

# 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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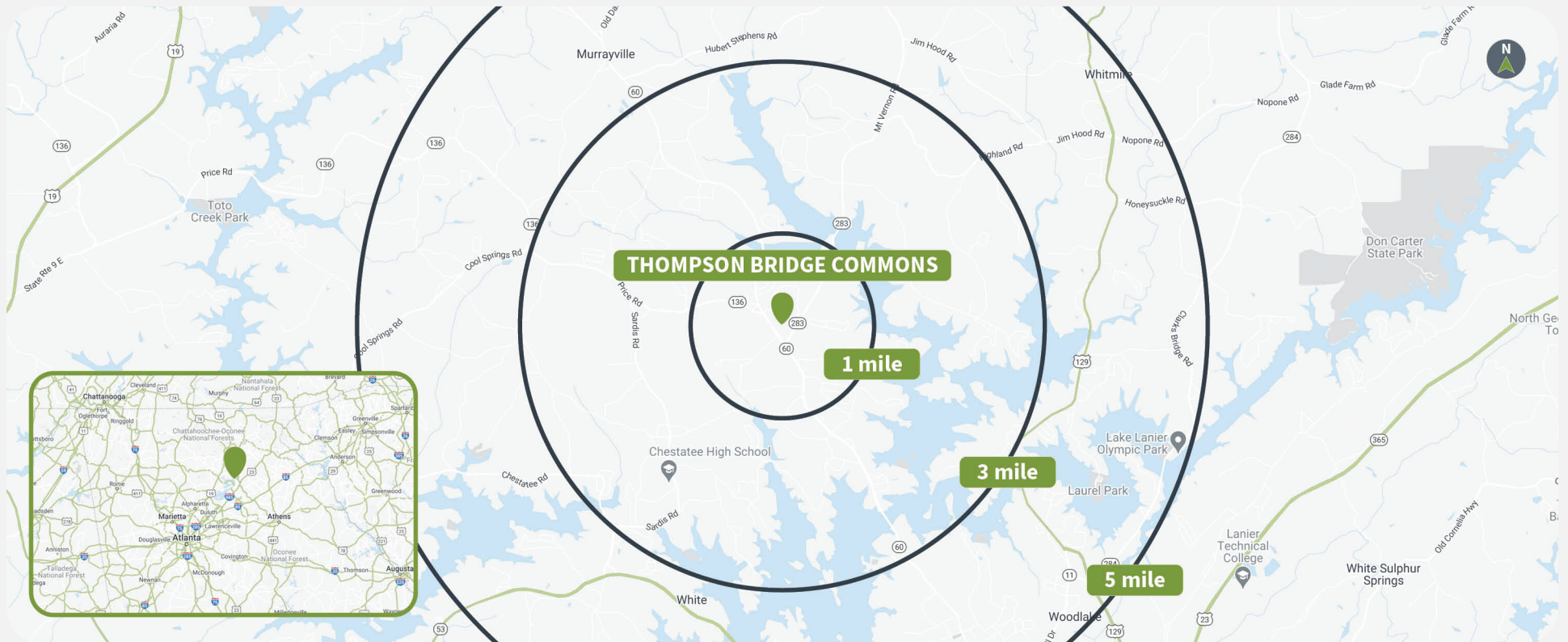
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## Demographics

Source: Creditintell, 2025.

|         | 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       |
| A0A        | PUEBLOS MEXICAN             | 3,485        |
| D0C        | Diamond Nails and Spa       | 2,400        |
| C0H        | BLUE WATERS ANIMAL HOSPITAL | 2,343        |
| C0E        | SUN GARDEN                  | 2,000        |
| C0D        | PAPA JOHN'S PIZZA           | 1,495        |
| C0C        | GREAT CLIPS                 | 1,495        |
| C0B        | BURGER AND SHAKE            | 1,495        |
| C0A        | Beyond Bronze               | 1,495        |
| A0C        | Benchmark Physical Therapy  | 1,495        |
| D0G        | EDWARD D JONES              | 1,200        |
| D0E        | THE UPS STORE               | 1,200        |
| FUEL       | KROGER FUEL CENTER          | 1,000        |
| A0B        | DR. JAMES E. GREEN MD PC    | 1,000        |



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## Get in Touch with Us

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