

FOR
LEASE

THOMPSON BRIDGE COMMONS

3630 Thompson Bridge Road | Gainesville, GA 30506

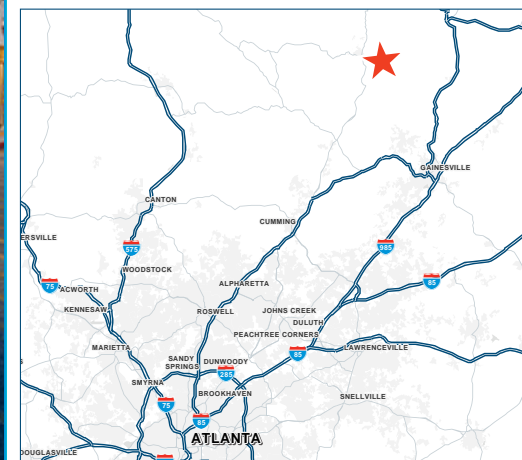


SPACE AVAILABLE

1,157 - 3,500 SF

PROPERTY HIGHLIGHTS

- 92,587 SF Kroger-anchored shopping center
- Located at the signalized intersection of Thompson Bridge Rd and Mount Vernon Rd
- Close proximity to Lake Lanier
- Average household income within a 5-mile area is \$97,818
- Multiple access points and excellent visibility



COURTNEY BRUMBELOW

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Ackerman Retail
A DIVISION OF ACKERMAN & CO

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AVAILABLE



STE	TENANT	SF
1	PUEBLOS MEXICAN CUISINE	3,485
3	DR. JAMES GREEN MD PC	1,000
4	BENCHMARK PHYSICAL THERAPY	1,495
	KROGER	70,327
13	BEYOND BRONZE	1,495
14	BURGER & SHAKE	1,495
15C	GREAT CLIPS	1,495
16	PAPA JOHN'S PIZZA	1,495
17	SUN GARDEN CHINESE	2,000
18A	AVAILABLE	1,157
18B	AVAILABLE	2,343
19	DIAMOND NAILS	1,200
20	DIAMOND NAILS	1,200
21	THE UPS STORE	1,200
22	EDWARD JONES	1,200



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AREA DEMOGRAPHICS (2023):

	1-MILE	3-MILE	5-MILE
POPULATION	3,856	14,624	40,938
HOUSEHOLDS	1,486	5,645	16,384
AVG HH INCOME	\$130,621	\$135,881	\$120,179

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