

Flowery Branch, GA 30542

5855 Spout Springs Road

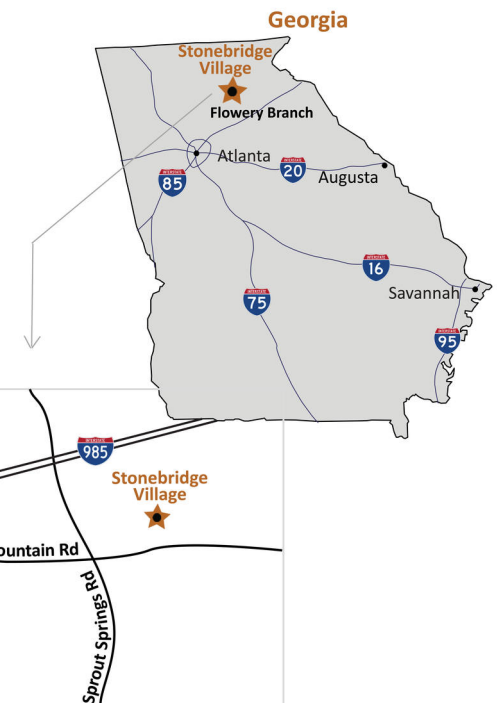
Stonebridge Village

RIVERCREST
REALTY
INVESTORS



- **Anchor:** Target, Home Depot
- **Key Tenants:** Kohls, Petsmart, OfficeMax, TJ Maxx Ross, Famous Footwear
- **GLA:** 149,074 SF
- **Year Built:** 2008
- **Parking Ratio:** 4.47/1,000 SF
- **Average Daily Traffic:**
69,272 VPD - I-985
22,617 VPD - Spout Springs Road

Distance	7 Min	10 Min	13 Min
Population	21,276	55,223	120,422
Average Household Income	\$104,801	\$106,300	\$108,653



Leasing contact: Heather Stewart · (919) 926-3097 · hstewart@rivercrestrealty.com

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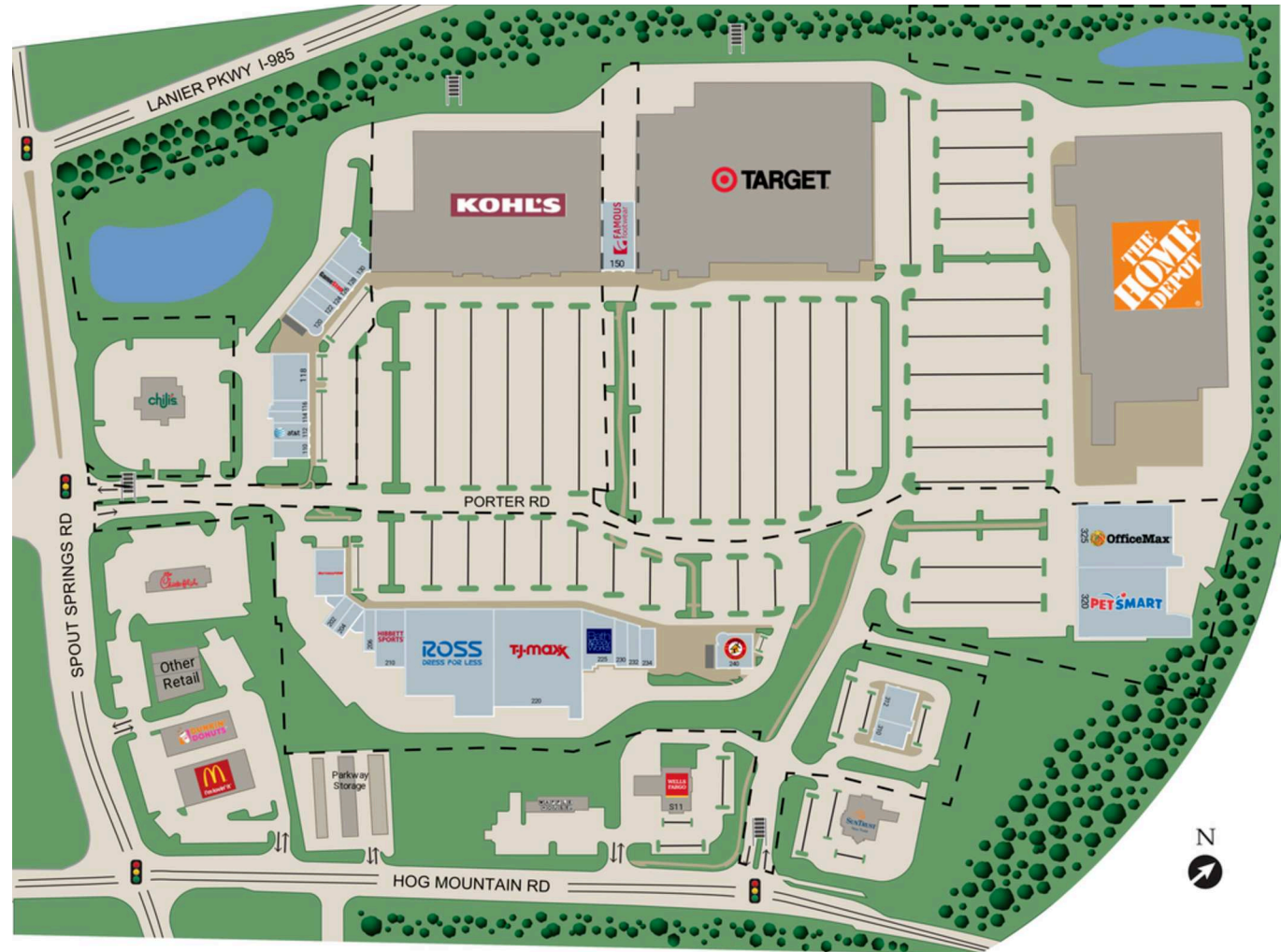
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Tenants

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	Menchie's Frozen Yogurt	1,218 SF
124	1st Franklin Financial	1,218 SF
126	GameStop	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	Crumb Cookies	1,622 SF
232	Your CBD Store	1,494 SF
234	Lanier Therapy in Motion	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



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