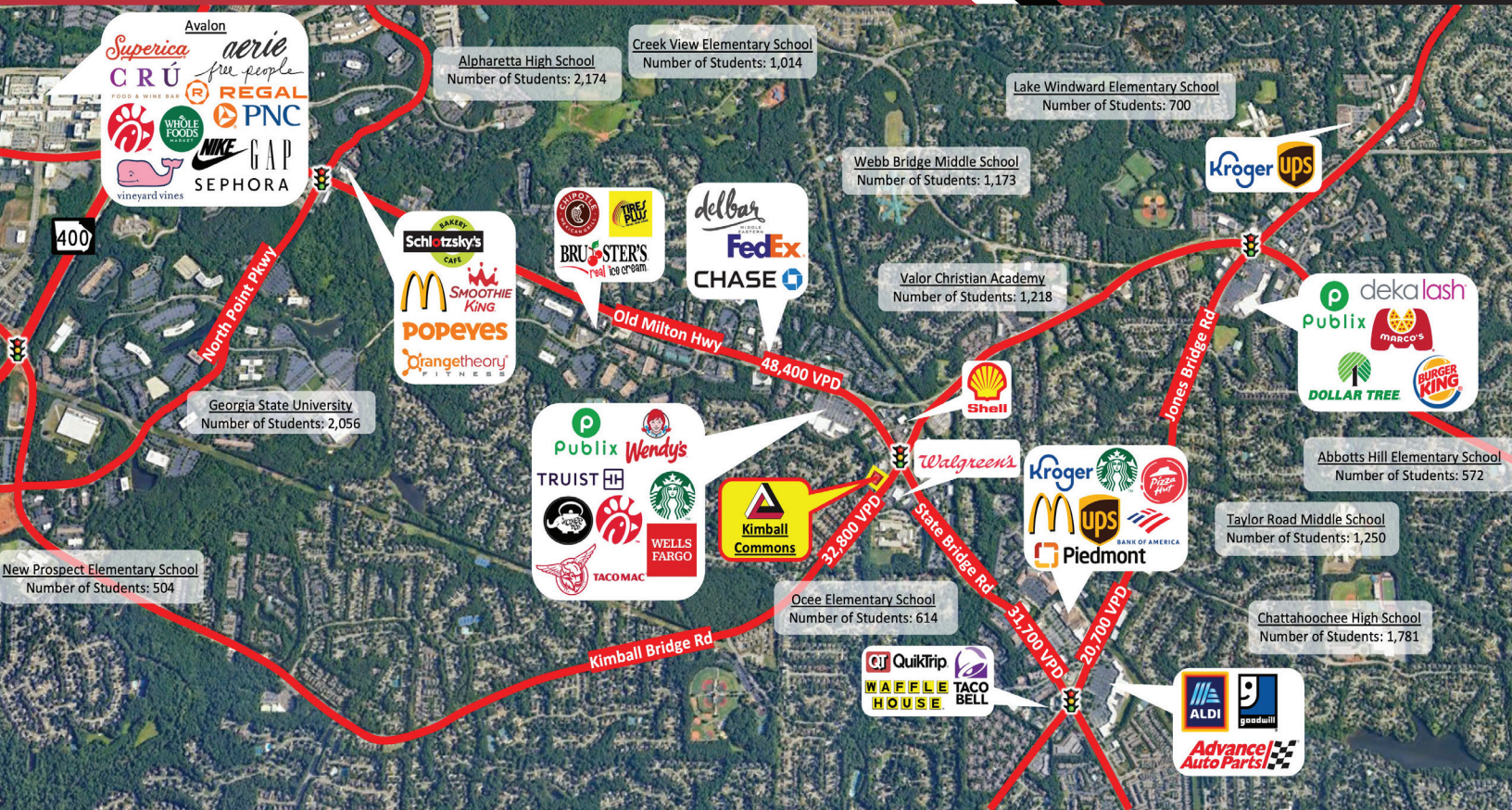




KIMBALL COMMONS

4390 Kimball Bridge Rd, Alpharetta GA 30022



DEMOGRAPHICS

1 MILE

15,489
Estimated population

6,157
Estimated daytime population

\$171,539
Average household income

5,452
Households

3 MILE

81,978
Estimated population

48,125
Estimated daytime population

\$207,344
Average household income

28,406
Households

5 MILE

205,664
Estimated population

139,682
Estimated daytime population

\$185,805
Average household income

75,709
Households

DRIVE TIME POPULATION

5 Min 21,308

10 Min 91,795

15 Min 221,298

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

SUITE	TENANT	SIZE
A	Available	1,430 SF
B1	Available	1,430 SF
B	Available	890 SF
D	Available	1,982 SF
E	Ziba Hair Salon	1,100 SF
F	Kimball Cleaners	1,750 SF



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HIGHLIGHTS

- Endcap opportunity is available.
- The property has a dedicated turn lane from Kimball Bridge Rd and service road access from State Bridge Rd.
- Nearby retailers include Publix, Wendy's, Chick-fil-A, and Taco Mac.
- The property is located in Alpharetta, GA, an affluent submarket of Atlanta.
- The site is located at the busy intersection of Kimball Bridge Rd and State Bridge Rd/ Old Milton Highway.
- High household income of \$207,344 within a 3-mile radius.



32,800 on Kimball Bridge Rd
31,700 on State Bridge Rd



Right In/Right Out from Kimball Bridge Rd.
Cross access from Publix to State Bridge Rd.



Monument and facade signage available.

