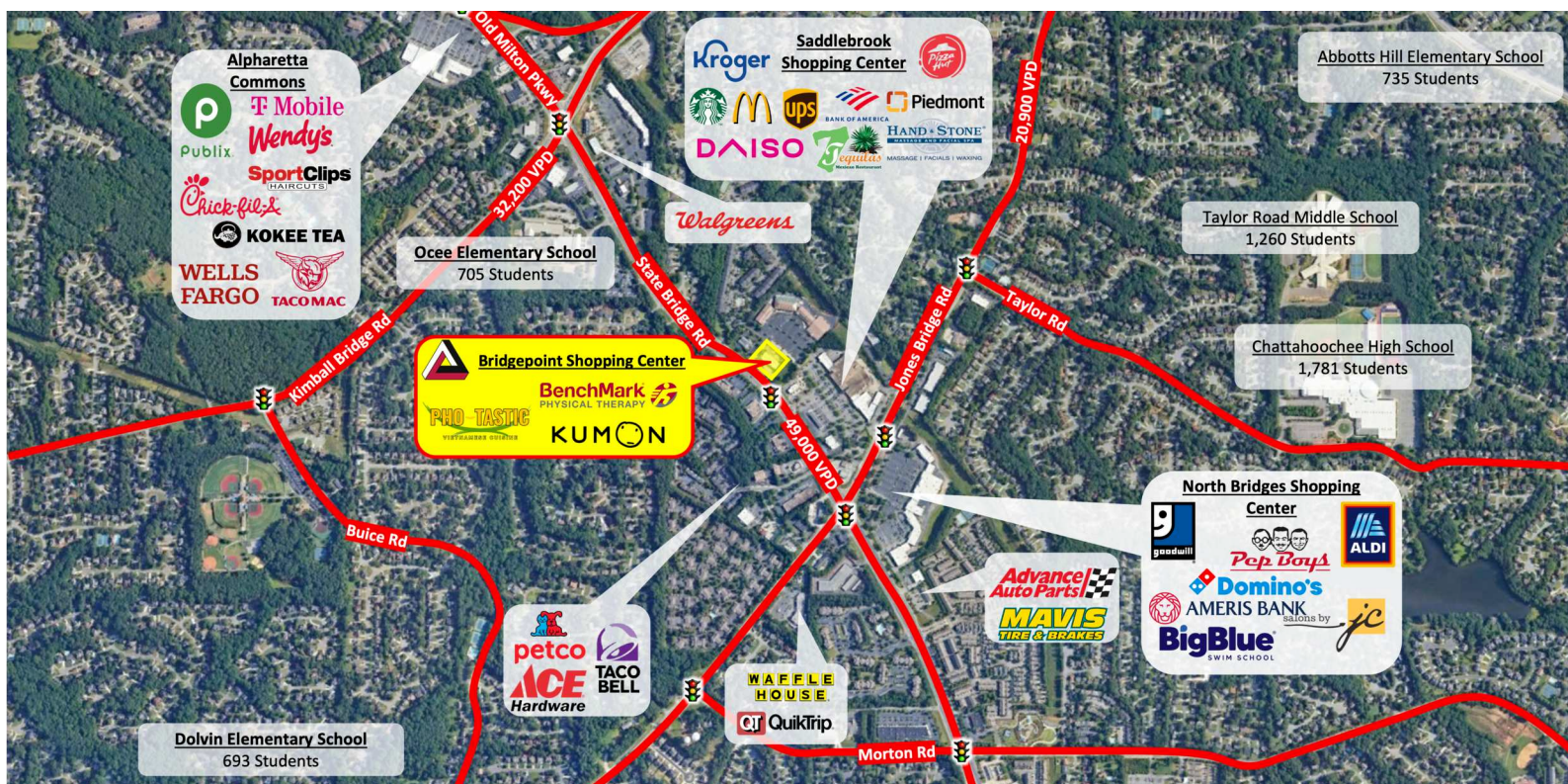




BRIDGEPOINT SHOPPING CENTER - RETAIL SPACES AVAILABLE



10995 State Bridge Road, Alpharetta GA 30022

- ▲ 1,400 to 2,800 SF 2nd-gen restaurant space and 1,750 SF retail space with drive-thru or patio opportunity available for lease.
- ▲ Join Pho-Tastic, Kumon Learning Center, and Benchmark Physical Therapy.
- ▲ Shadowed by the nearby Kroger at the busy intersection of State Bridge Rd (49,000 VPD) and Jones Bridge Rd (20,900 VPD).
- ▲ The population is 85,280, and the average household income is \$212,814 within a 3-mile radius of the property.

2026 Demographics	1 Mile	3 Miles	5 Miles
Population	13,211	85,280	203,786
Households	4,645	29,403	75,468
Average HH Income	\$173,378	\$212,814	\$191,589
Daytime Population	5,541	33,319	132,478
	5 Min	10 Min	15 Min
Drivetime Population	19,621	89,242	225,918

Available Spaces

A - 1,750 SF

B1 - 1,400 SF

C - 1,400 SF

LEASING INFORMATION

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
A	Available	1,750 SF	C	Available	1,400 SF	F	Pho-Tastic Vietnamese...	-
B	Kumon	-	D	Sunshine Chinese	-			
B1	Available	1,400 SF	E	Benchmark Physical ...	-			

