

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



THOMPSON BRIDGE COMMONS

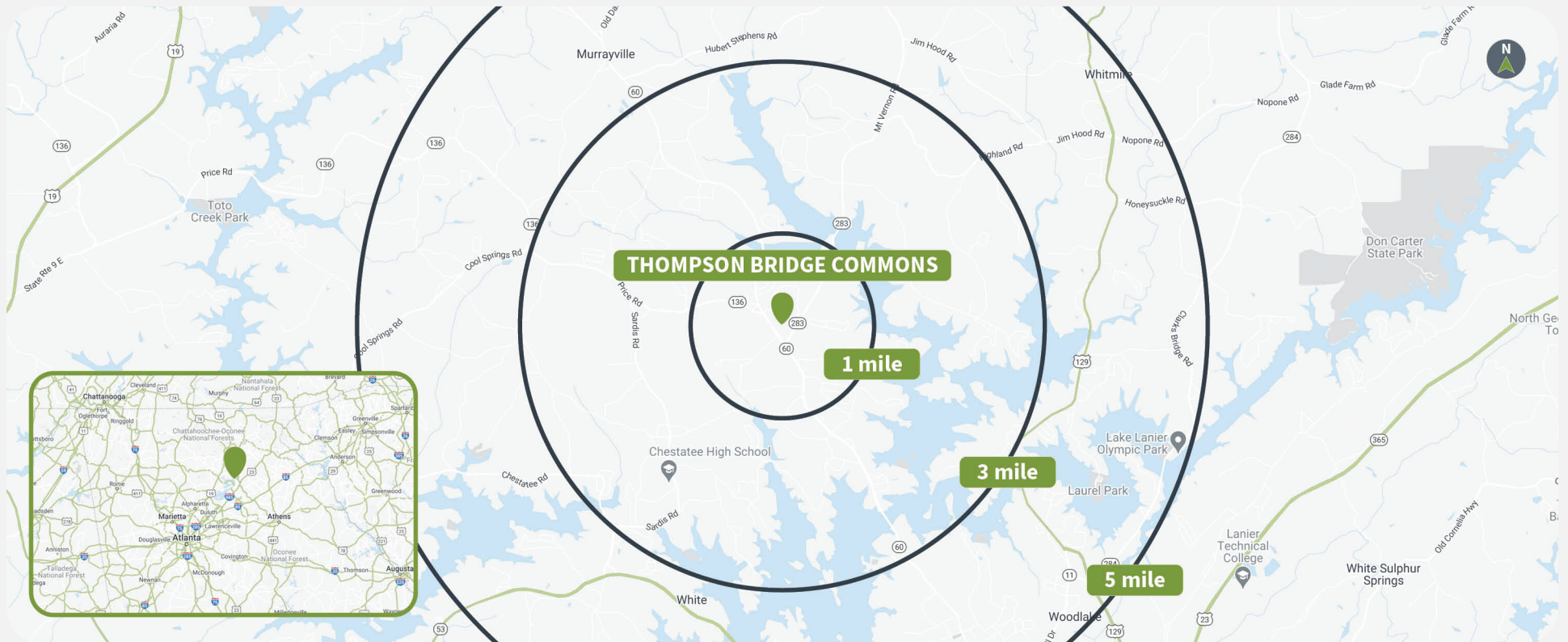
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Demographics

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)
COG	AVAILABLE	1,157
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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