



# Village at Park Bridge

Alpharetta, Georgia



I N V E S T I N G | M A N A G I N G | D E V E L O P I N G



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4180-4190 Old Milton Parkway, Alpharetta, GA 30005

TRAFFIC 50,800 VPD  
(Old Milton Road, adjacent to site)

TRAFFIC 28,300 VPD  
(Kimball Ridge Road, East of site)

TRAFFIC 148,000 VPD (GA 400)

## Property Highlights

- 2,400 SF second generation dental office space available
- Excellent visibility with professional landscaping and monument signage to center
- Located on Old Milton Pkwy just west of heavily traveled State Bridge Rd
- Co-tenants include Starbucks, Shane's Rib Shack & Jimmy John's
- Located in the dense, affluent area of Alpharetta with Average Household Income of over \$134,759 in a 3 mile radius

## Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	9,928	84,561	195,575
Median HH Income	\$104,919	\$134,759	\$129,366



STE	TENANT	SF
1A	Starbuck's	1,448
1B	Jimmy John's	1,400
1C	Pain & Wellness Center	1,277
1D	Reimbold Eye Group	1,800
1F	Emory Rehabilitation	2,033
1G	Andrey's Barber Shop	1,070
1H	Ramen Bar by Hajime	1,400
1I	Shane's Rib Shack	2,660
2A	Pepperoni's Tavern	5,336
2E	Southern Hearing	1,200
2F	Crystal Nail Salon	1,200
2G	AVAILABLE	2,400
2I	Ivy Dental	2,117
2J	Polka Dot Dental	2,160
2L	AVAILABLE	1,200
TOTAL SF		28,701



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