



SIZE

128,308 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	8,216	70,105	212,985
Households	3,530	27,039	82,273
Median HH Income (\$)	111,256	112,375	96,362

MAJOR TENANT(S)

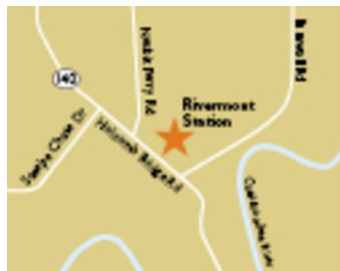
- Kroger
- Anytime Fitness
- Orangetheory Fitness
- Chick-Fil-A

LEASING CONTACT

Rich Dawson  
 Mobile (404) 433-9899  
 rdawson@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

8465 Holcomb Bridge Road | Johns Creek, GA 30022

PROPERTY HIGHLIGHTS

- Anchored by Kroger
- Located in Alpharetta, a suburb 26 miles north of Atlanta, with a population exceeding 73,400 in a three-mile radius with an average household income greater than \$160,700
- The center is located at the high-traffic intersection of Holcomb Bridge Road and Barnwell Road, which benefits from over 53,800 vehicles per day
- Rivermont Station serves as the gateway to Rivermont Country Club, a private, 18-hole championship golf course and other large subdivisions in the trade area



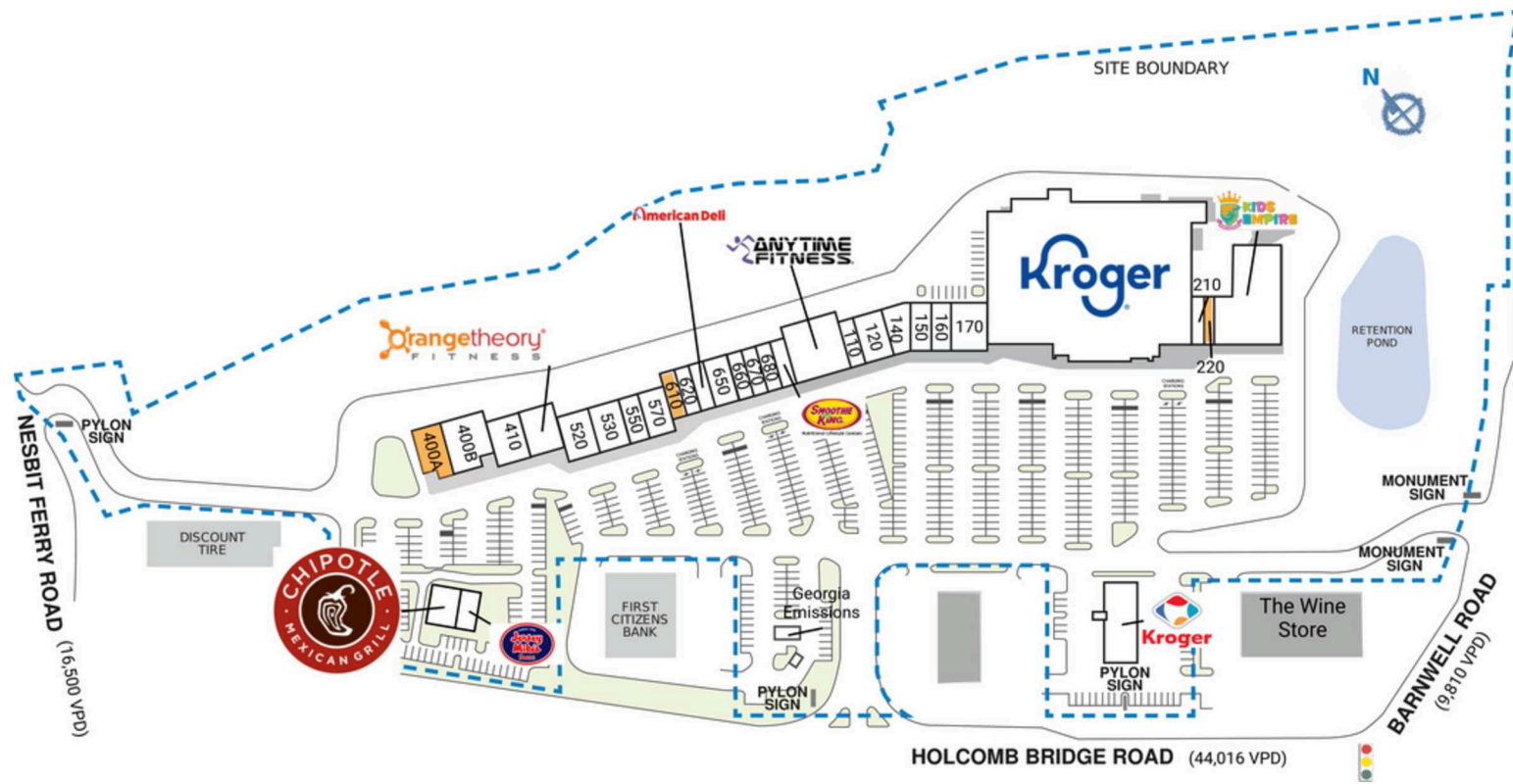
# RIVERMONT STATION

8465 Holcomb Bridge Road | Johns Creek, GA 30022

SPACE	TENANT	SQ. FT.							
			120 Bali Nails	2,525 SF	<b>400A AVAILABLE</b>	<b>1,800 SF</b>	630 American Deli	1,300 SF	
A	Chipotle Mexican Grill	2,350 SF	140 Elite Aesthetics Beauty & Medspa	1,814 SF	400B	Moon Indian Cuisine	4,200 SF	650 Rivermont Dental Care	2,600 SF
B	Jersey Mike's Subs	1,400 SF	150 Yummy Chinese	1,654 SF	410	Free Spirit Salon	3,265 SF	660 Smoke Factory	1,300 SF
K I	Georgia Emissions	185 SF	160 Al's Threading and Waxing	1,630 SF	430	Orangetheory Fitness	2,960 SF	670 Ginger Yums Sip Shop	1,300 SF
KFUEL	Kroger Fuel		170 D Spot Dessert Cafe	4,225 SF	520	Mona Lisa Pizzeria	2,764 SF	680 Winton Chiropractic	1,300 SF
Shad1	Chick-Fil-A		200 Kroger	58,261 SF	530	Karate for Kids	2,600 SF	690 Smoothie King	1,300 SF
Shad2	The Wine Store		210 Navy Recruiting	1,043 SF	550	Snook's Grill & Cocktails	1,905 SF	<b>TOTAL SQ. FT.</b>	<b>128,308</b>
Shad3	Dylan Investments		<b>220 AVAILABLE</b>	<b>1,043 SF</b>	570	El Potrillo	2,925 SF		
I00	Anytime Fitness	6,400 SF	230 Kids Empire	10,600 SF	<b>610 AVAILABLE</b>	<b>1,300 SF</b>			
I10	Hair Impressions	1,059 SF			620	PostalAnnex	1,300 SF		

### SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# RIVERMONT STATION

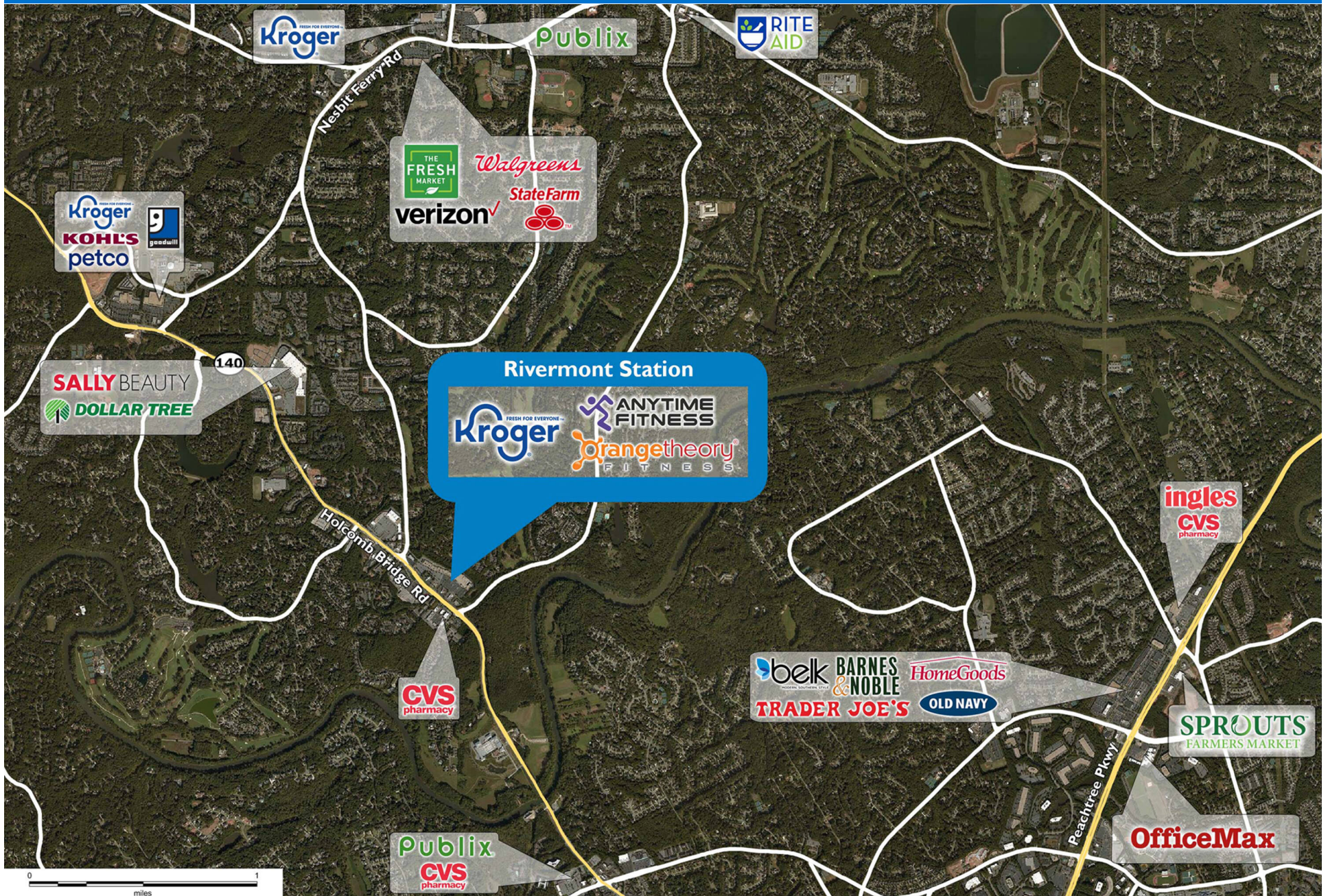
8465 Holcomb Bridge Road | Johns Creek, GA 30022





# RIVERMONT STATION

8465 Holcomb Bridge Road | Johns Creek, GA 30022





# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Rivermont Station Alpharetta, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	8,216	70,105	212,985
	2027 Projected Population	8,379	71,433	218,863
	2010 Census Population	7,608	67,506	199,394
	2000 Census Population	7,173	65,994	186,441
	1990 Census Population	5,381	49,492	130,079
	Historical Annual Growth 1990 to 2000	2.92%	2.92%	3.67%
	Historical Annual Growth 2000 to 2010	0.59%	0.23%	0.67%
	Estimated Annual Growth 2010 to 2022	0.60%	0.30%	0.52%
	Projected Annual Growth 2022 to 2027	0.39%	0.38%	0.55%
	Median Age	42.2	42.6	39.5
Households	Q2 2022 Estimated Households	3,530	27,039	82,273
	2027 Projected Households	3,599	27,567	84,550
	2010 Census Households	3,267	26,024	77,028
	2000 Census Households	3,195	25,294	71,908
	1990 Census Households	2,370	18,811	52,153
	Historical Annual Growth 1990 to 2000	3.03%	3.01%	3.26%
	Historical Annual Growth 2000 to 2010	0.22%	0.28%	0.69%
	Estimated Annual Growth 2010 to 2022	0.61%	0.30%	0.52%
	Projected Annual Growth 2022 to 2027	0.38%	0.39%	0.55%
	Population per Household	2.33	2.59	2.59
Population by Race	White	69.8%	67.2%	54.3%
	Black or African American	12.7%	13.2%	16.0%
	Asian & Pacific Islander	5.0%	7.2%	9.6%
	Other Races	2.8%	3.3%	3.8%
	Hispanic Population	9.7%	9.1%	16.2%
Income	Average Household Income	\$140,706	\$157,091	\$138,909
	Median Household Income	\$111,256	\$112,375	\$96,362
	Per Capita Income	\$60,477	\$60,664	\$53,702
Education (Age 25+)	Elementary	0.8%	1.7%	3.6%
	Some High School	2.9%	1.9%	3.2%
	High School Graduate	10.6%	11.0%	14.2%
	Some College	17.2%	13.7%	13.4%
	Associates Degree Only	5.2%	6.2%	6.7%
	Bachelors Degree Only	39.6%	39.0%	35.9%
	Graduate Degree	23.7%	26.5%	23.1%
Business	Number of Businesses	295	1,976	8,642
	Total Number of Employees	4,345	35,821	145,265
	Employees per Business	14.71	18.12	16.81
	Residential Population per Business	27.82	35.47	24.64

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.