

THE ATWATER

2705 Old Milton Pkwy,
Alpharetta, GA 30009



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ESTD  2020

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 between two signalized intersections
- 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

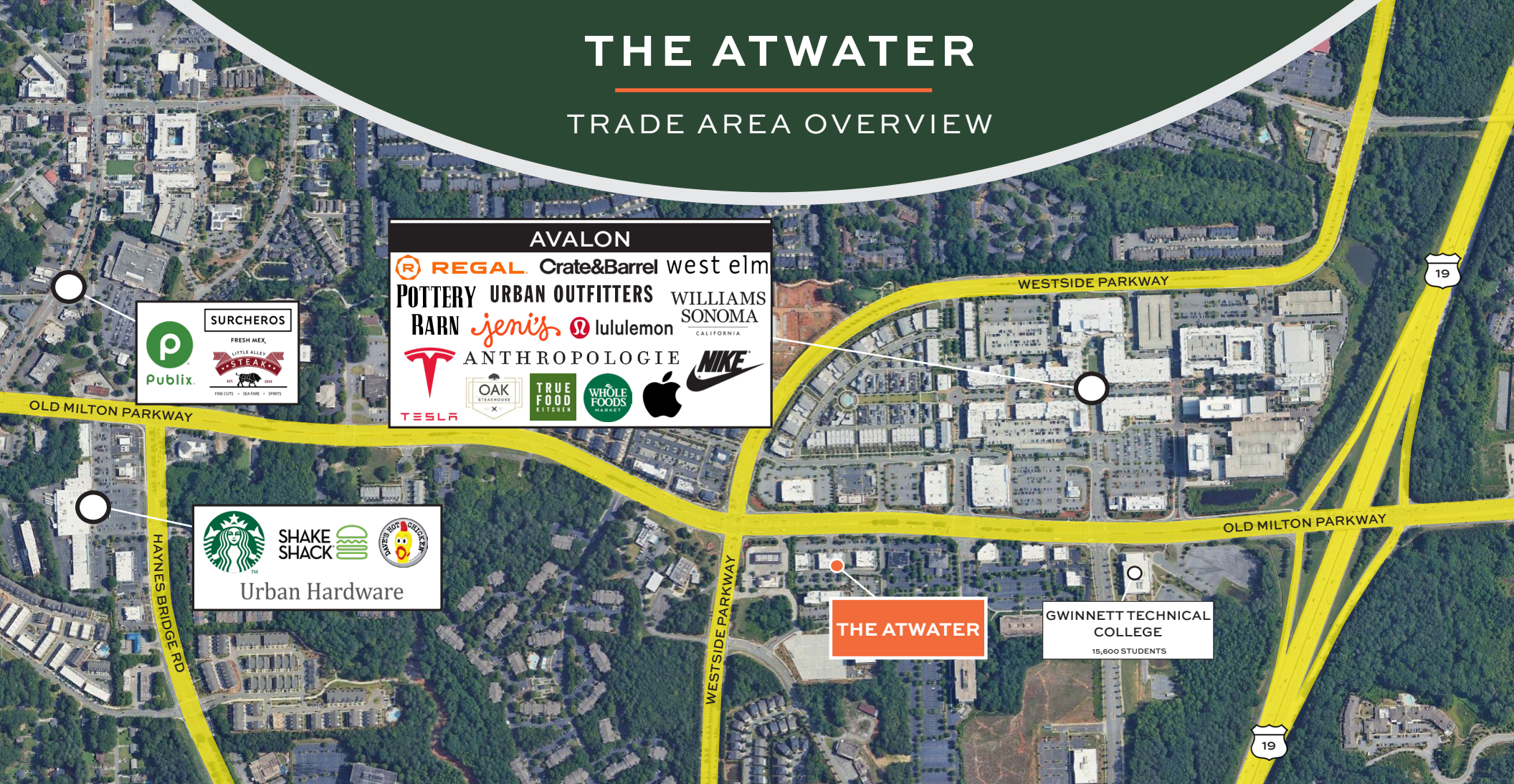


UNIT	TENANT	SF
BUILDING 1		
100	Mattress Firm	4,000
110	NOIR the Nail Bar	2,000
120	Starbucks	1,925
BUILDING 2		
100	AT&T	1,800
110	C2 Education	1,626
120	OVME	1,400
120	Ice Box	1,400

UNIT	TENANT	SF
BUILDING 2 (Con't)		
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



AVALON

REGAL, Crate&Barrel, west elm, POTTERY, URBAN OUTFITTERS, WILLIAMS SONOMA CALIFORNIA, BARN, jenie's, lululemon, ANTHROPOLOGIE, NIKE, TESLA, OAK STEAKHOUSE, TRUE FOOD KITCHEN, WHOLE FOODS MARKET, APPLE

SURCHEROS, PUBLIX, FRESH MEX, LITTLE ALLEY, PASTEL, FINE CUTS, SEAFARE, SPORTS

STARBUCKS, SHAKE SHACK, PANTRY, URBAN HARDWARE

THE ATWATER

GWINNETT TECHNICAL COLLEGE
15,600 STUDENTS



POPULATION
2025

1 Mile	9,391
3 Mile	68,413
5 Mile	188,714



HOUSEHOLDS
2025

1 Mile	4,408
3 Mile	26,949
5 Mile	69,862



AVG HOUSEHOLD INCOME

1 Mile	\$146,811
3 Mile	\$162,642
5 Mile	\$167,654



DAYTIME POPULATION

1 Mile	17,185
3 Mile	86,546
5 Mile	142,234

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PROPERTY PHOTOS

