

KIMBALL CROSSING

4620 KIMBALL BRIDGE ROAD, ALPHARETTA, GA 30005

FOR LEASE



LOCATION DESCRIPTION

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

PROPERTY HIGHLIGHTS

- Available: 3,145 SF
- Available 7/1/2025: 2,015 SF 2nd generation restaurant endcap with drive-thru & patio
- 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	12,124	82,593	200,146
Daytime Population	11,829	102,019	267,240
Average HH Income	\$168,641	\$190,333	\$177,073



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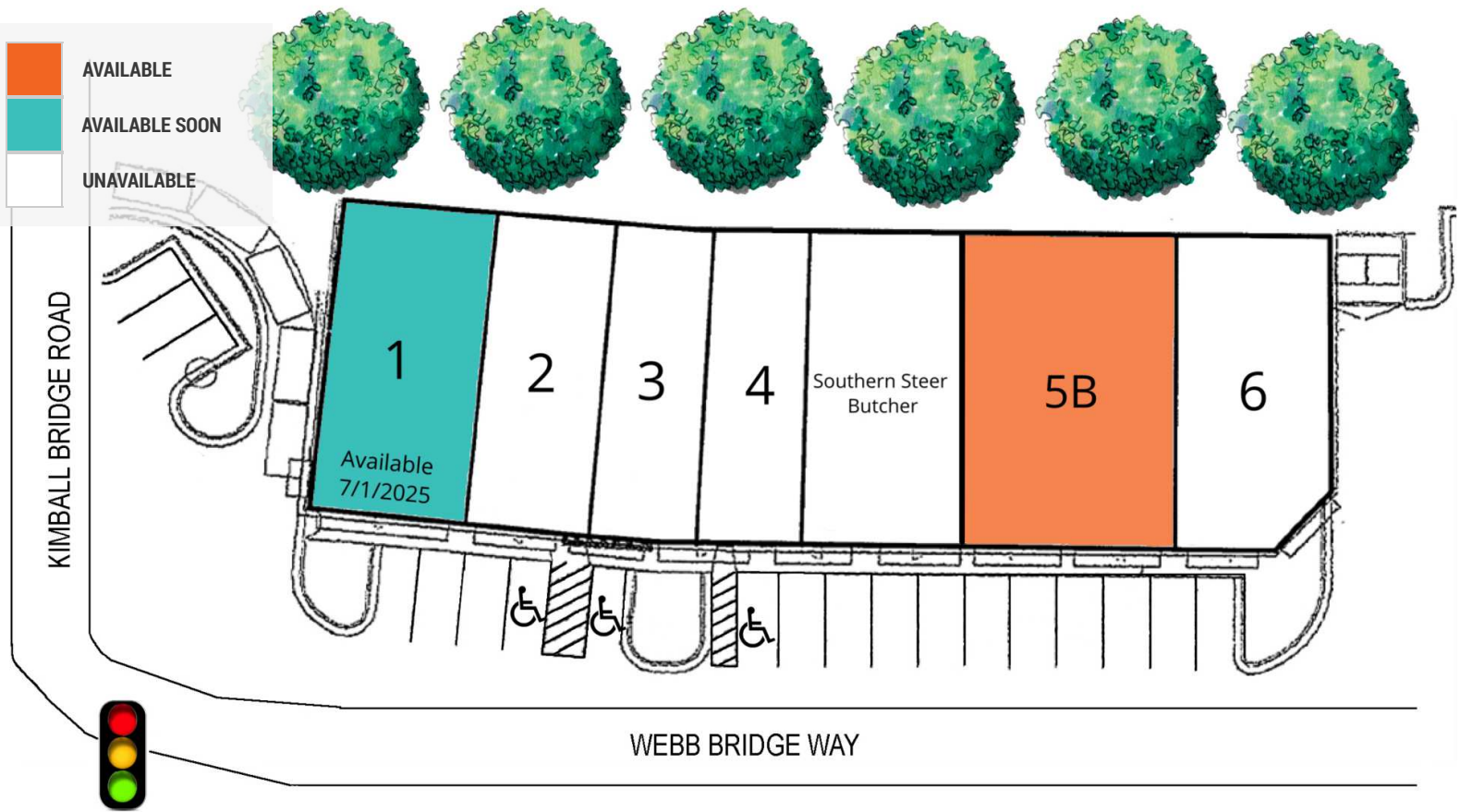
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SUITE	TENANT NAME	SPACE SIZE
1	Available Soon	2,015 SF
2	Flavor Juicery	1,300 SF
3	Blush Nails	1,105 SF
4	Natural Life CBD	1,120 SF
5A	Southern Steer Butcher	2,135 SF
5B	Available	3,145 SF
6	Dry Cleaners	1,820 SF



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