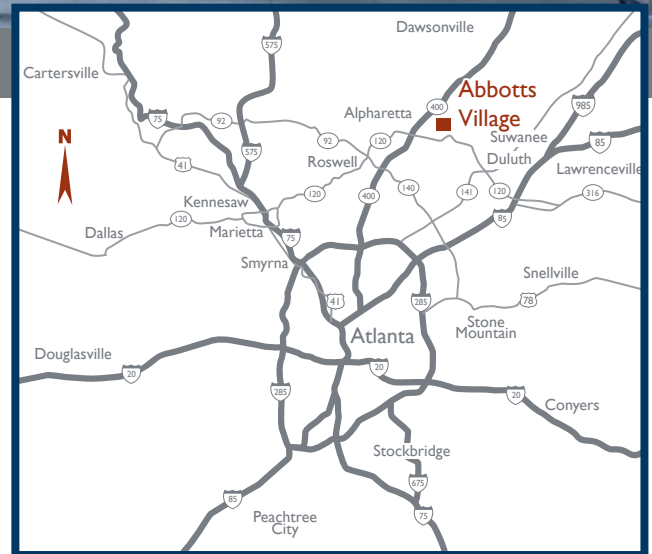


# ABBOTTS VILLAGE

11585 - 11605 JONES BRIDGE ROAD, JOHNS CREEK, GA 30022



## PROPERTY DETAILS

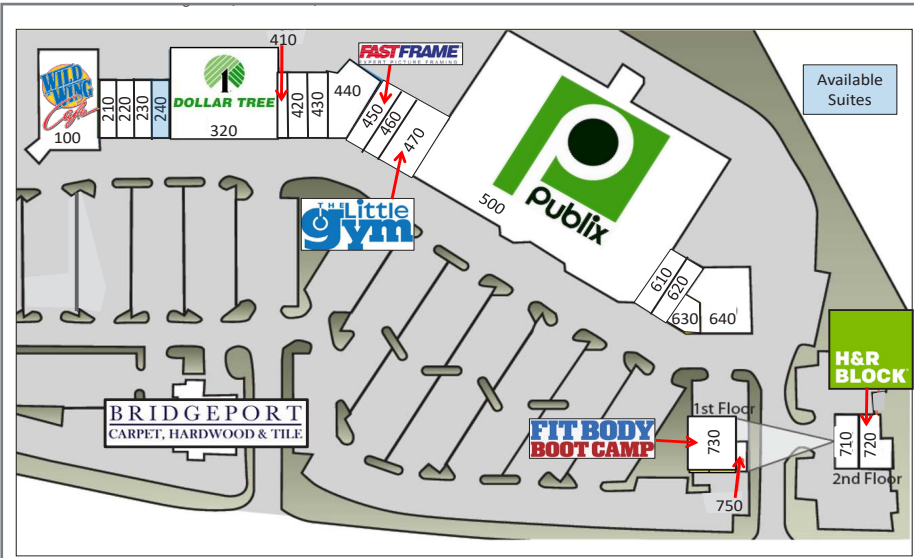
- 1,200 SF Inline Retail Space Available
- 109,586 SF Publix-anchored shopping center in upscale Johns Creek (Fulton County)
- Dense, affluent community: strong demographics with 83,489 residents having an average household income of \$166,578 within a 3 mile radius
- Two access points along Jones Bridge Road (with 21,100 VPD) and two access points along Abbots Bridge Road (with 29,200 VPD), one of which is signalized
- Road-widening projects are currently underway on Abbots Bridge and Jones Bridge Roads that will improve traffic flow in this growing area

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770.476.4801

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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  | Wild Wing Cafe              | 6,700   |
| 210 / 2A  | JEI Learning Center         | 1,200   |
| 220 / 2B  | InStyle Salon               | 1,200   |
| 230 / 2C  | Lavena Cafe                 | 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 Chilli           | 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  | New Tenant Coming Soon      | 1,400   |
| 620 / 6B  | Results Unlimited Fitness   | 1,400   |
| 630 / 6C  | Masterpiece Mixers          | 915     |
| 640 / 6D  | Adobe Taqueria /Tequila Bar | 4,000   |
| 710 / 7A  | PAI Dentistry               | 1,500   |
| 720 / 7B  | H&R Block                   | 1,725   |
| 730 / 7C  | Fit Body Boot Camp          | 2,700   |
| 750 / 7E  | Aldey's Barber Shoppe       | 525     |
| OP-I      | Bridgeport Carpets          | 5,000   |
| OUTP      | Johns Creek Emission        | N/A     |
|           | Total Square Feet           | 109,586 |

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