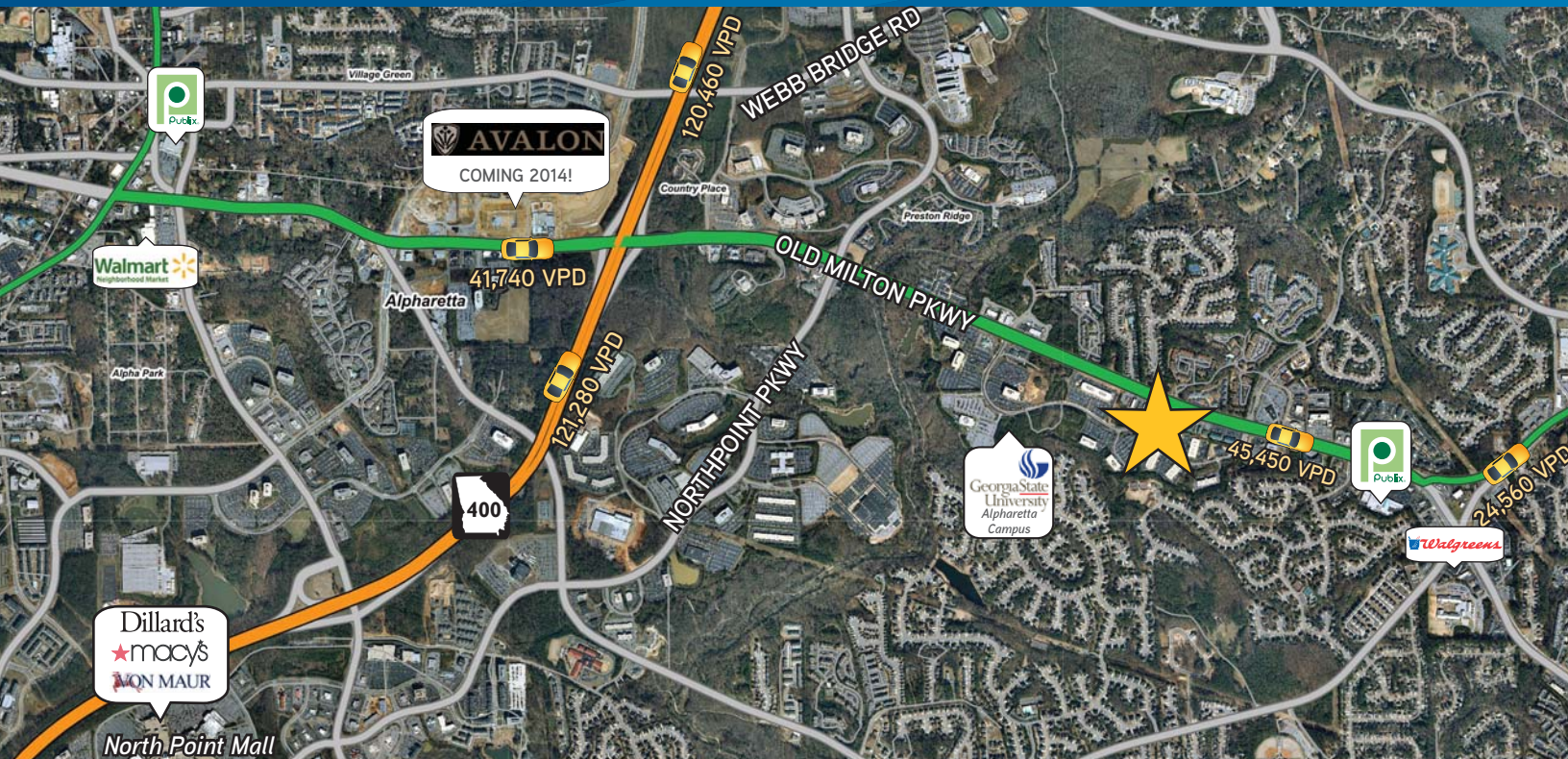




Multi Tenant Building

3955 OLD MILTON PARKWAY, ALPHARETTA, GA



Overview

This 11,200± SF retail development offers easy access and excellent visibility along Old Milton Parkway catering to Alpharetta's affluent neighborhoods and the city's office and medical district. The property is also within close proximity to Avalon, a 500,000 SF mixed-use development offering a combination of retailers, entertainment venues, restaurants, housing, offices, hotels and a park.

Location

Located 1.5 miles east of GA-400 in Alpharetta, this retail development is conveniently situated at a signalized intersection allowing easy accessibility along Old Milton Parkway.



Available Spaces

- > 6,400 SF - divisible into four (4) 1,600 SF retail spaces
- > 4,800 SF

Traffic Counts

- > 45,450 VPD on Old Milton Pkwy west of Vista Forest Dr
- > 24,560 VPD on Kimball Bridge Rd north of Old Milton Pkwy

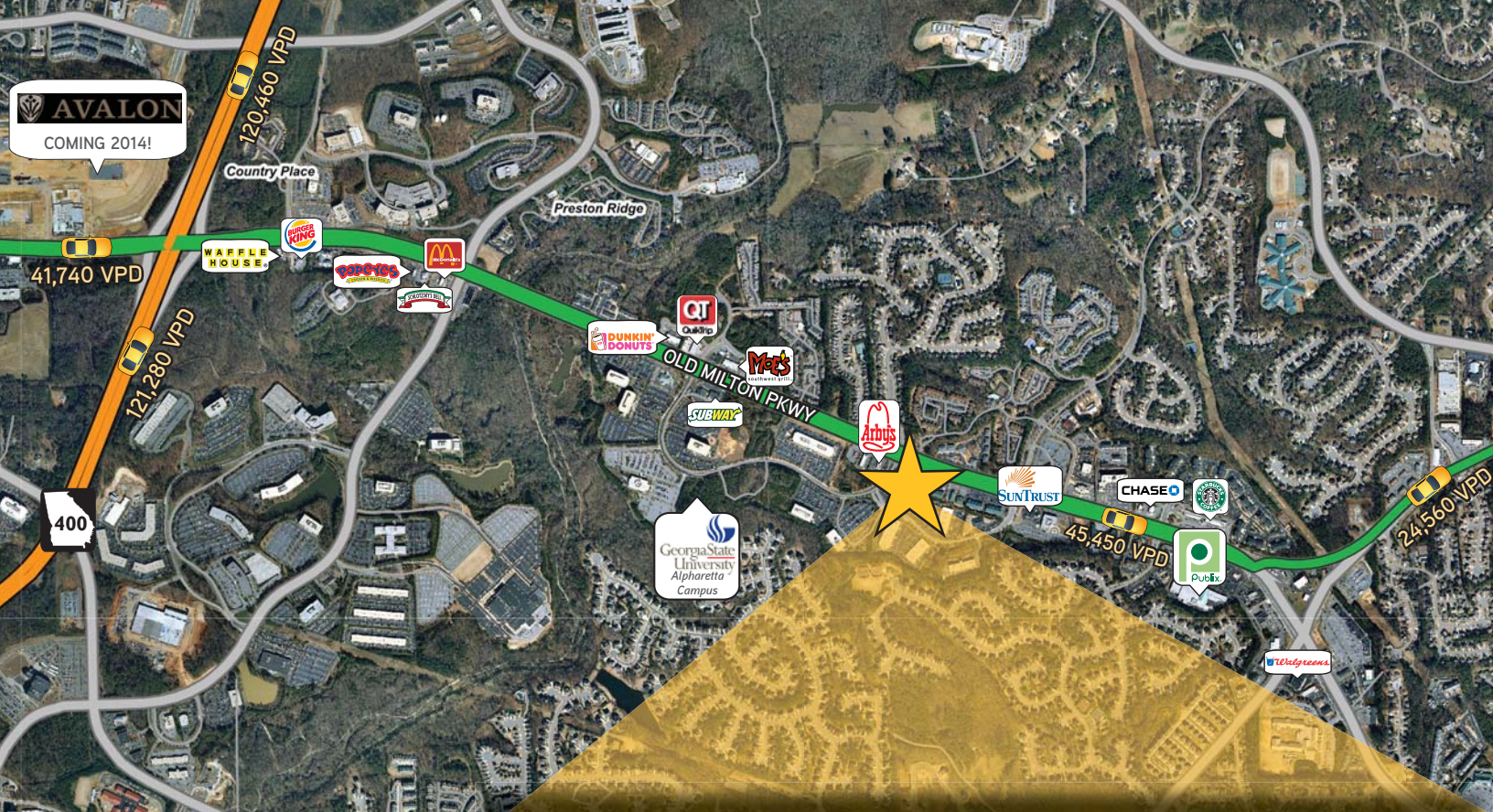
DEMOGRAPHICS (2013)

	1-MILE	3-MILE	5-MILE
POPULATION	11,306	76,944	190,591
HOUSEHOLDS	4,166	28,703	69,675
AVERAGE HH INCOME	\$121,580	\$129,421	\$128,435
# OF EMPLOYEES	6,090	56,231	122,230
# OF BUSINESSES	557	4,507	10,842

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Site Plan



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