

FOR LEASE - NEW CONSTRUCTION RETAIL

Prime Lighted Corner Outparcel

5805 State Bridge Rd. | Johns Creek, GA



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Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$100,720	\$104,103	\$105,315
Average HH Income	\$144,781	\$139,360	\$141,282
Households	3,409	24,486	73,158
Daytime Population	10,302	69,746	218,577

Year: 2018 | Source: Esri

Traffic Counts

State Bridge Rd	47,900 VPD
Medlock Bridge Rd	51,400 VPD

Year: 2018 | Source: GDOT

Overview

AVAILABLE	2,600 SF End Cap New Construction
RATE	Contact Broker
ZONING	Commercial

Highlights

- New Construction, 6,200 SF Retail Building, Prime Location
- Delivering 1st Quarter 2022
- Lighted intersection on State Bridge Rd.
- Whole Foods outparcel
- Total parking 162 spaces (cross parked) on 3 parcels (6.2 spaces/1,000SF)

Nearby Retailers



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	1 mile	3 miles	5 miles
Population			
2020 Population	8,427	67,774	209,146
2000 Population	5,982	52,698	152,538
2010 Population	7,967	61,081	185,776
2025 Population	8,707	70,797	222,303
2000-2010 Annual Rate	2.91%	1.49%	1.99%
2010-2020 Population: Annual Growth Rate	0.55%	1.02%	1.16%
2020-2025 Population: Annual Growth Rate	0.66%	0.88%	1.23%
2020 Median Age	38.4	39.1	39.0
Households			
2000 Households	2,261	18,995	53,309
2010 Households	3,198	22,156	65,157
2020 Total Households	3,409	24,486	73,158
2025 Total Households	3,525	25,561	77,632
2000-2010 Annual Rate	3.53%	1.55%	2.03%
2010-2020 Households: Annual Growth Rate	0.63%	0.98%	1.14%
2020-2025 Households: Annual Growth Rate	0.67%	0.86%	1.19%
2020 Average Household Size	2.47	2.77	2.86
Housing Units			
2020 Total Housing Units	3,592	25,392	76,064
2020 Owner Occupied Housing Units	1,686	16,862	53,837
2020 Renter Occupied Housing Units	1,723	7,624	19,321
2020 Vacant Housing Units	183	906	2,906
Race and Ethnicity			
2020 White Alone	47.3%	48.4%	52.2%
2020 Black Alone	13.9%	14.0%	12.7%
2020 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2020 Asian Alone	33.4%	31.2%	28.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	6.4%	8.3%	9.8%
Income			
2020 Median Household Income	\$100,720	\$104,103	\$105,315
2020 Average Household Income	\$144,781	\$139,360	\$141,282
2020 Per Capita Income	\$57,089	\$50,449	\$49,731
2020 Population 25+ by Educational Attainment			
Total	5,808	46,330	140,475
High School Graduate	11.9%	11.3%	12.0%
GED/Alternative Credential	1.2%	1.3%	1.2%
Some College, No Degree	10.9%	12.8%	12.3%
Associate Degree	7.6%	7.7%	7.9%
Bachelor's Degree	36.5%	36.5%	37.5%
Graduate/Professional Degree	27.3%	25.5%	24.0%
Data for all businesses in area			
Total Businesses:	477	2,382	7,653
Total Employees:	5,814	24,457	86,107
Total Residential Population:	8,427	67,774	209,146
Employee/Residential Population Ratio:	1:1	0:1	0:1
2020 Total Daytime Population Workers	10,302	69,746	218,577
	6,076	34,609	108,009

JOHNS CREEK



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For more information about this
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