

# THOMPSON BRIDGE COMMONS

3630 THOMPSON BRIDGE ROAD | GAINESVILLE, GA 30506



## Property Details

**Owned GLA**  
92,587 SF

**Availability**  
1 Suite | 1,157 SF

**Parking Spaces**  
410

## Overview

- 92,587 SF Kroger-anchored shopping center
- Located at the signalized intersection of Thompson Bridge Rd and Mount Vernon Rd
- Close proximity to Lake Lanier
- Average household income within a 5-mile area is \$97,818
- Multiple access points and excellent visibility

## Tenant Mix



Great Clips

PAPA JOHN'S  
PIZZA



Edward Jones  
MAKING SENSE OF INVESTING



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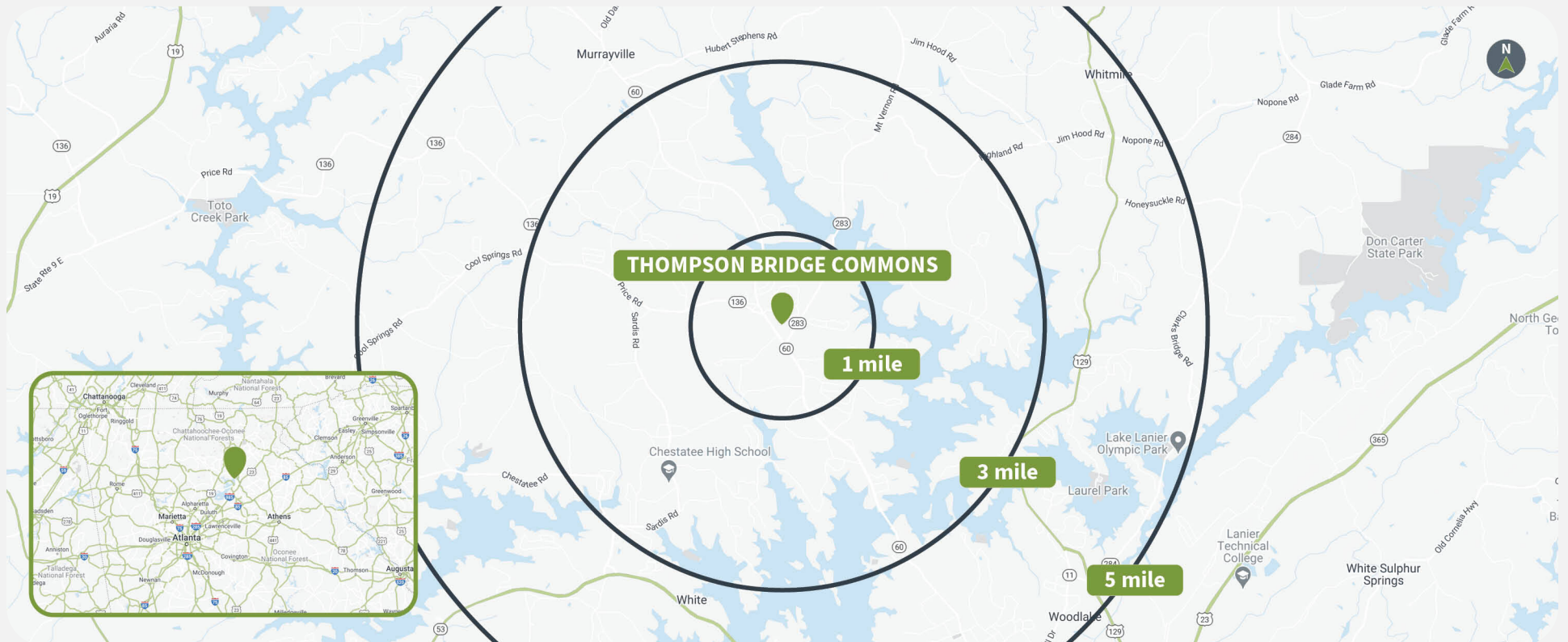
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## Demographics

Source: Creditintell, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	1,539	839	526	\$86,917	\$84,942
3 MILES	14,933	11,967	5,728	\$125,875	\$88,811
5 MILES	38,812	39,092	14,811	\$108,629	\$76,314



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## Market Aerial



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## Site Plan



Suite	Tenant	GLA (SF)
<b>COG</b>	<b>AVAILABLE</b>	<b>1,157</b>
B0A	KROGER	70,327
AOA	PUEBLOS MEXICAN	3,485
DOC	Diamond Nails and Spa	2,400
COH	BLUE WATERS ANIMAL HOSPITAL	2,343
COE	SUN GARDEN	2,000
COD	PAPA JOHN'S PIZZA	1,495
COC	GREAT CLIPS	1,495
COB	BURGER AND SHAKE	1,495
COA	Beyond Bronze	1,495
AOC	BENCHMARK PHYSICAL THERPY	1,495
DOG	EDWARD D JONES	1,200
DOE	THE UPS STORE	1,200
FUEL	KROGER FUEL CENTER	1,000
AOB	DR. JAMES E. GREEN MD PC	1,000

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## Get in Touch with Us

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