

KIMBALL CROSSING

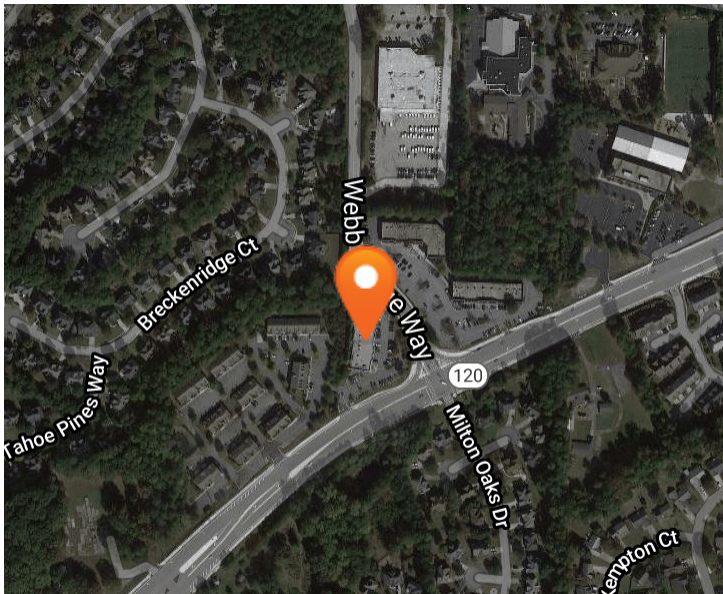
4620 Kimball Bridge Road, Alpharetta, GA 30005

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Center is at the pin corner of the signalized Kimball Bridge Rd & Webb Bridge Rd intersection



EXCLUSIVE AGENT(S)

BRETT FULLER • brett.fuller@tscg.com • 770.955.2434

PROPERTY HIGHLIGHTS

- Available: 5,280 SF
- GLA: 12,640 SF
- Located in a densely populated area with high average household incomes
- Two access points, ample parking & monument signage available
- GA DOT Traffic Counts: Kimball Bridge - 26,200 AADT; Webb Bridge - 12,800 AADT

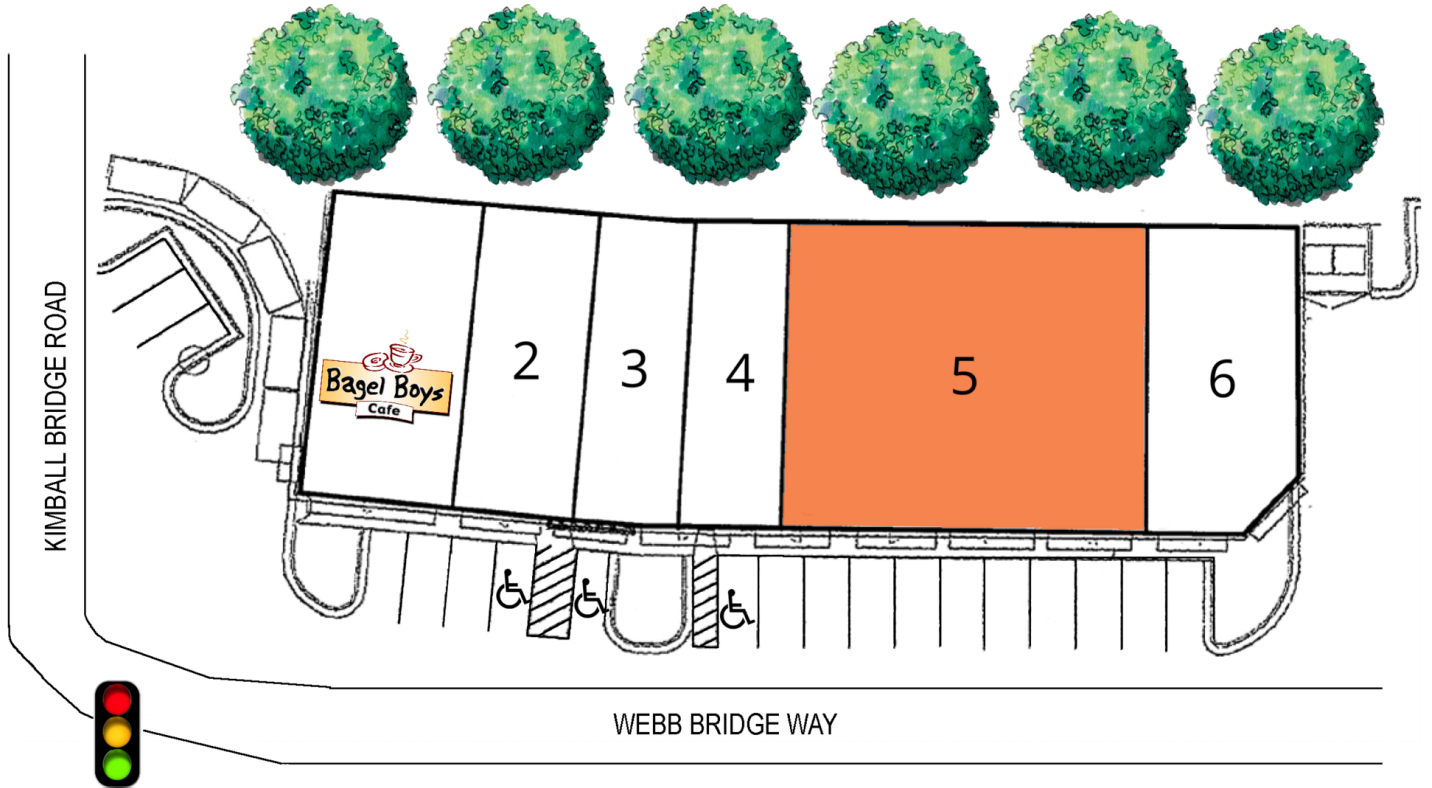
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	12,365	84,662	202,289
Daytime Population	12,863	98,702	239,763
Average Household Income	\$153,896	\$164,594	\$156,014

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1	Bagel Boys	2,015 SF
2	Flavor Juicery	1,300 SF
3	Blush Nails	1,105 SF
4	In the Glow Facials	1,120 SF
5	Available	5,280 SF
6	Dry Cleaners	1,820 SF

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