

# Orchard Village

295 Rucker Road  
Alpharetta, GA 30004



FOR  
LEASE



RIVERWOOD  
PROPERTIES, LLC

## Property Highlights

## Leasing Contacts

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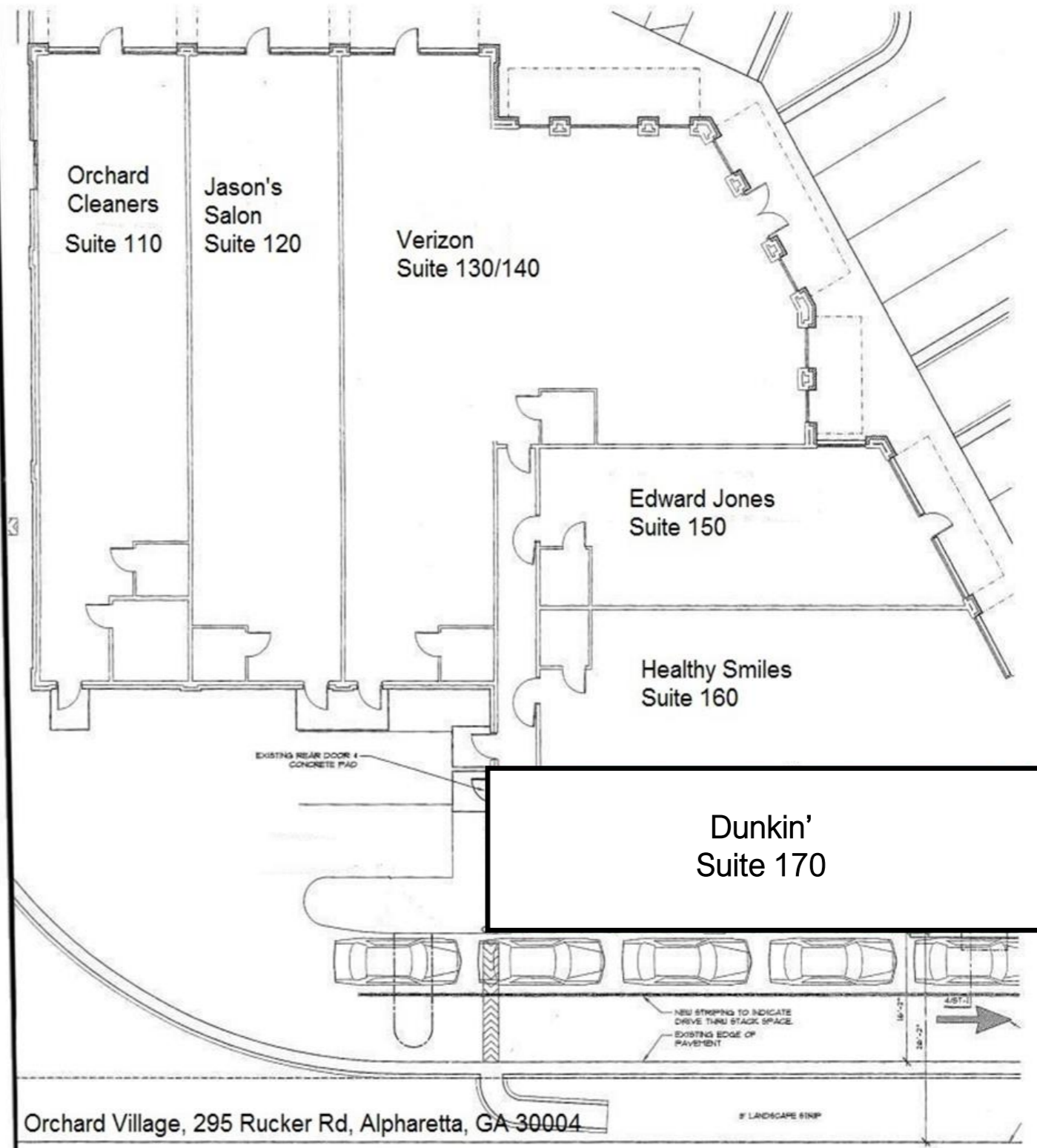
- This 10,250 square foot neighborhood shopping center is located at the intersection of Houze Road and Rucker Road.
- Located in the highly desirable Alpharetta area, this shopping center features tenants such as Verizon Wireless, Edward Jones Financial, Orchard Cleaners and many more.
- This center is located within close proximity of Kroger.
- 100% Leased
- Zoned C3 | Regional Commercial
- 32,443 VPD

**Site Access:** Accessible via curb cuts on Rucker Road and Houze Road.

[riverwoodproperties.com](http://riverwoodproperties.com)

# Orchard Village TENANTS

110	Orchard Cleaners	1,600
120	Jason's Salon	1,600
130 / 140	Verizon Wireless	3,153
150	Edward Jones	1,000
160	Method Modern Dentistry	1,242
170	Dunkin'	1,600
	GLA	10,195
	Availability	100% Leased



# ORCHARD VILLAGE *Site Plan*

# AREA DEMOGRAPHICS



2023  
Population

1 MILE	7,577
3 MILE	45,500
5 MILE	131,494



2023 Daytime  
Population

1 MILE	2,721
3 MILE	36,334
5 MILE	124,104



Household 2023

1 MILE	2,779
3 MILE	16,929
5 MILE	50,431



Household  
Income

1 MILE	\$192,764
3 MILE	\$223,729
5 MILE	\$203,948



## ORCHARD VILLAGE

Trade Area Overview