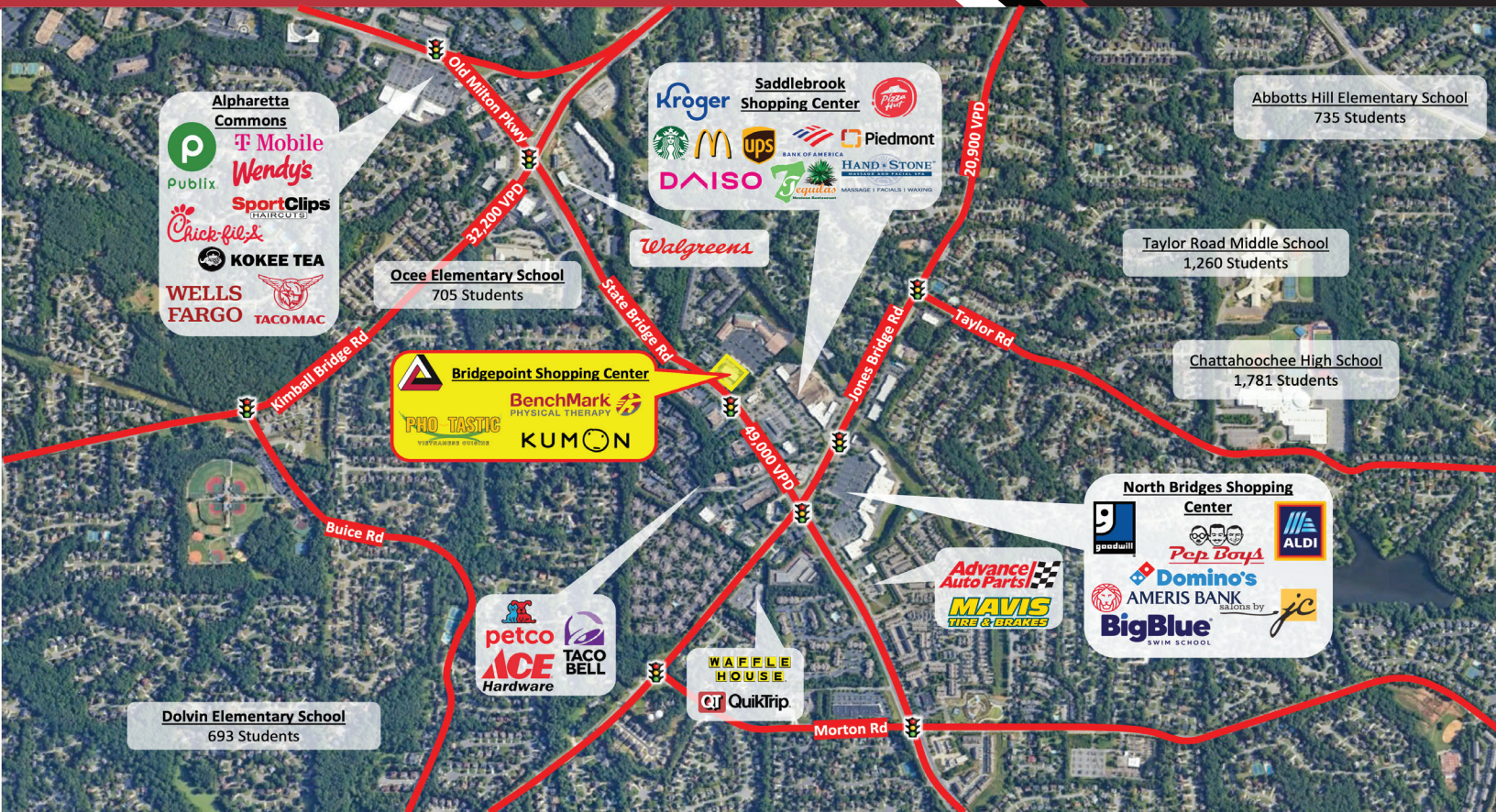




BRIDGEPOINT SHOPPING CENTER

10995 State Bridge Road, Alpharetta GA 30022



DEMOGRAPHICS

1 MILE

 13,211
Estimated population

 5,541
Estimated daytime population

 \$173,378
Average household income

 4,645
Households

3 MILE

 85,280
Estimated population

 33,319
Estimated daytime population

 \$212,814
Average household income

 29,403
Households

5 MILE

 203,786
Estimated population

 132,478
Estimated daytime population

 \$191,589
Average household income

 75,468
Households

DRIVE TIME POPULATION

5
Min  19,621

10
Min  89,242

15
Min  225,918

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

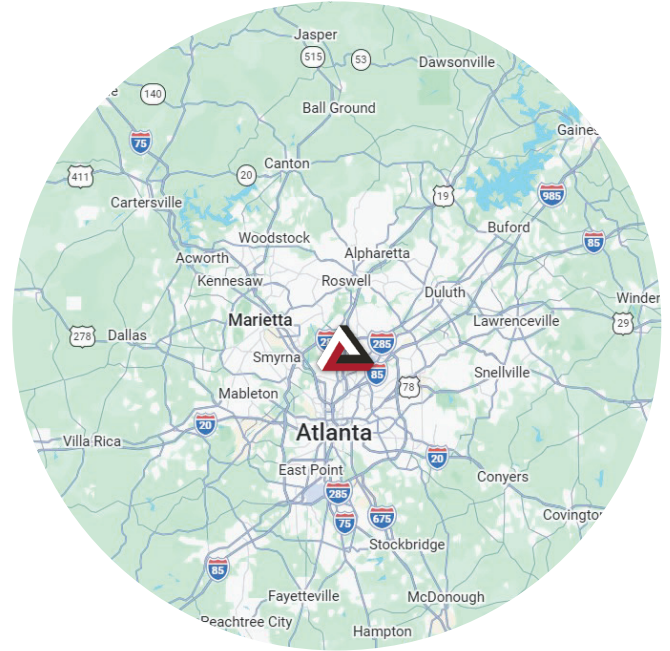
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
A	Available	1,750 SF	D	Sunshine Chinese	-
B	Kumon	-	E	Benchmark Physical ...	-
B1	Available	1,400 SF	F	Pho-Tastic Vietname...	-
C	Available	1,400 SF			



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HIGHLIGHTS

- 1,400 to 2,800 SF 2nd-gen restaurant space and 1,750 SF retail space with drive-thru or patio opportunity available for lease.
- Join Pho-Tastic, Kumon Learning Center, and Benchmark Physical Therapy.
- Shadowed by the nearby Kroger at the busy intersection of State Bridge Rd (49,000 VPD) and Jones Bridge Rd (20,900 VPD).
- The population is 85,280, and the average household income is \$212,814 within a 3-mile radius of the property.
- Join Pho-Tastic, Kumon Learning Center, and Benchmark Physical Therapy.
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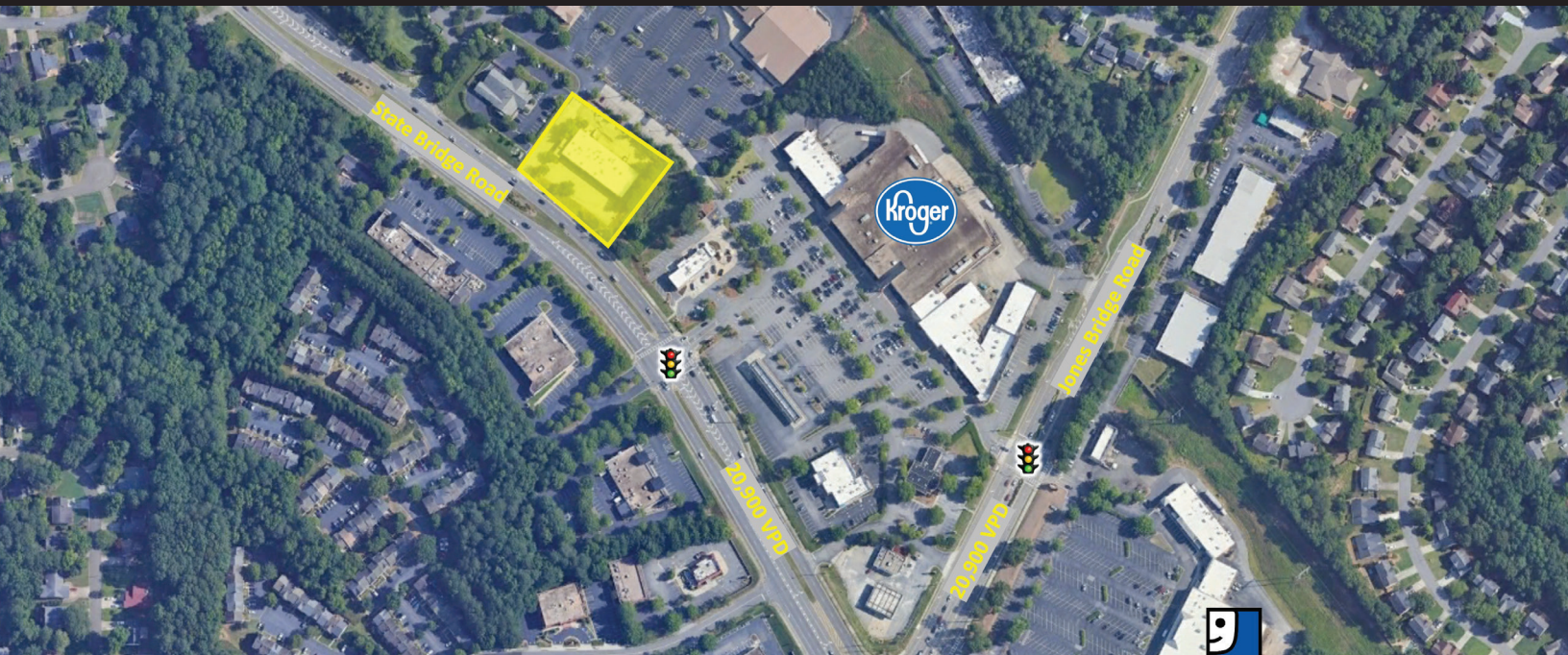
49,000 on State Bridge Rd



**Right In/ Right Out on State Bridge Road
Cross Access from Jones Bridge Road**



Monument and facade signage available.



Courtney Waring | 404-955-8153
 courtney@dartretail.com

Jackie Kidd | 770-841-4801
 jackie@dartretail.com