

JONES BRIDGE TRIANGLE

11875 JONES BRIDGE ROAD
ALPHARETTA, GEORGIA 30005



SAFEGWAY
GROUP, INC.

LEASE SPACE
CURRENTLY
AVAILABLE

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SOME OF THE NEARBY BUSINESSES/PLACES

NAME	ADDRESS
THE LEARNING EXPERIENCE- ALPHARETTA	11855 JONES BRIDGE RD, ALPHARETTA, GA
KROGER	11877 DOUGLAS RD, ALPHARETTA, GA
THE UPS STORE	11877 DOUGLAS RD # 102, JOHNS CREEK, GA
RIVERSIDE PIZZA	11877 DOUGLAS RD #103, ALPHARETTA, GA
INKSOMNIA TATTOO AND BODY PIERCING	11950 JONES BRIDGE RD ALPHARETTA, GA
ADDITECH	11877 DOUGLAS RD, ALPHARETTA, GA
RIVERSIDE PIZZA	11877 DOUGLAS RD #103, ALPHARETTA, GA
EL TROMPO MEXICAN TAQUERIA	11877 DOUGLAS RD #113, ALPHARETTA, GA
EXPRESS YOURSELF LACTATION CONSULTANTS	11801 WELLSLEY WAY, ALPHARETTA, GA 30005
ITSMYHELPER.COM	200 LEAFWING CT, ALPHARETTA, GA
JONES BRIDGE DENTAL CARE	11925 JONES BRIDGE RD # 200, ALPHARETTA,
THE CREEK CAFÉ + GELATO	11890 DOUGLAS RD # 101, ALPHARETTA, GA
PHARAOHS PALACE RESTAURANT & BAR	11890 DOUGLAS RD # 105, JOHNS CREEK, GA
WEBB BRIDGE PARK	4780 WEBB BRIDGE RD, ALPHARETTA, GA
OCEE PARK	10900 BUICE RD, JOHNS CREEK, GA
WEBB BRIDGE PARK	4780 WEBB BRIDGE RD, ALPHARETTA, GA

JONES BRIDGE TRIANGLE

SUITE #	OCCUPANT NAME	SQ FT	STATUS
157-120	SATYA CORPORATION	2,198	OCCUPIED
157-140	VACANT	2,327	VACANT
157-170	VACANT	1,938	VAVANT
157-210	STEWART F.M. COLBY DVM	2,945	OCCUPIED
157-230	LAN LAN	1,265	OCCUPIED
157-240	BORIBOUNE & NGUYEN ENTERPRISES	4,200	OCCUPIED
157-270	VACANT	1,300	VACANT
157-280	REVATHI KOMANDURI	1,300	OCCUPIED
157-11875A	CHANELLE PAOULIN & SAMATHA	1,400	OCCUPIED
157-11875B	REMODELS BY DESIGN	1,400	OCCUPIED
157-11875C	TOUCH OF SUN TANNING SALON	1,400	OCCUPIED
157-11875D	BORIBOUNE & NGUYEN ENTERPRISE	1,400	OCCUPIED
157-11875E	DORCELIN BAZIL-ALLSTATE	1,400	OCCUPIED
157-11875F	AL-ZEIN LLC	2,260	OCCUPIED
157-11875G	PATRICK & CAITLIN STYSLY	2,400	OCCUPIED
157-11875H	UMA MURLIDHAR	2,400	OCCUPIED
157-11875I	KJSY , INC.	1,600	OCCUPIED

PROPERTY TOTAL FOOTAGE ———— 33,133

JONES BRIDGE TRIANGLE

Jones Bridge Triangle is a retail center consisting of two properties totaling 51,865 square feet. Jones Bridge Triangle is strategically located across from a Kroger anchored shopping center at a well-travelled intersection of Jones Bridge Road and Douglas Road. Situated in Fulton County, the center is less than a one-hour drive to the heart of Downtown Atlanta.

The subject property has a diverse mix of local tenants ranging from restaurants, animal hospital, medical, and nail salon. Other tenants include Classic Cleaners, Hollywood Dance, Little Creek Academy, Strong Performance Chiropractic and more. Positioned in the highly-sought after John's Creek area, Jones Bridge Road draws in a strong traffic flow (10,372 VPD). The average household income within two miles is \$171,484 and has seen a population growth 2.2% within five miles.

DEMOGRAPHICS REPORT

	1 MILE	3 MILES	5 MILES
2022 TOTAL POPULATION	13,872	86,193	201,467
2027 POPULATION	14,832	94,481	223,881
POPULATION GROWTH	+6.9%	+9.6%	+11.1%
AVERAGE AGE	35.6	37.4	38.2
2022 TOTAL HOUSEHOLDS	67%	65%	64%
DAYTIME EMPLOYEES	2,072	43,345	105,729
TOTAL BUSINESSES	259	3,855	8,984
MEDIAN HH INCOME	\$156,850	\$139,208	\$129,412
TOTAL CONSUMER SPEND	\$224M	\$1.4B	\$3.2B
2022 HOUSEHOLDS	4,547	29,625	72,126
MEDIAN HOME VALUE	\$502,865	\$494,334	\$493,705