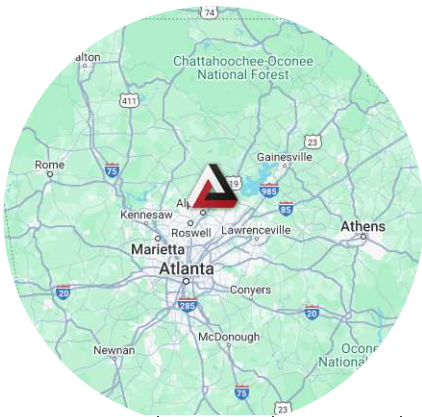


KIMBALL COMMONS - RETAIL SPACES AVAILABLE

4390 Kimball Bridge Rd, Alpharetta GA 30022

- ▲ Endcap opportunity is available.
- ▲ The property has a dedicated turn lane from Kimball Bridge Rd and service road access from State Bridge Rd.
- ▲ Nearby retailers include Publix, Wendy's, Chick-fil-A, and Taco Mac.
- ▲ The property is located in Alpharetta, GA, an affluent submarket of Atlanta.
- ▲ The site is located at the busy intersection of Kimball Bridge Rd and State Bridge Rd/ Old Milton Highway.
- ▲ High household income of \$207,344 within a 3-mile radius.



2025 Demographics	1 Mile	3 Miles	5 Miles
Population	15,489	81,978	205,664
Households	5,452	28,406	75,709
Average HH Income	\$171,539	\$207,344	\$185,805
Daytime Population	6,157	48,125	139,682
	5 Min	10 Min	15 Min
Drivetime Population	21,308	91,795	221,298

Available Spaces

- A - 1,430 SF
- B1 - 1,430 SF
- B2 - 890 SF
- D - 1,982 SF

LEASING INFORMATION

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
A	Available	1,430 SF	B2	Available	890 SF	E	Ziba Hair Salon	1,100 SF
B1	Available	1,430 SF	D	Available	1,982 SF	F	Kimball Cleaners	1,750 SF



Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property