

Rivermont Square Outparcel

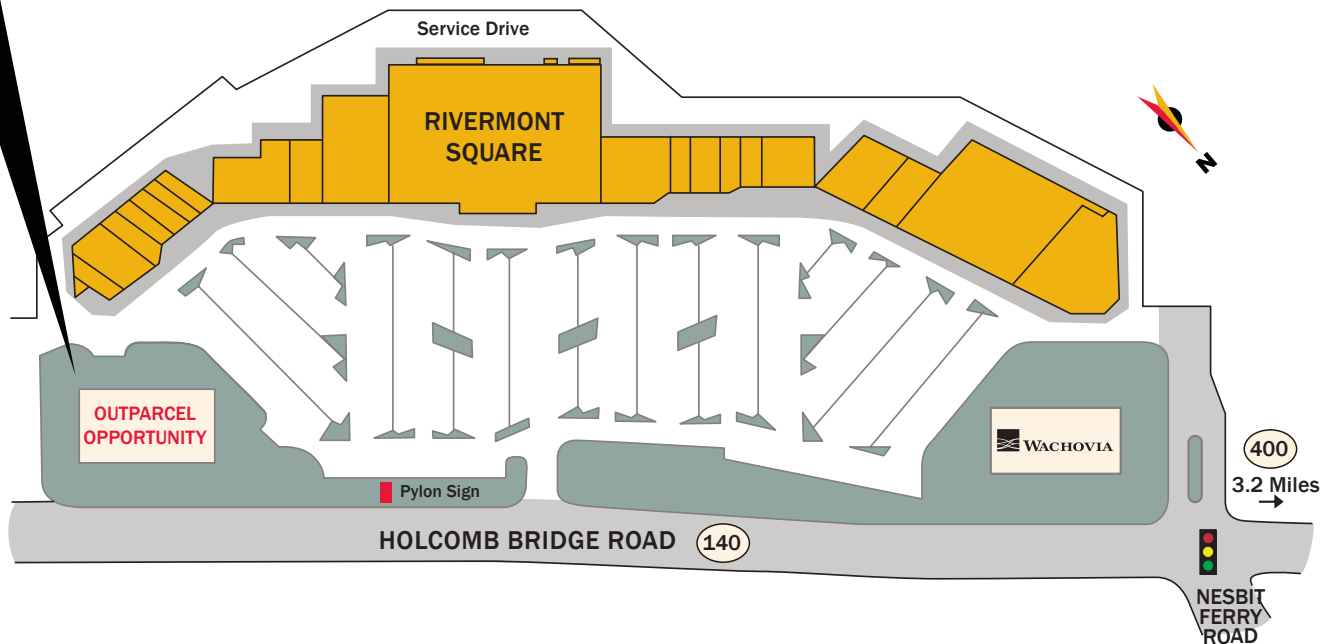
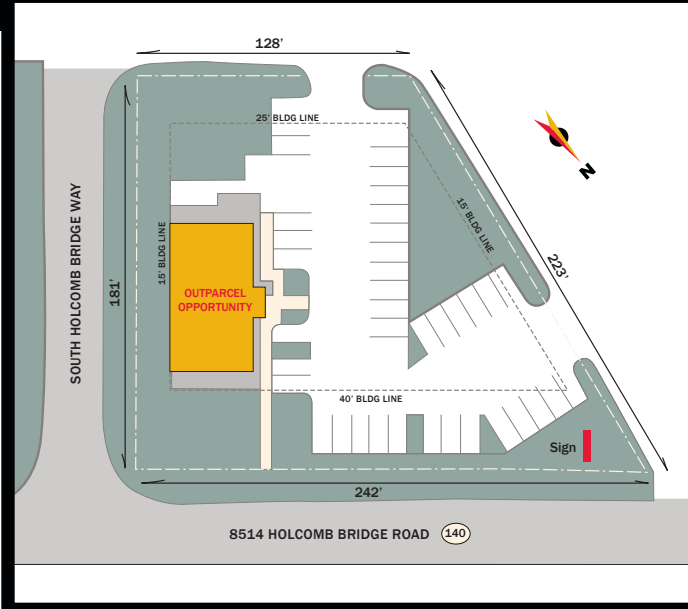
8514 Holcomb Bridge Road
Alpharetta, Georgia

FOR SALE OR LEASE

The Right Opportunity

.80 acre parcel
242 feet of frontage on Holcomb Bridge Road
Approximately 2,700-square foot building
Currently occupied by Pizza Hut
Can be modified for drive-thru
40 parking spaces
Easy access
Excellent visibility

**Outparcel Opportunity.
Right Here. Right Now!**



The Right Place

- Highly-trafficked Holcomb Bridge Road
- Primary commercial corridor
- High-income households in premier subdivisions
- Prime location near the Fulton/Gwinnett County line
- Located less than 3 miles east of GA 400



OUTPARCEL OPPORTUNITY.

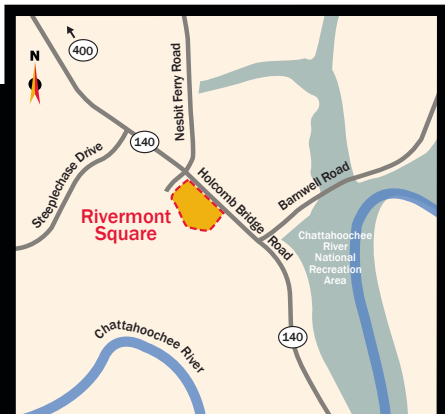
The Right Location

2010 Market Profile	2 Miles	3 Miles	5 Miles	2010 Traffic Count
Estimated Population	29,615	73,084	205,729	Holcomb Bridge Rd.
Average Household Income	\$151,628	\$134,727	\$116,630	43,370 vehicles per day
Households	11,007	27,257	77,236	

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.



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