

MARKET AT HAYNES BRIDGE

3000 Old Alabama Rd,
Alpharetta, GA 30022



Kroger

FOOD & PHARMACY

ESTD  2020

BRIDGER
PROPERTIES

ABOUT MARKET AT HAYNES BRIDGE



- **128,000 SF Kroger-Anchored shopping center** at Old Alabama Road and Haynes Bridge Road in Alpharetta, Georgia
- Incredibly busy property that is generating **2.01 Million Customer Visits Per Year!**
- Located in the heart of the neighborhoods with **73,233 Residents within 3 miles.**
- Fantastic 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)**

PROPERTY ENHANCEMENTS



DEMOGRAPHICS



POPULATION 2024

1 Mile	8,405
3 Mile	67,831
5 Mile	191,021

HOUSEHOLDS 2024

1 Mile	2,936
3 Mile	25,529
5 Mile	73,857

AVG HOUSEHOLD INCOME

1 Mile	\$170,549
3 Mile	\$155,375
5 Mile	\$147,460

DAYTIME POPULATION

1 Mile	3,025
3 Mile	42,302
5 Mile	149,067

TRADE AREA OVERVIEW

COUNTRY CLUB OF ROSWELL

700 Homes, 18-Hole Championship Golf Course, 21 Tennis/Pickleball Courts, and Aquatic Center

MARKET AT HAYNES BRIDGE

1.38M Annual Visits

HOLY REDEEMER CATHOLIC SCHOOL

450 Students

MOUNT PISGAH CHRISTIAN SCHOOL

1,000 Students

NEWTOWN PARK

726,000 Annual Visitors

MOUNT PISGAH ATHLETIC CAMPUS

CENTENNIAL HIGH SCHOOL

1,788 Students

1.21M Annual Visits

SITE PLAN



Bruster's Ice Cream

1 | 1,125

Subway

2 | 1,425

AVAILABLE

3 | 1,200

Sweet Samba

4 | 900

Andolini

5 | 1,200

Details Boutique

6 | 1,400

Atlanta Diamonds Design

7 | 2,800

Papa John's

8 | 1,360

Wing Stop

9 | 1,440

DEAL PENDING

10 | 1,600

American Red Cross

11 | 4,000

Senior Helpers

12 | 1,200

K&B Cleaners

13 | 1,550

Maq's Package Store

14 | 2,000

Your Serve Tennis

15 | 3,140

Heel the Sole

16 | 1,152

Johns Creek Spa

17 | 2,700

Sharkey's Cuts for Kids

18 | 900

Kroger

19 | 62,000

Wild Birds Unlimited

20 | 3,150

AVAILABLE

21 | 1,600

Supercuts

22 | 1,400

The UPS Store

23 | 1,400

Ellen's Nails

24 | 1,400

AVAILABLE

25 | 1,400

Health Hut

26 | 1,400

The Pearl Chinese & Thai

27 | 2,800

Hollywood Feed

28 | 3,615

AVAILABLE

29 | 4,024

Closet Exchange

30 | 2,000

AVAILABLE

31 | 2,640

Workout Anytime

32 | 5,053

Dunkin Donuts

33 | 2,550

LUSH Nail Bar

34 | 2,850

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PROPERTIES



For more information contact:

JIMMY DAVIS

jimmy.davis@bridger-properties.com

ANNE-CATHERINE NICHOLS

ac.nichols@bridger-properties.com

404.381.2220

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