

Turn-key Dental Space | For Sublease

5855 State Bridge Rd, Ste A | Johns Creek, GA 30097



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GA License No. 420929



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Property Specifications

SIZE	2,600 SF
EXPIRATION DATE	3/31/2033
FF&E AVAILABLE	Available for Purchase

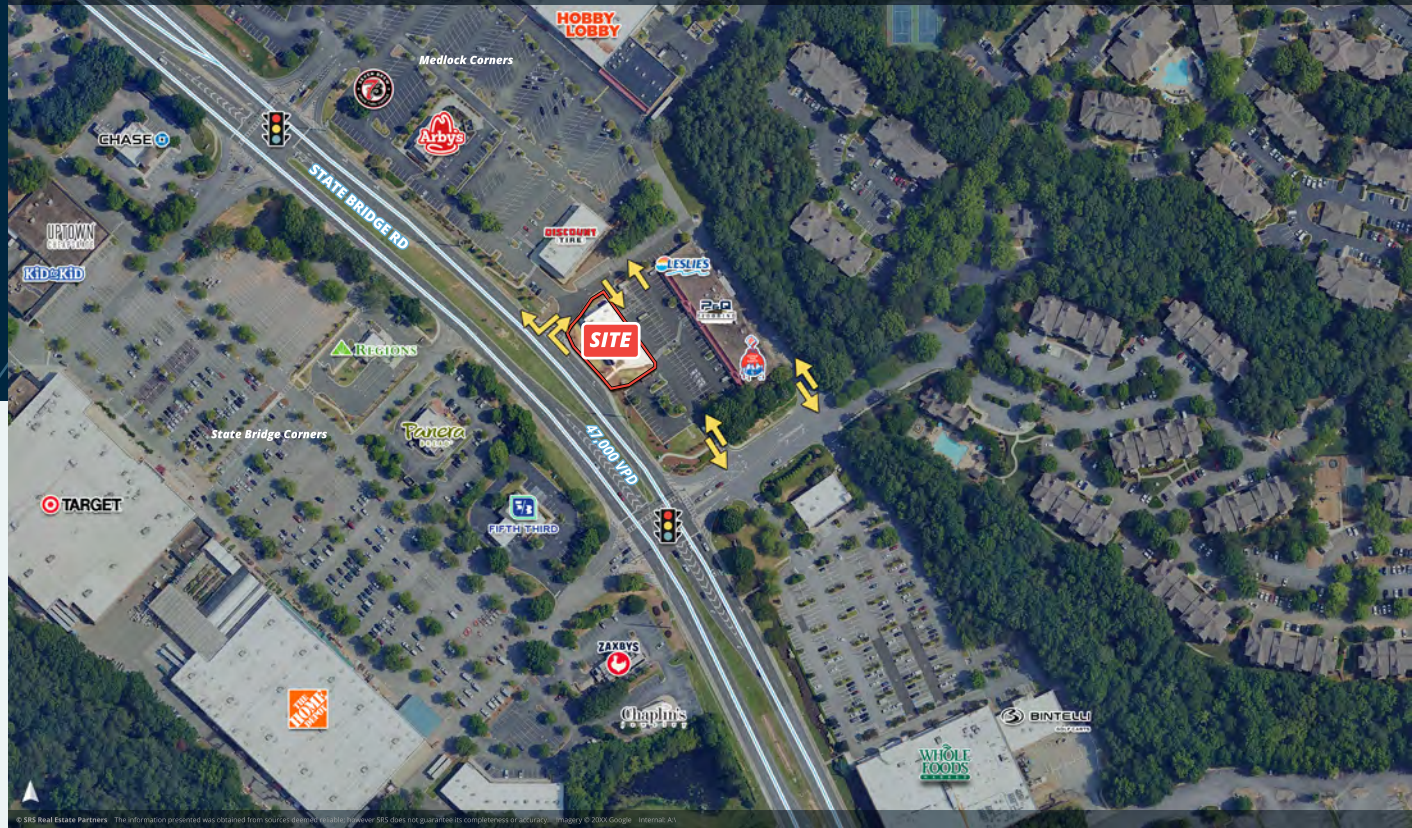
OPTIONS

Two 5-year options; 10%
rent increase at beginning
of each option; transfer-
able upon assignment

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5855 State Bridge Rd
Johns Creek, GA



About the Property

- Prime Johns Creek location along State Bridge Rd in Medlock Corners Shopping Center
- Excellent visibility on a highly traveled commuter corridor
- Surrounded by strong residential density and established neighborhoods
- Close proximity to top-performing schools, neighborhood retail, and daily-needs traffic drivers
- Convenient access to Medlock Bridge Road, Peachtree Parkway, and surrounding Johns Creek/Alpharetta communities
- Strong daytime and evening traffic from nearby residential, school, office, and service uses

Traffic Counts

State Bridge Rd	47,000 VPD
Medlock Bridge Rd	48,800 VPD
Peachtree Industrial Blvd	44,100 VPD
Buford Hwy	27,200 VPD

Year: 2025 | Source: GDOT

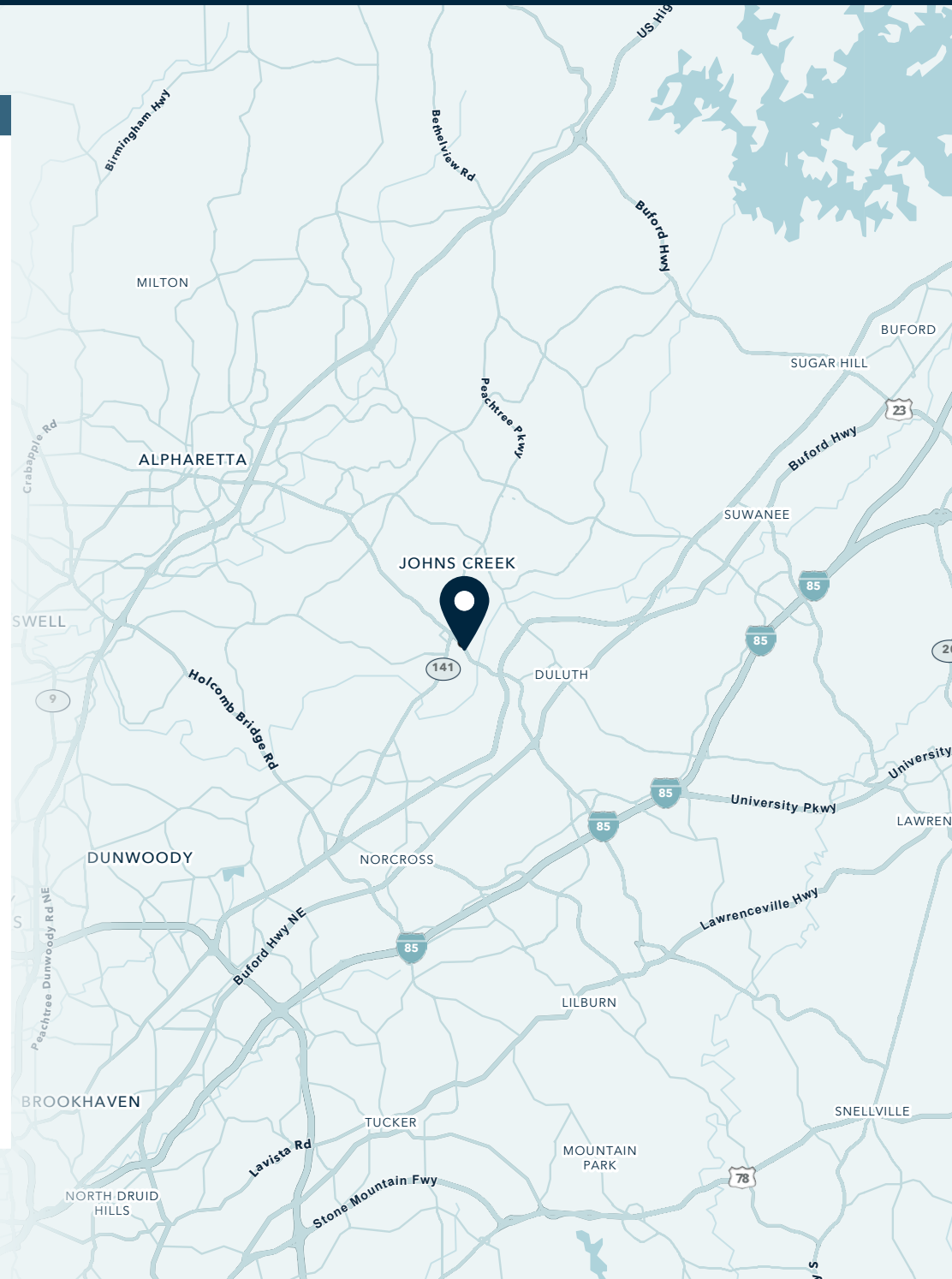
Join These Retailers





Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	7,434	69,322	211,812
2030 Projected Population	7,322	70,562	214,809
Proj. Annual Growth 2025 to 2030	-0.30%	0.36%	0.28%
Daytime Population			
2025 Daytime Population	10,894	74,948	229,545
Workers	7,284	41,583	129,595
Residents	3,610	33,365	99,950
Income			
2025 Est. Average Household Income	\$172,961	\$171,999	\$173,646
2025 Est. Median Household Income	\$118,336	\$132,424	\$132,977
Households & Growth			
2025 Estimated Households	2,730	25,463	75,526
2030 Estimated Households	2,698	26,113	77,244
Proj. Annual Growth 2025 to 2030	-0.24%	0.51%	0.45%
Race & Ethnicity			
2025 Est. White	42%	42%	41%
2025 Est. Black or African American	12%	15%	14%
2025 Est. Asian or Pacific Islander	36%	30%	29%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	10%	14%	16%
2025 Est. Hispanic (Any Race)	7%	11%	14%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



SRS REAL ESTATE PARTNERS

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