

ASPEN STATION

3664 Old Milton Pkwy
Alpharetta, GA, 30005

AVAILABLE FOR LEASE

Second Generation Restaurant Space

Tiff's Treats
cookie delivery

**VITO'S PIZZA
& RISTORANTE**

REVVFITNESS

For Leasing Information Call

404-381-2220

info@bridger-properties.com

ESTD  2020

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

ASPEN STATION

SITE PLAN



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%

ESTD  2020

BRIDGER
PROPERTIES

ASPEN STATION

Trade Area Overview



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

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



Household Income 2020

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

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PROPERTY PHOTOS

