THE ATWATER

2705 Old Milton Parkway Alpharetta, GA, 30009



For Leasing Information Call 404-381-2220 info@bridger-properties.com



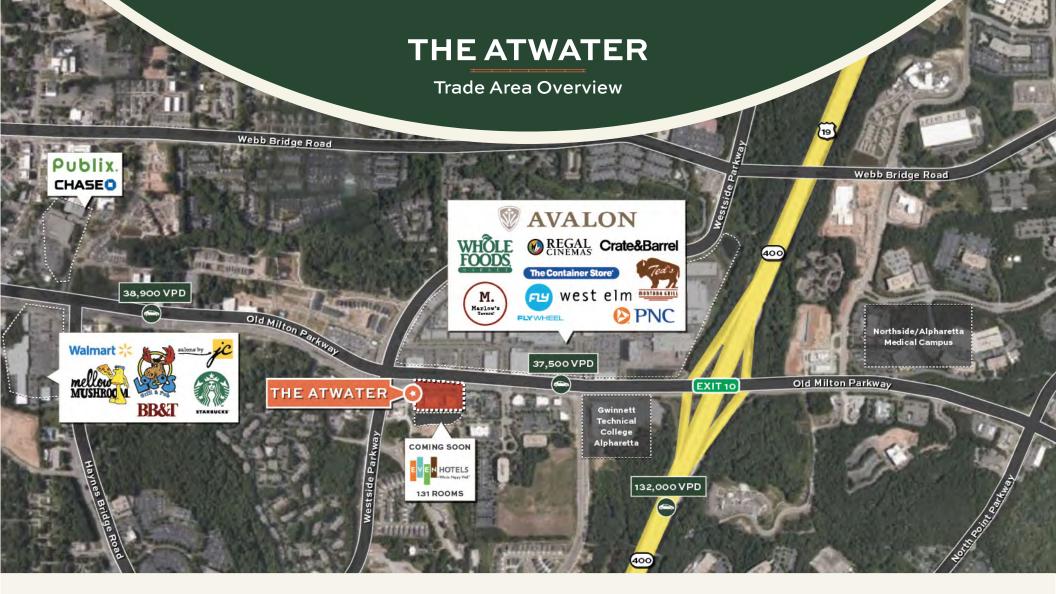


- Directly across the street from Avalon, a landmark super-regional mixed-use development that features retail, restaurants, office, hotel and upscale housing.
- 25,351 SF upscale strip center in Alpharetta, Georgia.
- Located off of GA-400 on Old Milton Parkway (37,500 VPD) between two signalized intersections.
- 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 brickand-stone facade with high-end finishes.



UNIT	TENANT	SF
BUILDIN	G1	Vo.
100	Mattress Firm	4,000
110	NOIR the nail bar	2,000
120	Starbucks	1,925
BUILDIN	G 2	
100	AT&T	1,800
110	C2 Education	1,626
120	OVME	1,400
125	AVAILABLE	1,400

UNIT	TENANT	SF
BUILDIN	IG 2 (Cont.)	3.19
130	Buttermilk Pie	1,125
140	Poke Bar Dice & Mix	1,301
150	Nahm Fine Thai Cuisine	2,200
BUILDIN	IG 3	142 142
100	Firebird's Wood Fired Grill	4,000





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

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



Household Income 2020

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

