

# ANCHOR OPPORTUNITY.

- 36,000-square foot space
- Will subdivide
- Excellent condition
- Competitive rental rates
- Rear loading dock
- Ceiling height 22' 4"

**Anchor Opportunity.  
Right Here. Right Now!**



# Rivermont Square

Alpharetta, Georgia

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**THE MUNTZING-SATTELE COMPANY**

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# Rivermont Square Alpharetta, Georgia

## The Right Shopping Center

Rivermont Square, a recently renovated 100,000-square foot shopping center, is where everyday life happens. Thompson's Frame Gallery, Woodcraft, DiPaolo Restaurant and Peachtree Gymnastics are just a few of the successful local merchants that make this a favorite destination. Located on busy Holcomb Bridge Road near Nesbit Ferry Road in affluent Alpharetta, Rivermont Square delivers the ideal blend of specialty shops, professional services and restaurants. It's the right shopping center for retail success.

### Benefits include:

- Excellent storefront visibility
- Highly-trafficked Holcomb Bridge Road
- Competitive rental rates
- Signalized entrance with easy access
- Primary commercial corridor
- High-income households in premier subdivisions

## The Right Community

Situated in North Fulton's "Golden Corridor," Alpharetta is one of Atlanta's most affluent suburbs and has experienced significant growth over the past decade. This sophisticated community features premier subdivisions, renowned golf courses, exceptional schools, a thriving office market and abundant recreational activities.

The population within two miles of the center is expected to grow by nearly 6% over the next five years. The community's per capita income is over \$56,500, more than double the national average of \$27,000. North Fulton is Atlanta's third largest office submarket with over 24 million square feet of office space representing 20% of Atlanta's total business market. Sixty-three percent of the population holds a bachelor's degree or higher while 86% of the workforce holds white-collar positions.

## The Right Location

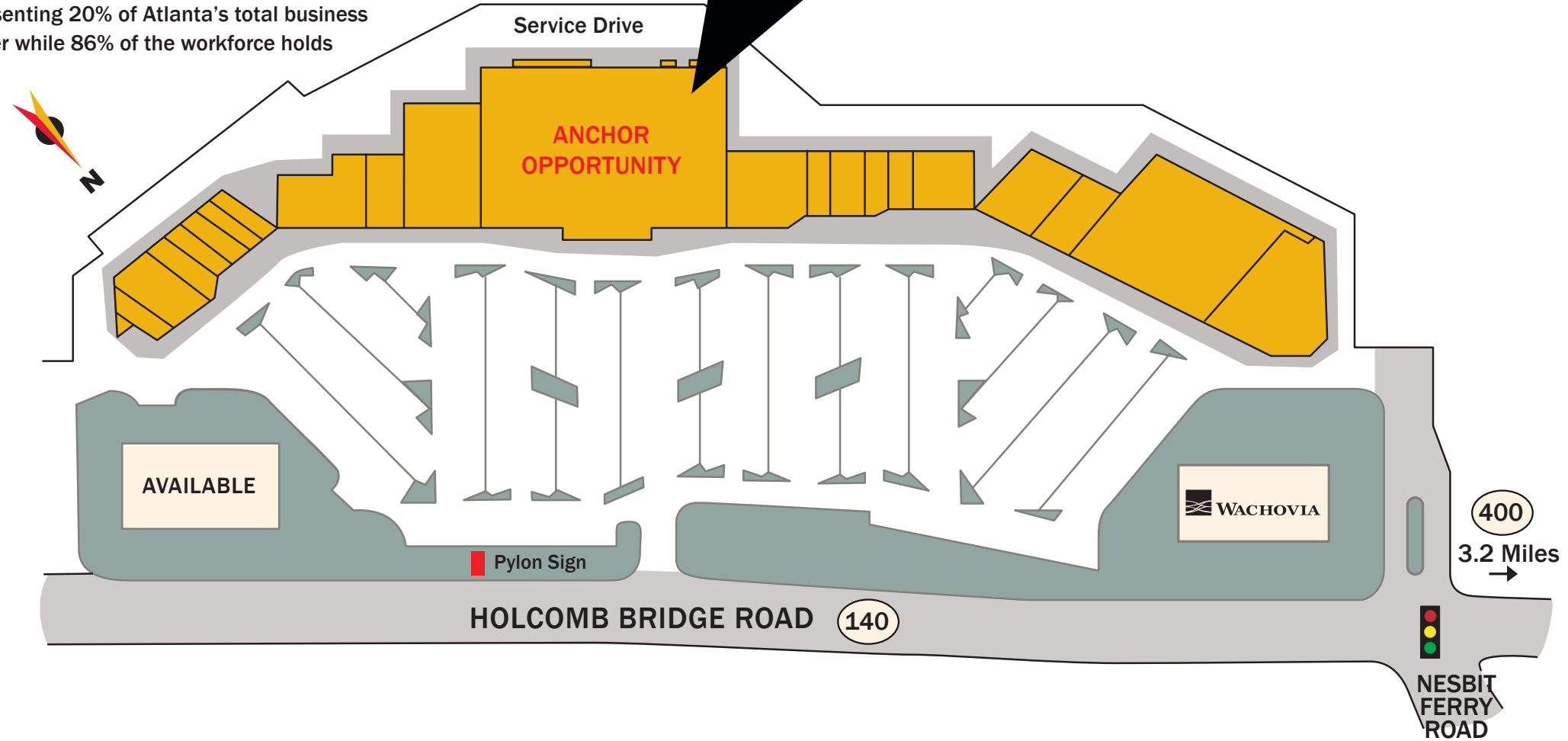
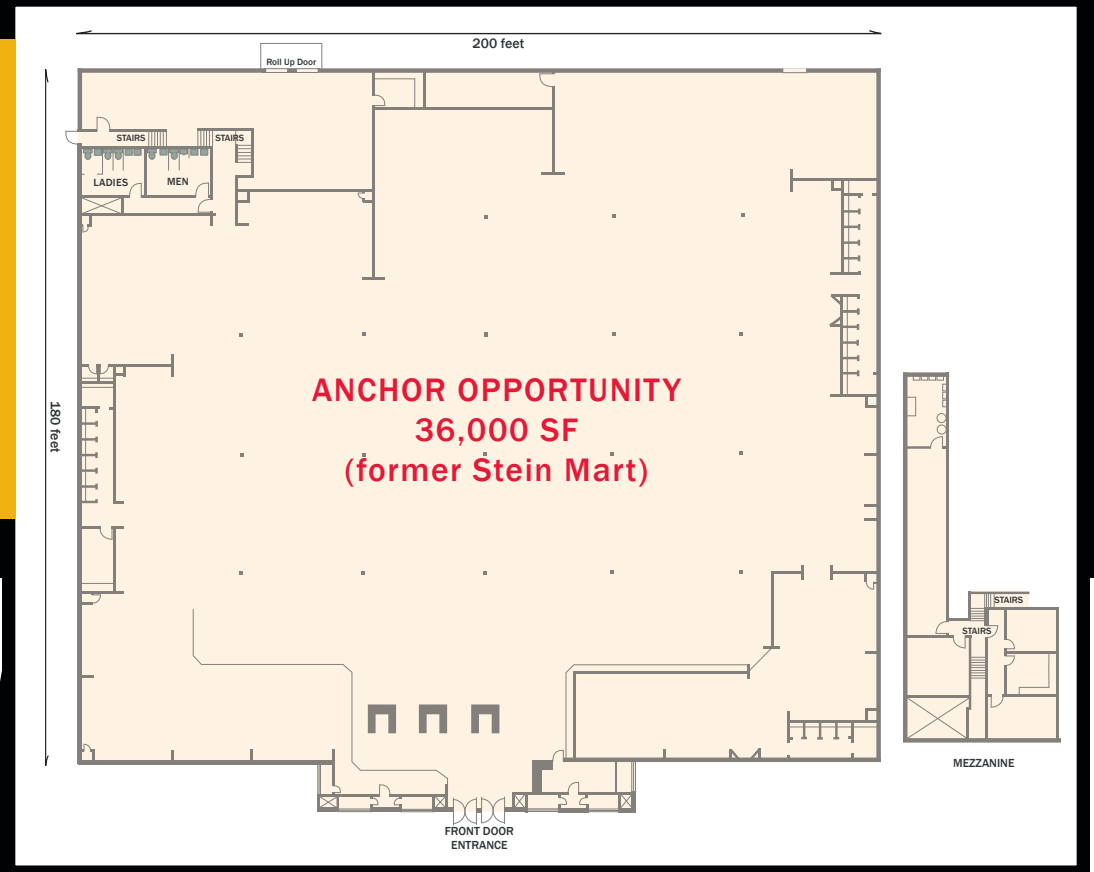
2010 Market Profile	2 Miles	3 Miles	5 Miles
Estimated Population	29,615	73,084	205,729
Average Household Income	\$151,628	\$134,727	\$116,630
Households	11,007	27,257	77,236

2010 Traffic Count | Holcomb Bridge Road - 43,370 vehicles per day

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