



5075 Abbotts Bridge Road
Johns Creek, GA 30005

PROFILE

- Anchored by Dynamo Swim Center, a nationally recognized aquatic training facility that coaches swimmers including Olympic athletes.
- Tenants include Dojo American Karate and Marco's Pizza which both have multiple national locations.
- One space available:
Suite 500 - 1,772 SF

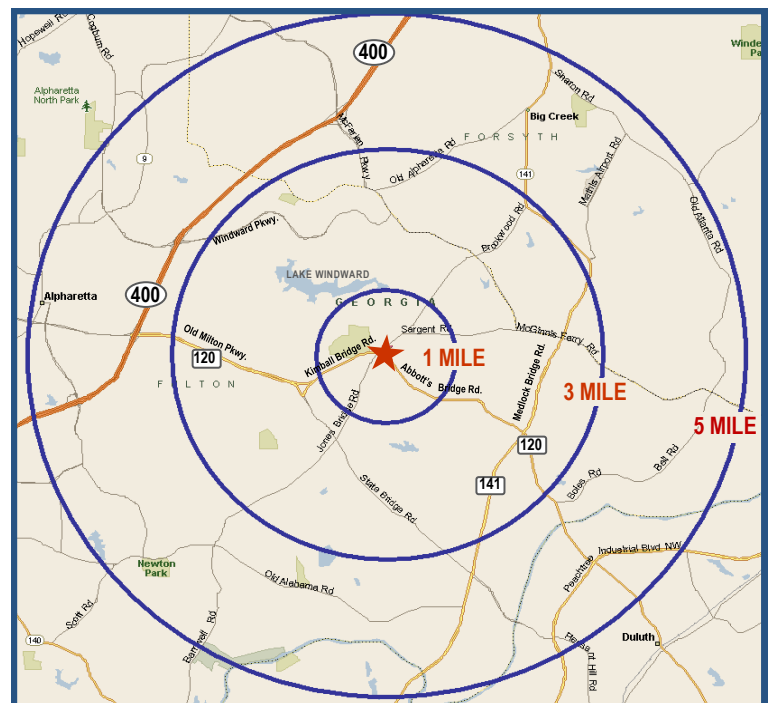
LOCATION

- Adjacent to a Publix anchored shopping center at the intersection of Jones Bridge Road, Abbotts Bridge Road and Kimball Bridge Road.
- Extremely strong demographics in the center of John's Creek - One of Georgia's wealthiest cities. Average Household incomes above \$150,000 in 1, 3 and 5 mile rings.
- Traffic light entrance provides easy access.
- Approximately 3 miles from Georgia 400 from either Old Milton Parkway or Windward Parkway.
- Within a 1 mile radius of the center are 5 of the top ranked public schools in Georgia with students and faculty totaling over 6,000.
- Directly across from a branch of the Fulton County Library.

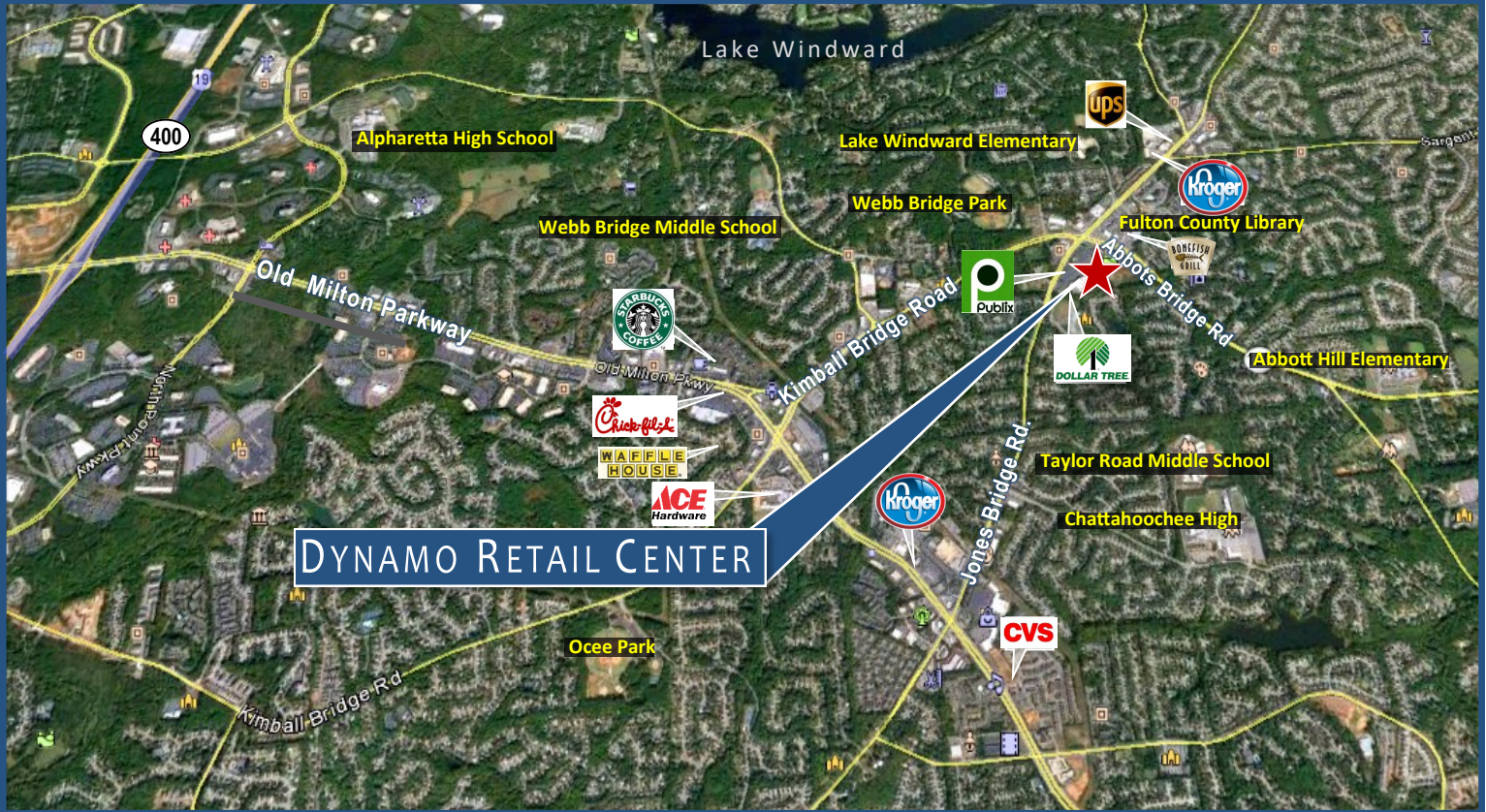


DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|-----------|-----------|-----------|
| Total Population (2020) | 12,731 | 91,473 | 192,899 |
| Households | 4,148 | 30,683 | 68,470 |
| Average HH Income | \$154,952 | \$165,903 | \$157,815 |



AERIAL PERSPECTIVE



SITE PLAN

