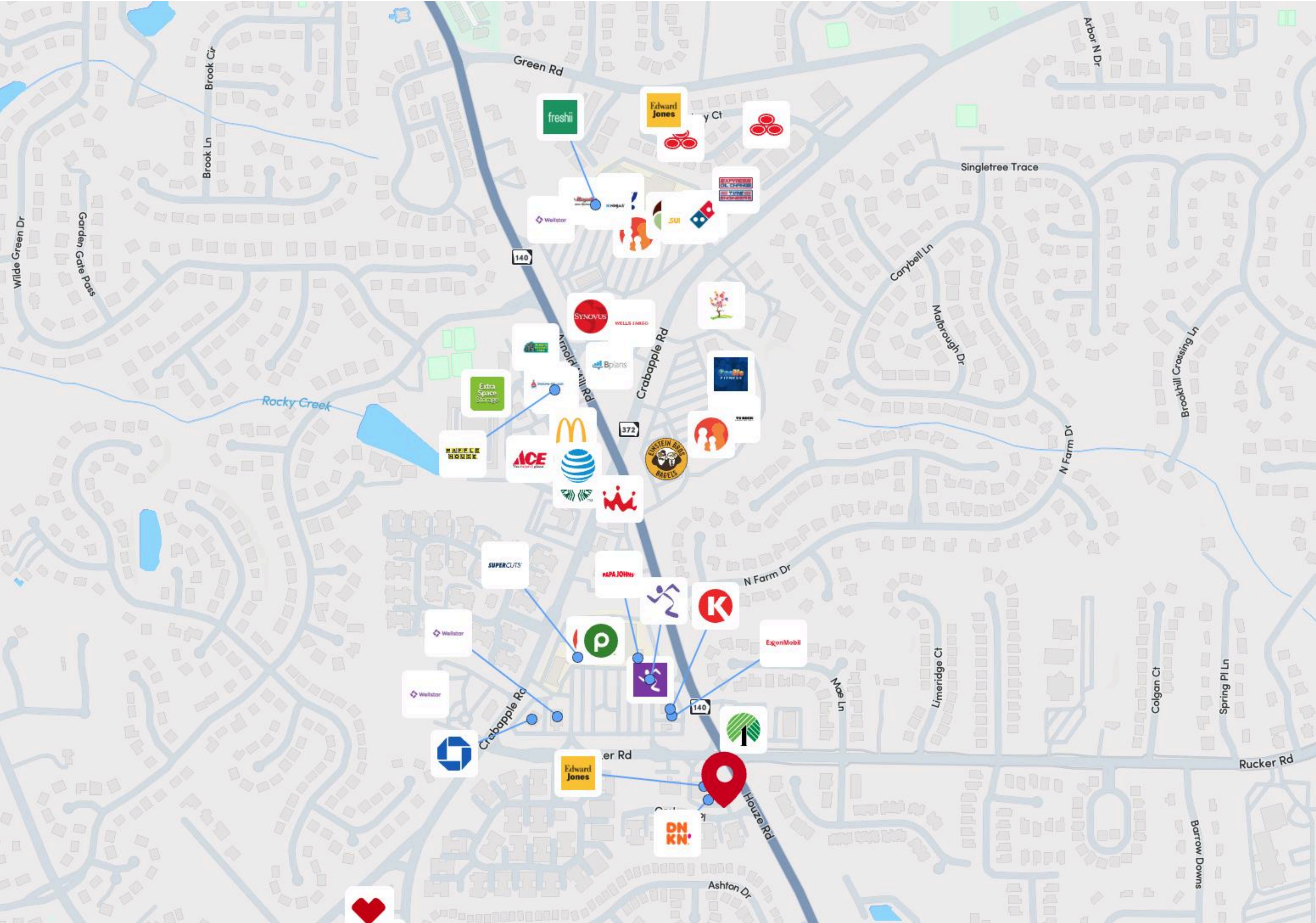
RUCKER RD



Suite	Tenant	Square Feet
110	Retail Space Available	1,600
120	Jason's Salon	1,600
130	Veriszon Wireless	3,153
150	Edward Jones	1,000
160	Method Modern Dentistry	1,242
170	Dunkin'	1,600

Dual-Road Corner Exposure Orchard Village sits at the intersection of Houze Road and Rucker Road, creating a combined 26,400 daily vehicle exposure: Houze Road: 20,300 AADT | Rucker Road: 6,100 AADT

Strategic Visibility & Access Benefit from dual-road exposure at a key intersection with combined traffic counts exceeding 26,400 vehicles daily.



Alpharetta Market Serve one of Georgia's most prosperous communities with over 170,549 residents within a 5-mile radius. Alpharetta's exceptional household incomes, educated workforce, and quality-of-life amenities create an ideal environment for retail and service businesses seeking sustained growth and premium customer demographics.