

MARKET AT HAYNES BRIDGE

3000 Old Alabama Road
Alpharetta, Georgia 30022

Fulton County



**DUNKIN'
DONUTS**



SUBWAY

*Hollywood
Feed*



**WORKOUT
ANYTIME**
Your Fitness. Your Schedule.

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).



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TRADE AREA OVERVIEW



Population 2024

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



Population Growth 2024-2029

1 Mile	0.2%
3 Mile	0.4%
5 Mile	0.4%



Households 2024

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



Household Income 2024

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

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Site Plan

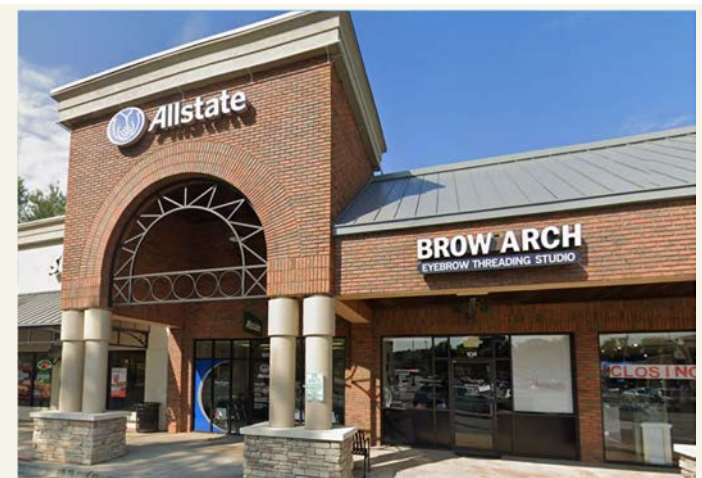


UNIT	TENANT	SIZE (SF)
1	Bruster's Ice Cream	1,125
2	Subway	1,425
3	AVAILABLE	1,200
4	Sweet Samba	900
5	Andolini	1,200
6	Details Boutique	1,400
7	Atlanta Diamonds Design	2,800
8	Papa John's	1,360
9	Wing Stop	1,440
10	AVAILABLE	1,600
11	American Red Cross Blood	4,000
12	Senior Helpers	1,200

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	Massage Heights	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
34	Dunkin Donuts	2,550
33	AVAILABLE	2,850

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