

# Flowery Branch, GA 30542

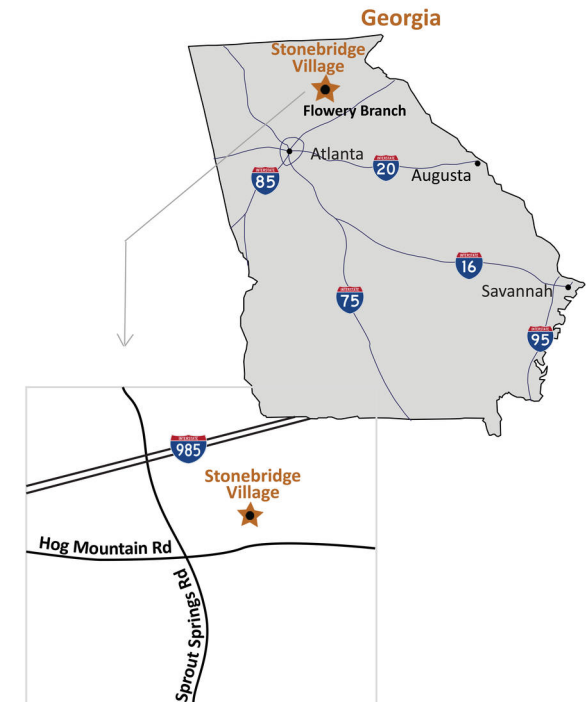
5855 Spout Springs Road



## Stonebridge Village



- **Year Built:** 2008
- **Key Tenants:** Target, Home Depot, Kohls, Petsmart, OfficeMax, TJ Maxx, Ross, Famous Footwear
- **Parking Ratio:** 4.47/1,000 SF
- **GLA:** 149,074 SF
- **Average Daily Traffic:** 57,763 VPD - I-985, 23,416 VPD - Spout Springs Road



| Distance                 | 7 Min     | 9 Min     | 13 Min    |
|--------------------------|-----------|-----------|-----------|
| Population               | 19,788    | 41,107    | 102,314   |
| Average Household Income | \$122,280 | \$125,496 | \$120,714 |

Leasing contact: Heather Smith · (919) 926-3097 · hsmith@rivercrestrealty.com

[www.rivercrestrealty.com](http://www.rivercrestrealty.com)

# Flowery Branch, GA 30542

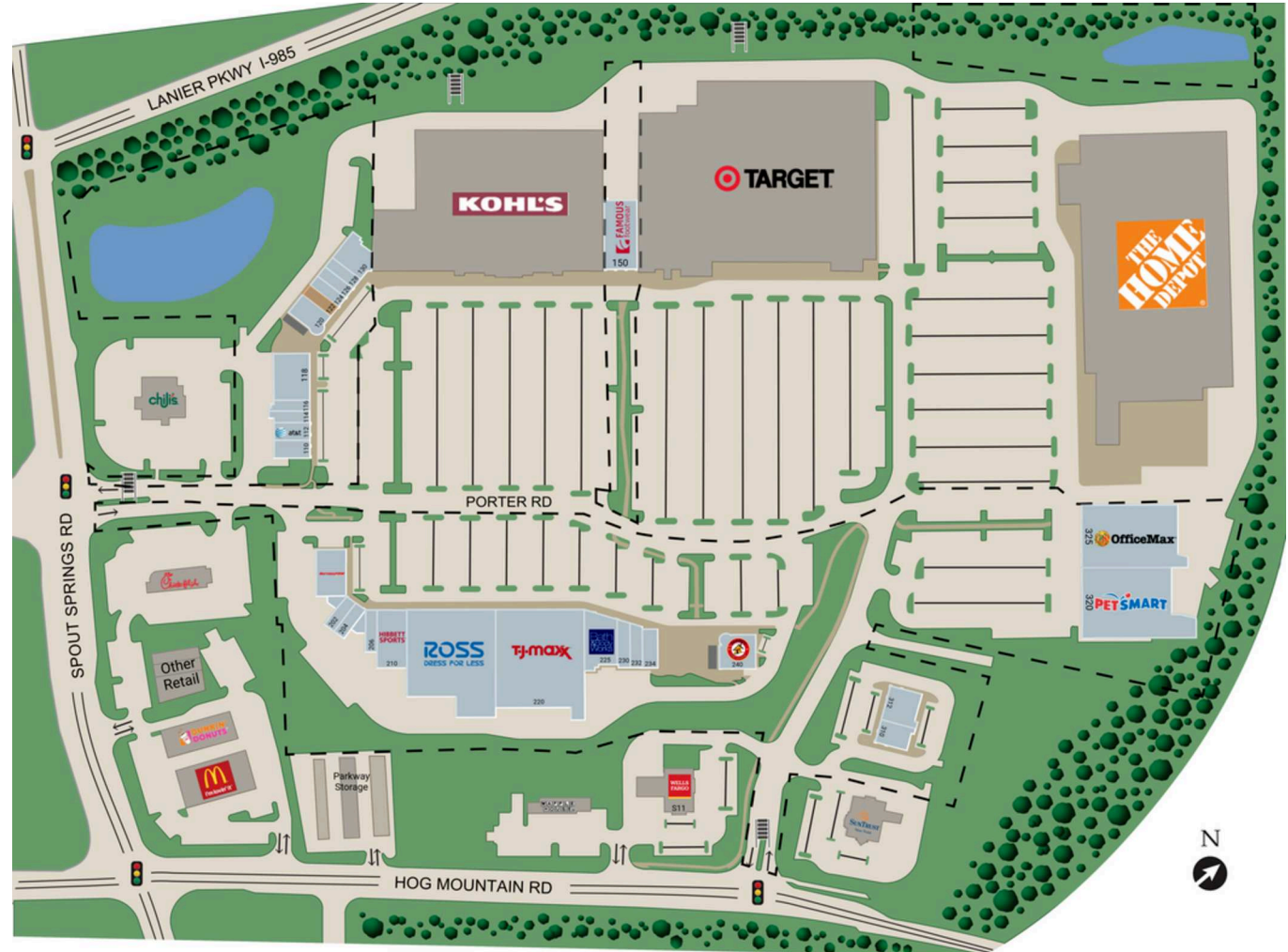
5855 Spout Springs Road



## Stonebridge Village

### Tenants

|     |                              |           |
|-----|------------------------------|-----------|
| 110 | Cheeseburger Bobby's         | 1,838 SF  |
| 112 | AT&T Wireless                | 1,840 SF  |
| 114 | Sport Clips                  | 1,230 SF  |
| 116 | CPR Phone Repair             | 1,227 SF  |
| 118 | Shogun Japanese Steak House  | 4,888 SF  |
| 120 | J. Christopher's             | 2,515 SF  |
| 122 | Coming Available - Menchie's | 1,218 SF  |
| 124 | 1st Franklin Financial       | 1,218 SF  |
| 126 | Jimmy John's                 | 1,218 SF  |
| 128 | Axiom Staffing Group         | 1,218 SF  |
| 130 | Bellagio Nail Spa            | 2,766 SF  |
| 150 | Famous Footwear              | 7,027 SF  |
| 200 | Mattress Firm                | 4,040 SF  |
| 202 | Edible Arrangements          | 1,245 SF  |
| 204 | Wild Birds Unlimited         | 1,258 SF  |
| 206 | Sally Beauty Supply          | 1,419 SF  |
| 210 | Hibbett Sports               | 5,089 SF  |
| 215 | Ross Dress for Less          | 24,989 SF |
| 220 | TJ Maxx                      | 26,260 SF |
| 225 | Bath & Body Works            | 5,014 SF  |
| 230 | Crumbl Cookies               | 1,622 SF  |
| 232 | Your CBD Store               | 1,494 SF  |
| 234 | Lucky Goat Coffee            | 1,756 SF  |
| 240 | Shane's Rib Shack            | 3,691 SF  |
| 310 | Stonebridge Family Dentistry | 2,224 SF  |
| 312 | Salon Pure                   | 3,332 SF  |
| 320 | PetSmart                     | 20,232 SF |
| 325 | Office Max                   | 18,003 SF |



Leasing contact: Heather Smith · (919) 926-3097 · hsmith@rivercrestrealty.com

[www.rivercrestrealty.com](http://www.rivercrestrealty.com)