ASPEN STATION

3664 Old Milton Pkwy Alpharetta, GA, 30005

AVAILABLE FOR LEASE

Second Generation Restaurant Space





REVVFITNESS

For Leasing Information Call

404-381-2220

info@bridger-properties.com



BRIDGER

PROPERTIES



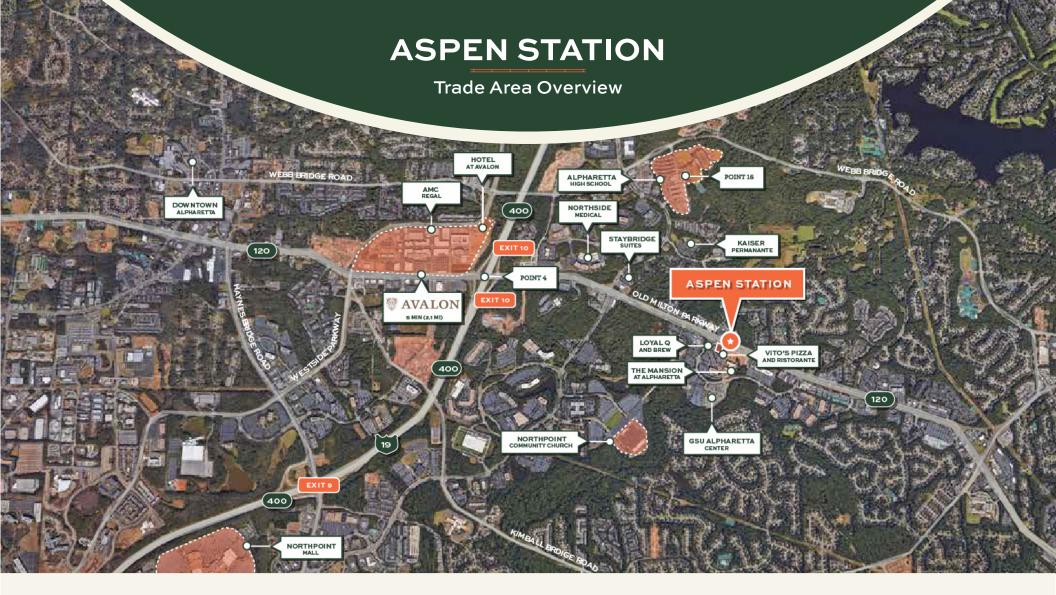
- Located in the premier Atlanta suburb of Alpharetta
- Just 1.2 miles away from Avalon
- Strong demographics: 80,000 people and a \$96,000 median household income within 3 miles
- Attractive tenant mix and stone construction

- High-traffic corridor: 53,000 vehicles per day on Old Milton Parkway
- Ample parking, easy access
- High visibility



UNIT	TENANT		SF
10	Tiff's Treats		1,500
20	RevvFitness		1,500
30	Premier Internal Medicine of Alpharetta		2,550
50	AVAILABLE		1,425
60	Vito's Pizza and Ristorante		1,575
GLA: 8,550		Percent Leased: 80%	







Population 2020

1 Mile	8,462
3 Mile	84,364
5 Mile	206.635



Population Growth 2020-2025

1 Mile	1.20%
3 Mile	1.30%
5 Mile	1.40%



Households 2020

3,334	1 Mile
32,962	3 Mile
76,426	5 Mile



Household Income 2020

1 Mile	\$122,830
3 Mile	\$135,188
5 Mile	\$137,501

