

# THOMPSON BRIDGE COMMONS

3630 THOMPSON BRIDGE ROAD | GAINESVILLE, GA 30506



## Property Details

### Owned GLA

92,587 SF

### Availability

2 Suites | 3,500 SF

### Parking Spaces

410

### Overview

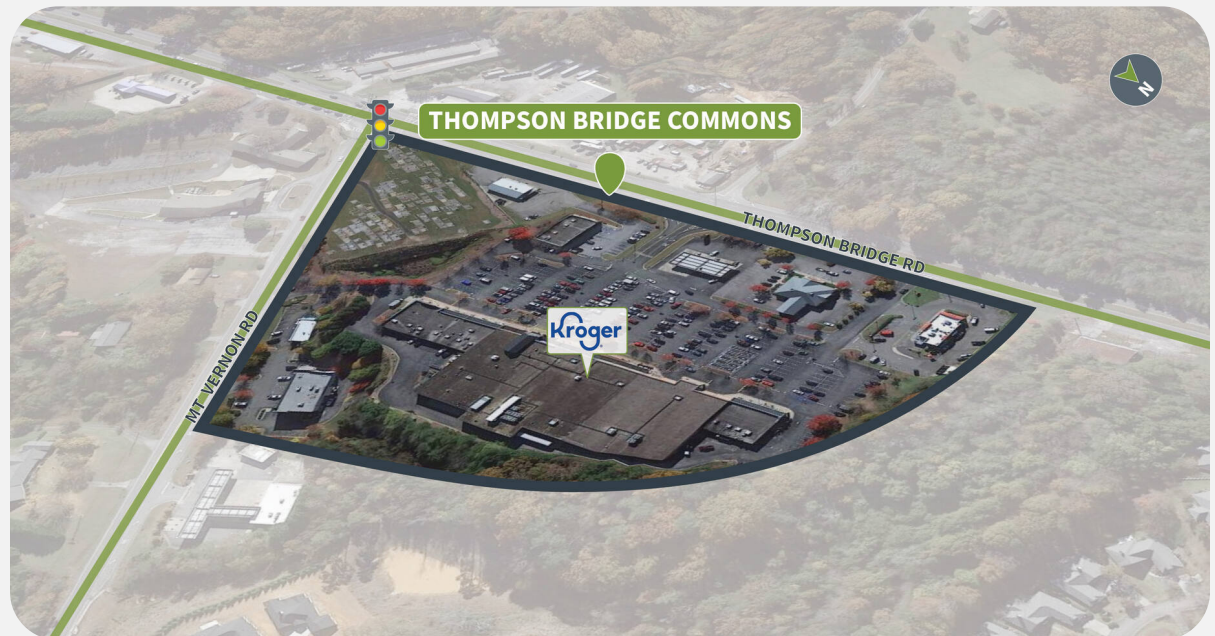
- 92,587 SF Kroger-anchored shopping center
- Located at the signalized intersection of Thompson Bridge Rd and Mount Vernon Rd
- Close proximity to Lake Lanier
- Average household income within a 5-mile area is \$97,818
- Multiple access points and excellent visibility

## Tenant Mix



Great Clips®

PAPA JOHN'S  
PIZZA



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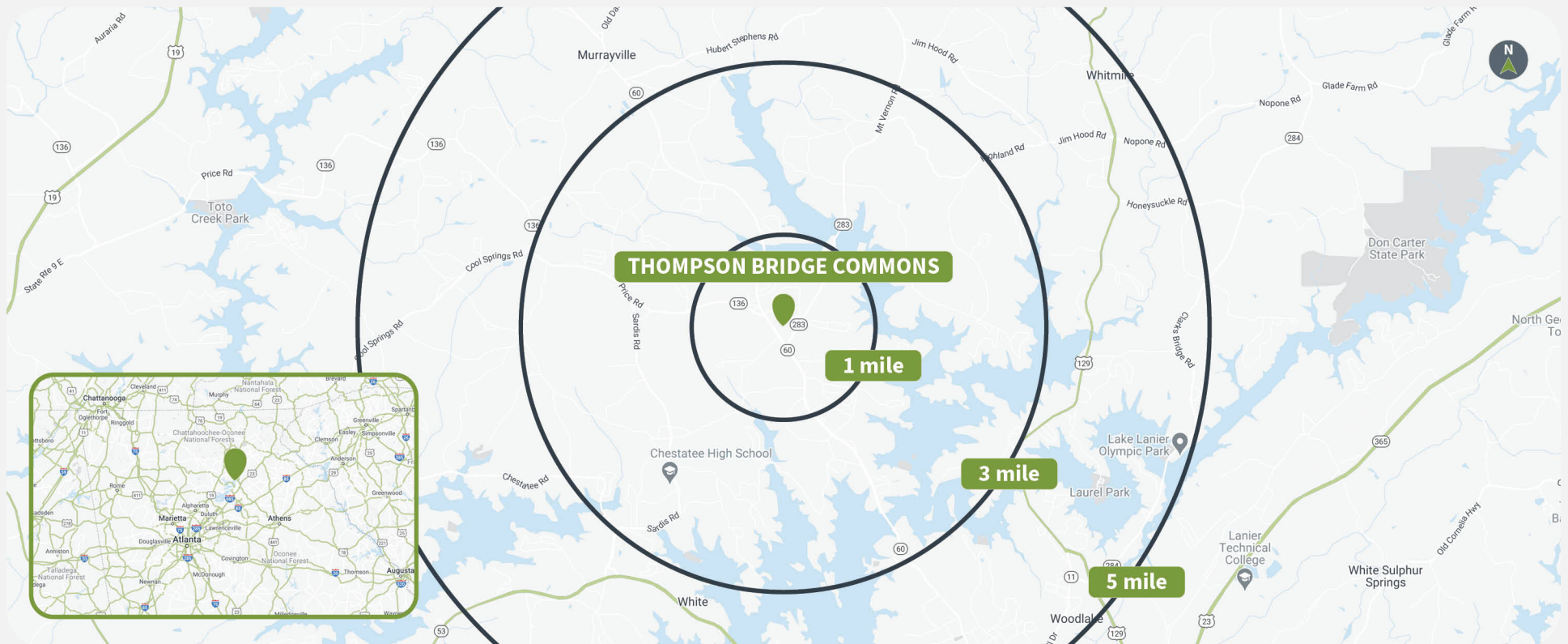
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## Demographics

Source: Creditintell, 2024. View more demographics [here](#)

	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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## Competition Aerial



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## Site Plan



Suite	Tenant	GLA (SF)
<b>C0H</b>	<b>AVAILABLE</b>	<b>2,343</b>
<b>C0G</b>	<b>AVAILABLE</b>	<b>1,157</b>
B0A	KROGER	70,327
A0A	PUEBLOS MEXICAN	3,485
D0C	Diamond Nails and Spa	2,400
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

### Leasing

Catie Whorton  
**470.763.8951**  
**cwhorton@shopcore.com**

### Pop-up & Short-term Leasing

MyShop by ShopCore  
**312.798.5210**  
**myshop@shopcore.com**

### Property Management

Elizabeth Evans  
**336.693.4539**  
**eevans@shopcore.com**



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