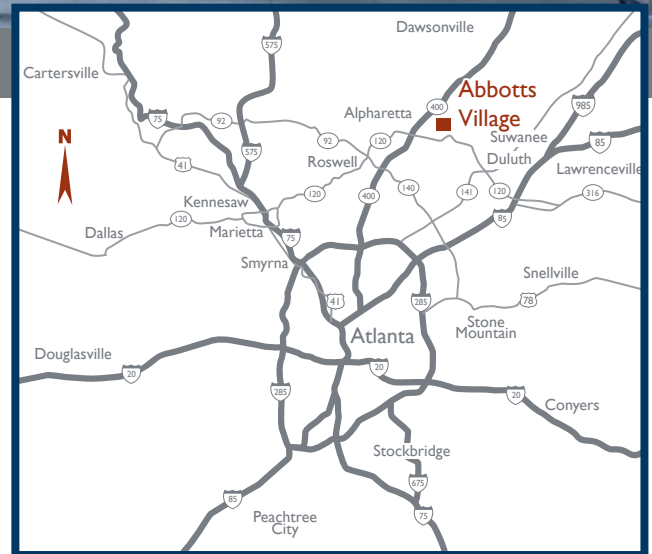


# ABBOTTS VILLAGE

11585 JONES BRIDGE ROAD, JOHNS CREEK, GA 30022



## PROPERTY DETAILS

- Available retail space ranging from 1,200 SF to 2,400 SF
- 109,586+/- SF Publix-anchored shopping center in upscale Johns Creek (Fulton County)
- Ideally located in dense, affluent community: Johns Creek boasts strong demographics with 83,489 residents having an average household income of \$166,578 within a 3 mile radius
- Two access points along Jones Bridge Road; two access points along Abbotts Bridge Road, one of which is signalized
- Road-widening projects are currently underway on Abbotts Bridge and Jones Bridge Roads
- Publix will be renovating in 2018

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## TRAFFIC COUNTS

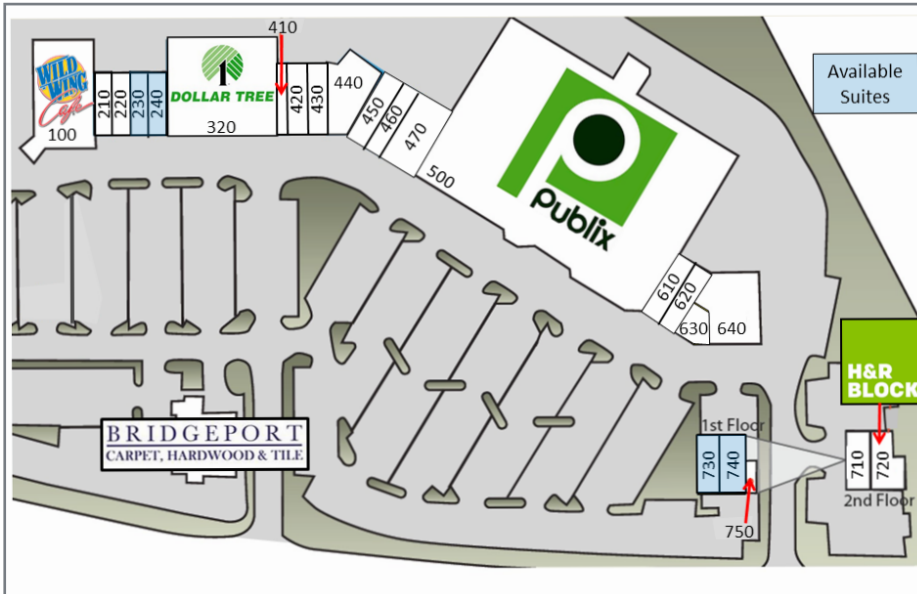
Abbotts Bridge Road	29,200 VPD
Jones Bridge Road	21,100 VPD

## DEMOGRAPHICS - ESRI

	1 mile	3 miles	5 miles
Population	12,833	83,489	175,025
Income	\$164,930	\$166,578	\$157,286

## GPS COORDINATES

Lat. 34.062713 Long. -84.212844



SUITE	TENANT	SF
Door / RR		
100 / 1A	Opening in December 2017: Wild Wing Cafe	6,700
210 / 2A	JEI Learning Center	1,200
220 / 2B	InStyle Salon	1,200
230 / 2C	Available Restaurant Space	1,200
240 / 2D	Available	1,200
320 / 3B	The Dollar Tree	10,450
410 / 4A	Pretty Nails	975
420 / 4B	Pak-Mail	1,300
430 / 4C	Kuts 4 Kids	1,300
440 / 4D	The Yellow Chili	2,800
450 / 4E	Fast Frame	1,750
460 / 4F	Deka Lash	1,400
470 / 4G	Little Gym	2,800
500 / 5A	Publix	56,146
610 / 6A	Season's 4 Design Gifts	1,400
620 / 6B	Results Unlimited Fitness	1,400
630 / 6C	Masterpiece Mixers	915
640 / 6D	Adobe Taqueria /equila Bar	4,000
710 / 7A	PAI Dentistry	1,500
720 / 7B	H&R Block	1,725
730 / 7C	Available Office/Retail	1,500
740 / 7D	Available Office/Retail	1,500
750 / 7E	Aldey's Barber Shoppe	525
OP-I	Bridgeport Carpets	5,000
OUTP	Johns Creek Emission	N/A
Total Square Feet		109,586

**Bre Clagett**

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