

The Village at Webb Road

12990 Highway 9 Alpharetta, GA 30004

LEASING INFORMATION

Building/GLA	19,228 SF
Parking	658 Spaces
Intersection	Highway 9 (GA-9) and Webb Road
Traffic Light	Yes
Traffic Count	21,000 VPD

LEASING CONTACT

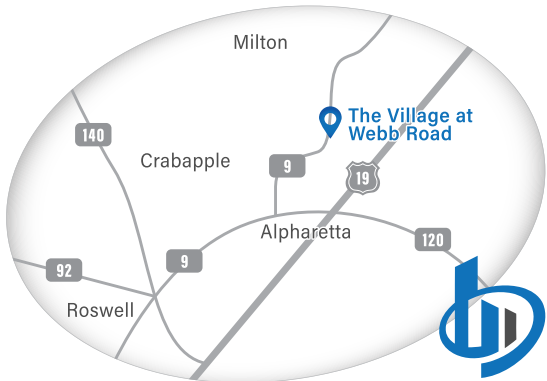
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LOCATION MAP



DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population	12,535	61,049	158,398
Household	5,709	25,304	60,053
Avg. Income	\$102,093	\$136,822	\$154,498



CENTER HIGHLIGHTS

- Easy access with traffic lights and great street visibility
- The high-income trade area is densely populated with a strong daytime population; lots of residential neighborhoods and apartments nearby
- Located off of Highway 9, a major commute roadway about a 10-minute drive from US-19/SR-400 (38,300 VPD)
- The Center is anchored by ALDI and on the same property with Caribou Coffee, AFC Urgent Care, and Milton Family Dental Care
- Surrounded by national retailers including Target, Kohl's, Costco, Walmart Supercenter, Planet Fitness, First Watch, Lowe's and The Home Depot
- In close proximity to a sports park and three local schools that have a combined student population of 2,674, and 345 employees



LEASING INFORMATION

STE	Tenant
100	Rice & Spice Thai Sushi (2,511 SF)
104	Pro Hair (1,137 SF)
106	M Lash and Brows Studio (1,040 SF)
107	Aldi

110	Benchmark Physical Therapy (1,450 SF)
112	Posh Nails and Spa (3,600 SF)
114	Bobby G's Chicago Eatery & Sports Bar (3,490 SF)
118	Available (6,000 SF)
13792 GA-9	Mavis Tires & Brakes

