

# 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

**COMING SOON**

14 | 2,000

**Your Serve Tennis**

15 | 3,140

**COMING SOON**

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

**DEAL PENDING**

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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