

# OLD MILTON FESTIVAL

3710 Old Milton Parkway,  
Alpharetta, GA 30005

2,558 SF Medical Office  
+  
1,654 SF Available



For Leasing Information Call

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**BRIDGER**



- 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
- Attractive rates with strong tenant mix
- High-traffic corridor: 53,000 vehicles per day on Old Milton Parkway
- Ample parking, easy access
- High visibility



# OLD MILTON FESTIVAL

## SITE PLAN



UNIT	TENANT	SF
101	AVAILABLE	2,558
103	AVAILABLE	1,654
104	Milton Salon & Barber Shop	1,350
105	Healthy Massage	1,500
106	Extreme Teriyaki	1,425
107	Super Taco	1,800
108	Image 360	1,500
109	Three Dollar Cafe Jr.	1,875



# OLD MILTON FESTIVAL

## 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



# OLD MILTON FESTIVALS

## PROPERTY PHOTOS

