

For Lease - Village at Park Bridge

4180-4190 Old Milton Parkway
Alpharetta, GA 30005

Property Specifications

- 2,400 SF second generation medical office space available
- Excellent visibility with professional landscaping and monument signage to center
- Located on Old Milton Pkwy just west of heavily traveled State Bridge Rd
- Located in the dense, affluent area of Alpharetta with average household income of \$200,517 in a 3 mile radius



2024 Demographics	1Mile	3 Miles	5 Miles
Population	12,303	83,966	204,125
Daytime Population	12,732	110,182	274,228
Average HH Income	\$179,242	\$200,517	\$187,464

Source Esri 2024

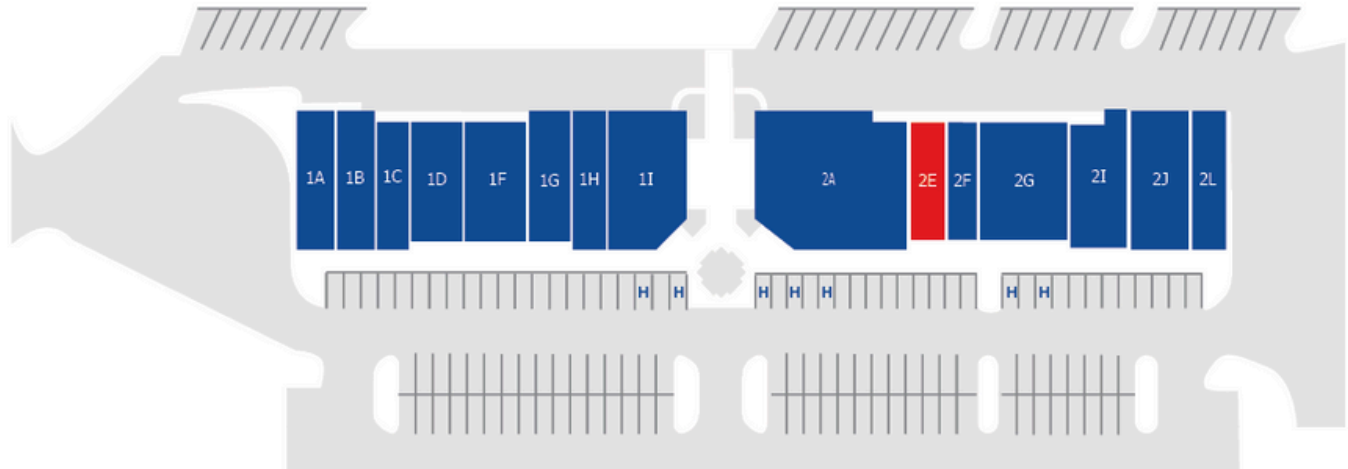
Traffic Counts:

54,403 VPD Old Milton Pkwy

26,104 VPD Kimball Bridge Road



Site Plan & Aerial



Space	Tenant	Size (s.f.)
1A	Starbuck's	1,448
1B	Jimmy John's	1,400
1C	Pain & Wellness Center	1,277
1D	Reimbold Eye Group	1,800
1F	Emory Rehabilitation	2,033
1G	Andrey's Barber Shop	1,070
1H	Kinno Tori	1,400
1I	Koi Kaiten Sushi	2,660

Space	Tenant	Size (s.f.)
2A	Pepperoni's Tavern	5,336
2E	AVAILABLE	1,200
2F	Crystal Nail Salon	1,200
2G	Discover Strength	2,400
2I	Ivy Dental	2,117
2J	Polka Dot Dental	2,160
2L	Crumbl Cookie	1,200
TOTAL		28,701

