

THE ATWATER

2705 Old Milton Parkway
Alpharetta, GA, 30009



STARBUCKS

FIREBIRDS
WOOD FIRED GRILL

For Leasing Information Call

404-381-2220

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BRIDGER
PROPERTIES



- Directly across the street from Avalon, a landmark super-regional mixed-use development that features retail, restaurants, office, hotel and upscale housing.
- 25,351 SF upscale strip center in Alpharetta, Georgia.
- Located off of GA-400 on Old Milton Parkway (37,500 VPD) between two signalized intersections.
- Robust Demographics: Five mile population of 194,615, with an average household income of \$114,000.
- Alpharetta was recently named the 6th Fastest Growing City in the US (US Census) and #1 Place to Relocate Within the US (Forbes).
- Features include attractive brick-and-stone facade with high-end finishes.

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SITE PLAN



UNIT	TENANT	SF
BUILDING 1		
100	Mattress Firm	4,000
110	NOIR the nail bar	2,000
120	Starbucks	1,925
BUILDING 2		
100	AT&T	1,800
110	C2 Education	1,626
120	OVME	1,400
125	AVAILABLE	1,400

UNIT	TENANT	SF
BUILDING 2 (Cont.)		
130	Buttermilk Pie	1,125
140	Poke Bar Dice & Mix	1,301
150	Nahm Fine Thai Cuisine	2,200
BUILDING 3		
100	Firebird's Wood Fired Grill	4,000

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Trade Area Overview



Population 2020

1 Mile	7,411
3 Mile	69,279
5 Mile	201,660



Population Growth 2020-2025

1 Mile	1.70%
3 Mile	1.40%
5 Mile	1.30%



Households 2020

1 Mile	3,625
3 Mile	28,327
5 Mile	76,006



Household Income 2020

1 Mile	\$117,673
3 Mile	\$125,765
5 Mile	\$134,116

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PROPERTY PHOTOS

