



11585 JONES BRIDGE ROAD | ALPHARETTA, GA

ABBOTTS VILLAGE

1,200 SF AND OUTPARCEL OPPORTUNITY



AVAILABLE SPACE

- Outparcel Ground Lease: 0.50 - 0.80 Acres
- Suite 230/2C: 1,200 SF

PROPERTY HIGHLIGHTS

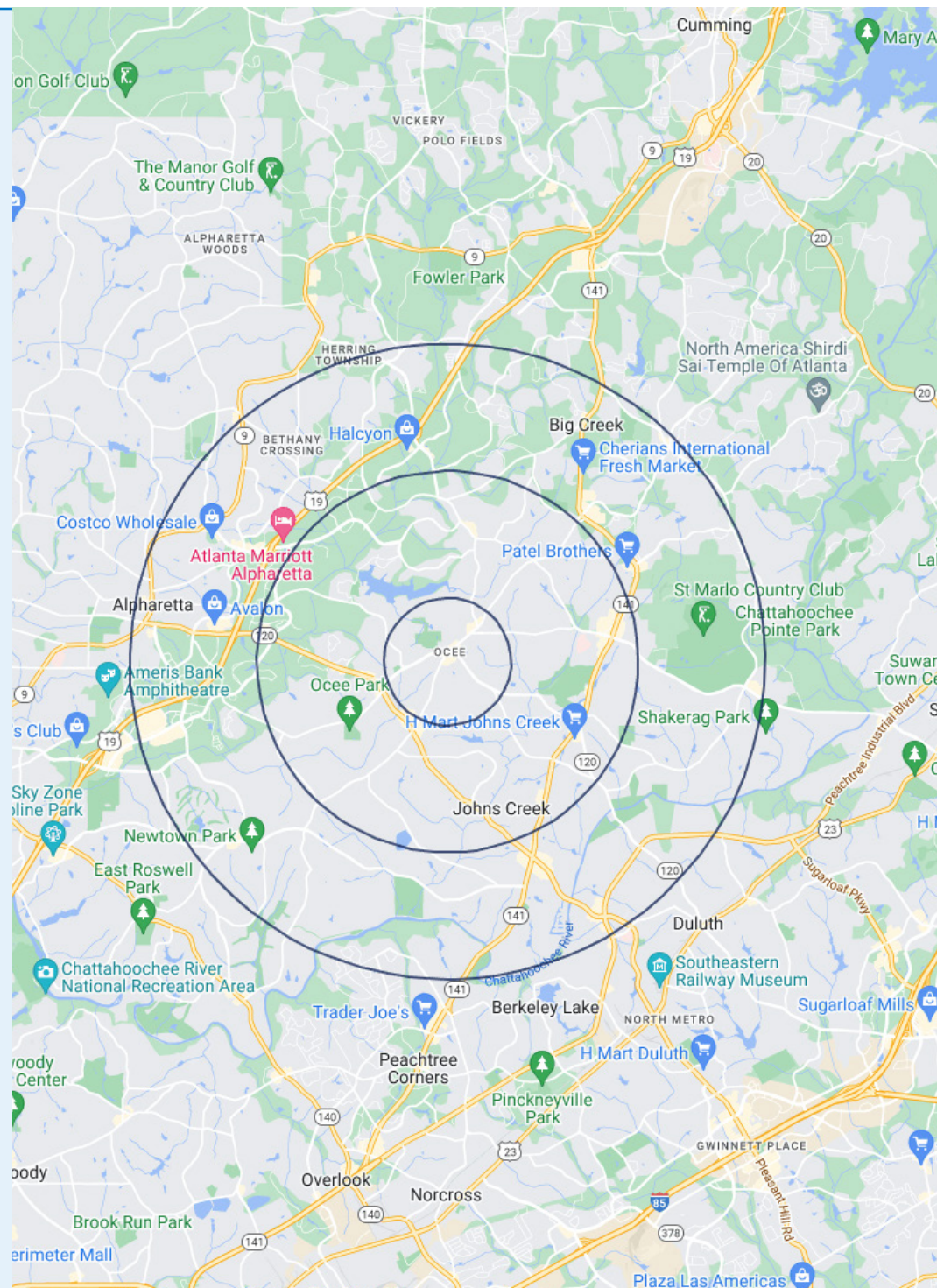
- Traffic Counts: 20,700 ADT Jones Bridge Road, 32,800 ADT Kimball/Abotts Road
- Johns Creek is a dense, affluent community with strong demographics
- Two access points along Jones Bridge Road; two access points along Abbotts Bridge Road, and one of which is signalized

BUILDING SIZE 109,586 SF

COUNTY Fulton

MARKET Alpharetta / John's Creek

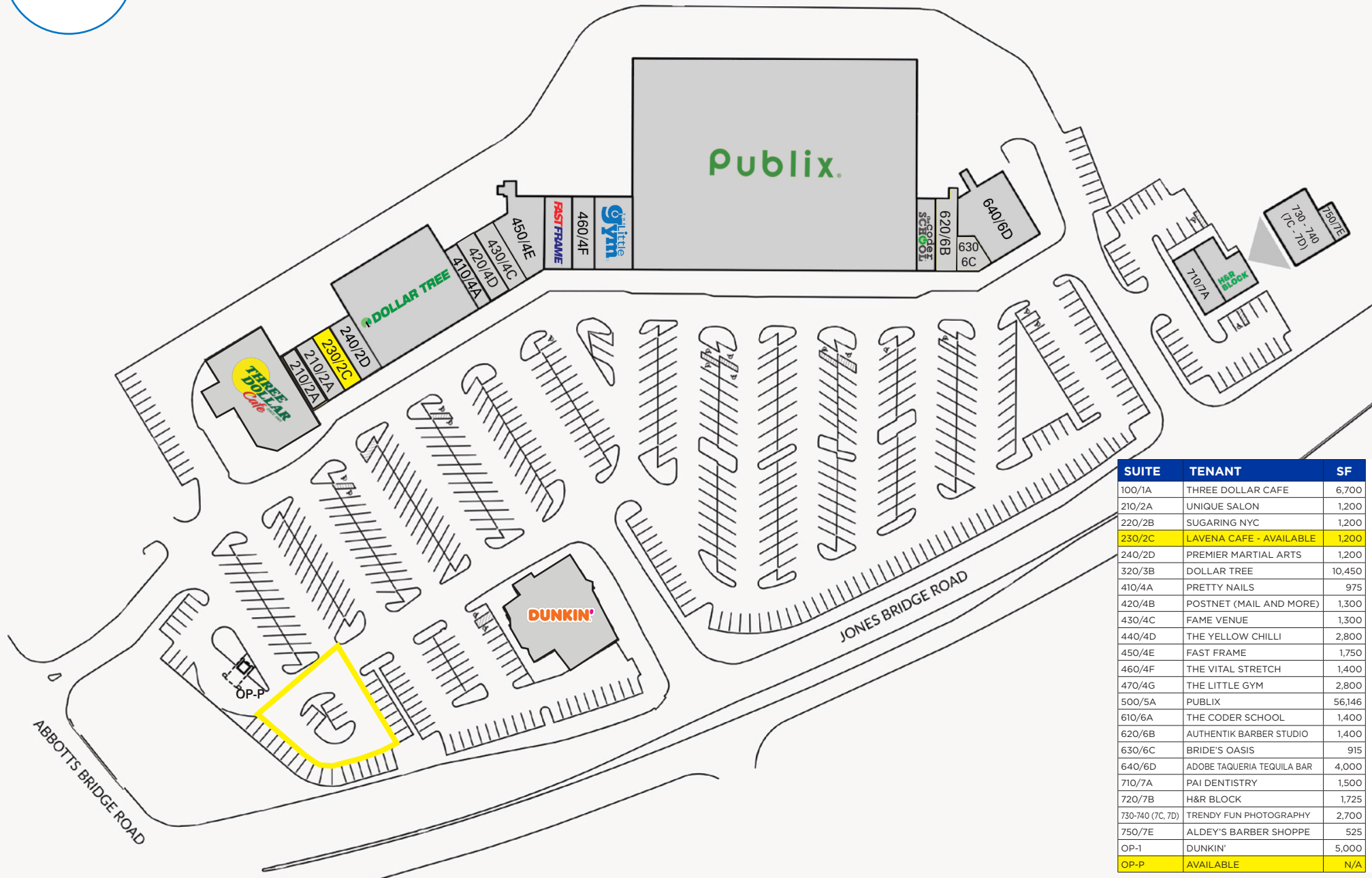
		1 MILE	3 MILE	5 MILE
	POPULATION	13,086	81,899	192,396
	DAYTIME POPULATION	2,736	58,562	172,616
	MEDIAN HH INCOME	\$158,465	\$176,847	\$160,821





SITE PLAN

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SUITE	TENANT	SF
100/1A	THREE DOLLAR CAFE	6,700
210/2A	UNIQUE SALON	1,200
220/2B	SUGARING NYC	1,200
230/2C	LAVENA CAFE - AVAILABLE	1,200
240/2D	PREMIER MARTIAL ARTS	1,200
320/3B	DOLLAR TREE	10,450
410/4A	PRETTY NAILS	975
420/4B	POSTNET (MAIL AND MORE)	1,300
430/4C	FAME VENUE	1,300
440/4D	THE YELLOW CHILLI	2,800
450/4E	FAST FRAME	1,750
460/4F	THE VITAL STRETCH	1,400
470/4G	THE LITTLE GYM	2,800
500/5A	PUBLIX	56,146
610/6A	THE CODER SCHOOL	1,400
620/6B	AUTHENTIK BARBER STUDIO	1,400
630/6C	BRIDE'S OASIS	915
640/6D	ADOBE TAQUERIA TEQUILA BAR	4,000
710/7A	PAI DENTISTRY	1,500
720/7B	H&R BLOCK	1,725
730-740 (7C-7D)	TRENDY FUN PHOTOGRAPHY	2,700
750/7E	ALDEY'S BARBER SHOPPE	525
OP-1	DUNKIN'	5,000
OP-P	AVAILABLE	N/A

ALPHARETTA, GEORGIA

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