

# VILLAGE AT PARK BRIDGE

4180 Old Milton Pkwy,  
Alpharetta, GA 30005

1,200 - 1,400  
SF AVAILABLE



For leasing information contact:

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**BRIDGER**  
PROPERTIES



- Located in the premier Atlanta suburb of Alpharetta with proximity to Johns Creek
- Strong tenant mix including Starbucks, Jimmy Johns, Emory Rehab, and Crumbl Cookie
- Across the street from top producing Publix soon to be ground up renovated
- High traffic corridor: 55,000 VPD on Old Milton Parkway and 26,000 VPD on Kimball Bridge Rd
- Average HH income of \$189,497 in a 3-mile radius
- Ample parking, easy access at signalized intersection



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## SITE PLAN



UNIT	TENANT	SF
1A	Starbucks (Drive-Thu)	1,448
1B	Jimmy Johns	1,400
1C	Pain & Wellness Center	1,277
1D	Reimbold Eye Group	1,800
1F	Emory Rehabilitation	2,033
1G	Just for Him Barber	1,070
1H	AVAILABLE (2nd Gen Restaurant)	1,400
1I	Koi Kaiten	2,660

UNIT	TENANT	SF
2A	Pepperoni's Tavern	5,336
2E	AVAILABLE	1,200
2F	Crystal Nail Salon	1,200
2G	Discover Strength	2,400
2I	Newpark Orthodontics	2,117
2J	Polka Dot Dental	2,160
2L	Crumbl	1,200



# VILLAGE AT PARK BRIDGE

## TRADE AREA OVERVIEW



### POPULATION 2024

1 Mile	36,622
2 Mile	194,309
3 Mile	667,044



### HOUSEHOLDS 2024

1 Mile	12,527
2 Mile	70,130
3 Mile	241,512



### AVG HOUSEHOLD INCOME

1 Mile	\$161,869
2 Mile	\$157,924
3 Mile	\$140,894



### DAYTIME POPULATION

1 Mile	18,641
2 Mile	142,474
3 Mile	377,533



# VILLAGE AT PARK BRIDGE

## PROPERTY PHOTOS

