

MARKET AT HAYNES BRIDGE

3000 Old Alabama Road
Alpharetta, Georgia 30022

Fulton County



LEASING INFORMATION:

404-381-2220

info@bridger-properties.com



BRIDGER
PROPERTIES







- 128,007 SF Kroger-Anchored shopping center at Old Alabama Road and Haynes Bridge Road in Alpharetta, Georgia.
- Kroger consistently sees strong annual sales, with a 24% increase in 2023!
- Located in the heart of the neighborhoods with 73,233 Residents within 3 miles.
- Incredible exposure with combined Traffic Counts of 41,253 VPD at the intersection.
- Very Affluent trade area with Household Incomes above \$140,000.
- Center is within walking distance from Mount Pisgah Christian (901 Students).



MARKET AT HAYNES BRIDGE

TRADE AREA OVERVIEW

|  | |  | |  | |  | |
|---|---------|---|------|---|--------|---|-----------|
| Population 2021 | | Population Growth 2021 - 2026 | | Households 2021 | | Household Income 2021 | |
| 1 Mile | 9,609 | 1 Mile | 1.0% | 1 Mile | 3,605 | 1 Mile | \$143,673 |
| 3 Mile | 73,233 | 3 Mile | 1.0% | 3 Mile | 28,320 | 3 Mile | \$140,030 |
| 5 Mile | 207,198 | 5 Mile | 1.1% | 5 Mile | 79,800 | 5 Mile | \$129,651 |

MARKET AT HAYNES BRIDGE

Site Plan



| UNIT | TENANT | SIZE (SF) |
|------|--------------------------|-----------|
| 1 | Bruster's Ice Cream | 1,125 |
| 2 | Subway | 1,425 |
| 3 | AVAILABLE | 1,200 |
| 4 | Sweet Samba | 900 |
| 5 | Andolini | 1,200 |
| 6 | Details Boutique | 1,400 |
| 7 | Atlanta Diamonds Design | 2,800 |
| 8 | Papa John's | 1,360 |
| 9 | Wing Stop | 1,440 |
| 10 | AVAILABLE | 1,600 |
| 11 | American Red Cross Blood | 4,000 |
| 12 | Senior Helpers | 1,200 |

| UNIT | TENANT | SIZE (SF) |
|------|-------------------------|-----------|
| 13 | K&B Cleaners | 1,550 |
| 14 | Liquor Store | 2,000 |
| 15 | Your Serve Tennis | 3,140 |
| 16 | Heel The Sole | 1,152 |
| 17 | Johns Creek Spa | 2,700 |
| 18 | Sharkey's Cuts for Kids | 900 |
| 19 | Kroger | 62,000 |
| 20 | Wild Birds Unlimited | 3,150 |
| 21 | AVAILABLE | 1,600 |
| 22 | Supercuts | 1,400 |
| 23 | The UPS Store | 1,400 |
| 24 | Ellen's Nails | 1,400 |

| UNIT | TENANT | SIZE (SF) |
|------|--------------------------|-----------|
| 25 | AVAILABLE | 1,400 |
| 26 | Health Hut | 1,400 |
| 27 | The Pearl Chinese & Thai | 2,800 |
| 28 | Hollywood Feed | 3,615 |
| 29 | Altobeli's Italian | 4,042 |
| 30 | Closet Exchange | 2,000 |
| 31 | AVAILABLE | 2,640 |
| 32 | Workout Anytime | 5,053 |
| 33 | Dunkin Donuts | 2,550 |
| 34 | LUSH Nail Bar | 2,850 |

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ESTD  2020
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