

THOMPSON BRIDGE COMMONS

3630 THOMPSON BRIDGE ROAD | GAINESVILLE, GA 30506

Perform Properties

Property Details

Owned GLA

92,587 SF

Availability

1 Suite | 1,157 SF

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 \$133,797
- Multiple access points and excellent visibility

Tenant Mix

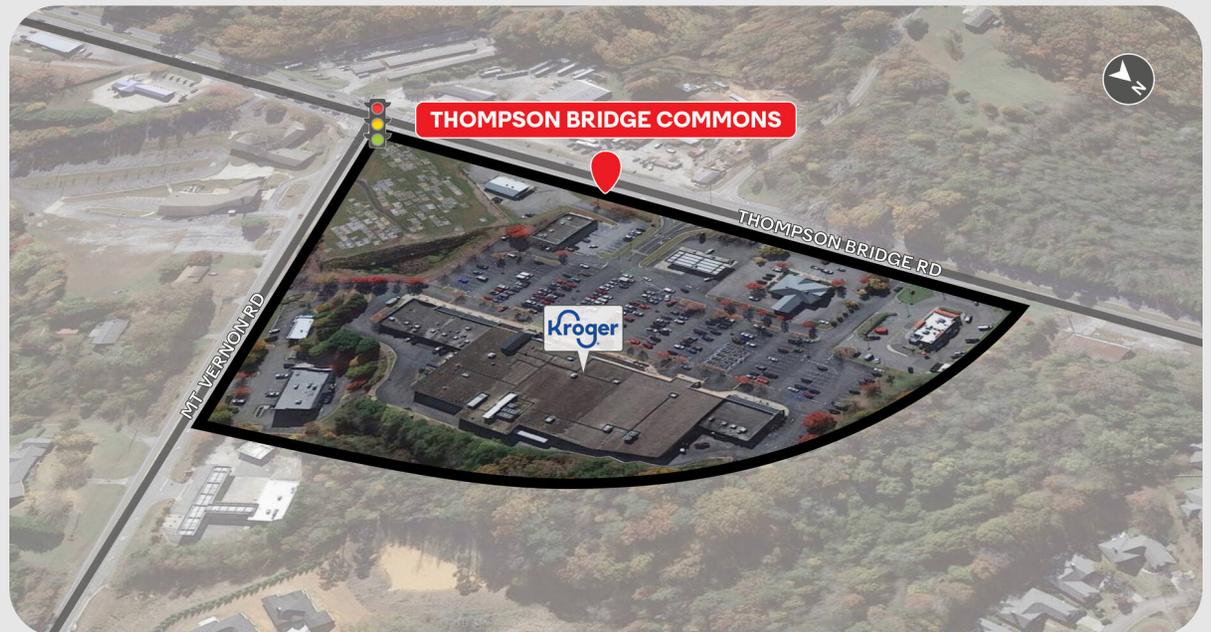


Great Clips

PAPA JOHN'S
PIZZA



Edward Jones
MAKING SENSE OF INVESTING



THOMPSON BRIDGE COMMONS

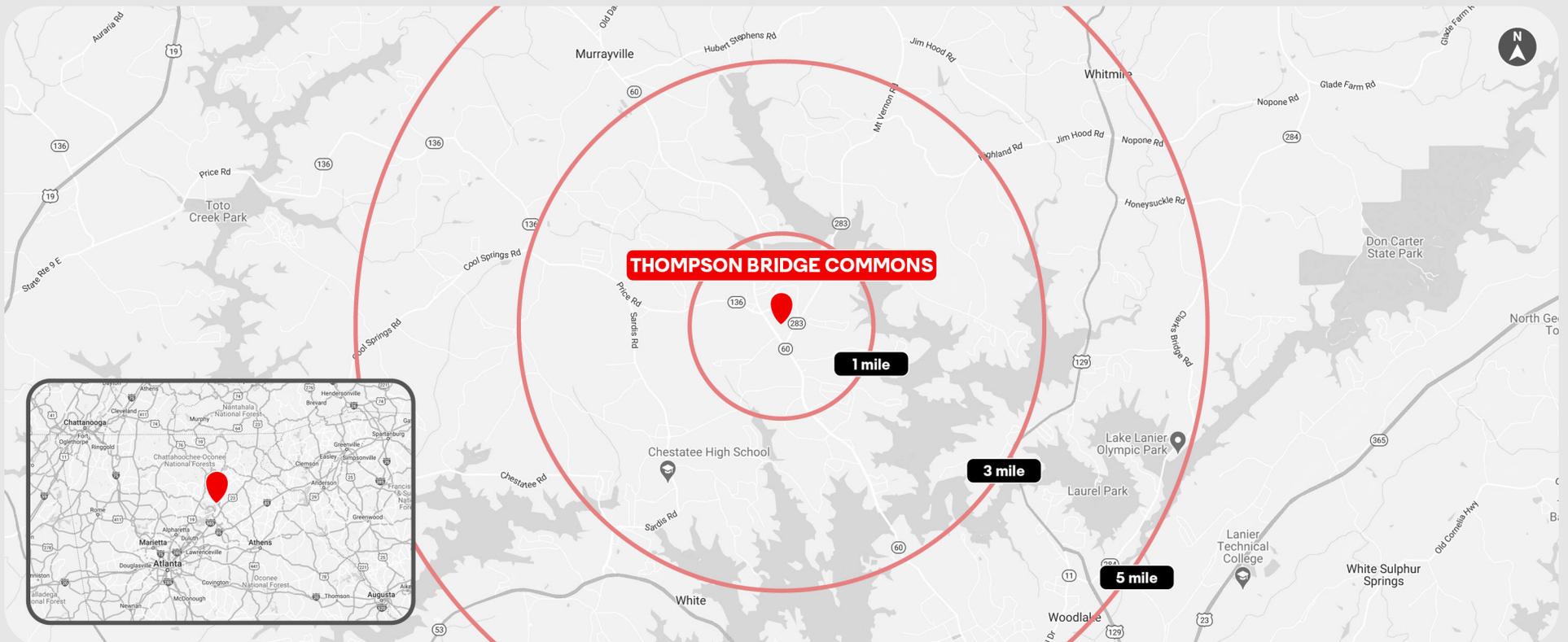
3630 THOMPSON BRIDGE ROAD | GAINESVILLE, GA 30506

Perform Properties

Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	1,615	926	590	\$111,424	\$96,939
3-MILE RADIUS	16,256	11,574	6,251	\$146,275	\$101,470
5-MILE RADIUS	41,785	38,850	16,246	\$133,797	\$90,388

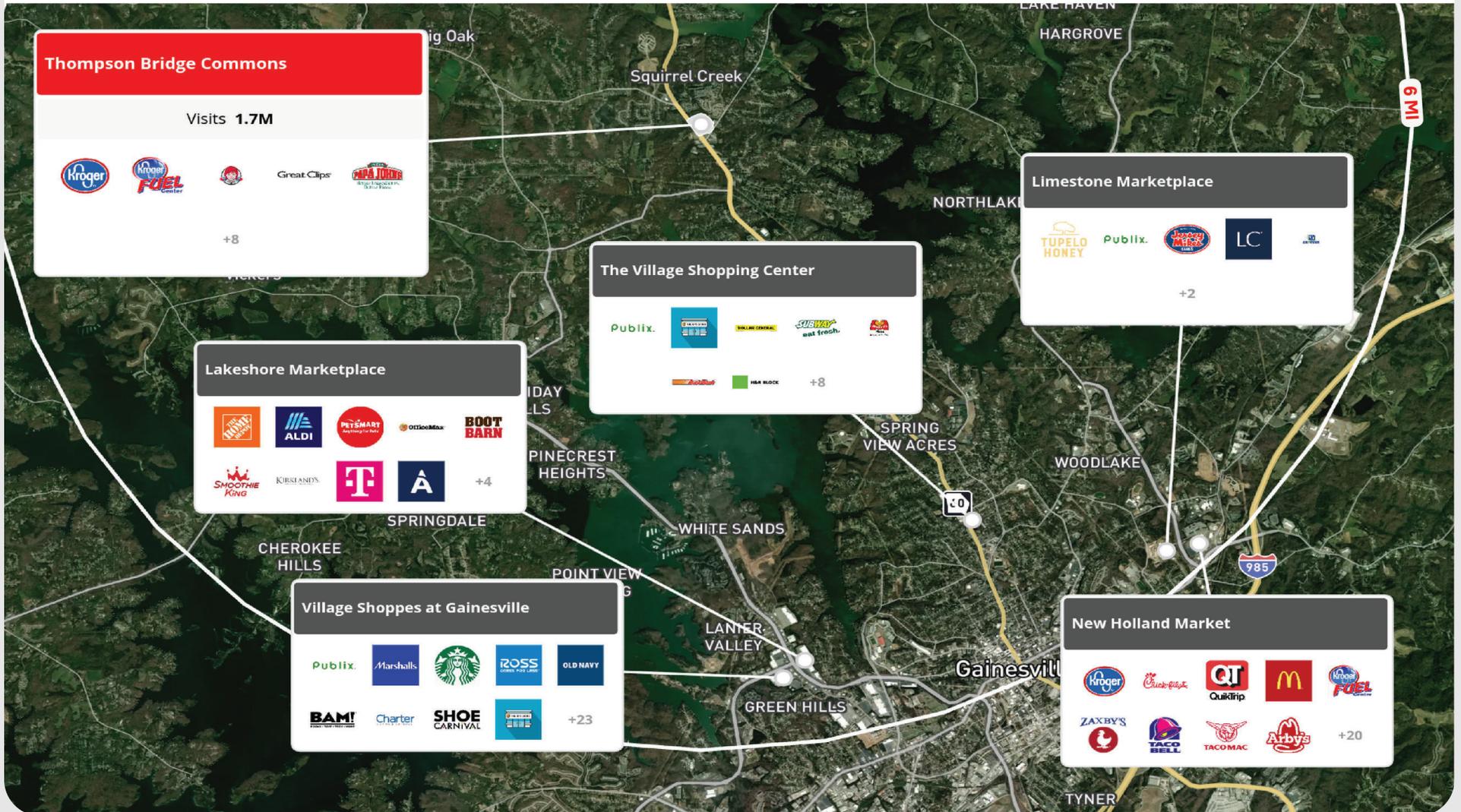


THOMPSON BRIDGE COMMONS

3630 THOMPSON BRIDGE ROAD | GAINESVILLE, GA 30506

Perform Properties

Market Aerial



THOMPSON BRIDGE COMMONS

3630 THOMPSON BRIDGE ROAD | GAINESVILLE, GA 30506

Perform Properties

Site Plan



Suite	Tenant	GLA (SF)
C0G	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 THERPY	1,495
D0G	EDWARD D JONES	1,200
D0E	THE UPS STORE	1,200
A0B	DR. JAMES E. GREEN MD PC	1,000

THOMPSON BRIDGE COMMONS

3630 THOMPSON BRIDGE ROAD | GAINESVILLE, GA 30506

Perform Properties

Get in Touch with Us

Leasing

Catie Whorton
678-750-4895
cwhorton@performproperties.com

Pop-up & Short-term Leasing

Specialty Leasing Team
678-940-9057
specialtyleasing@performproperties.com

Property Management

Crissy Lincoln
470-298-3127
CLincoln@performproperties.com



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.

Learn more about Thompson Bridge Commons at performproperties.com/property/thompson-bridge-commons

