

# Old Milton Festival

3710 Old Milton Pkwy,  
Alpharetta, GA 30005

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



For Leasing Information Contact

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- Located in the premier Atlanta suburb of Alpharetta
- Just 1.2 miles away 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



OLD MILTON PKWY  VPD 51,485

| UNIT | TENANT                     | SF    |
|------|----------------------------|-------|
| 101  | AVAILABLE                  | 2,558 |
| 103  | AVAILABLE                  | 1,654 |
| 104  | Milton Salon & Barber Shop | 1,350 |
| 105  | Healthy Massage            | 1,500 |

| UNIT | TENANT                | SF     |
|------|-----------------------|--------|
| 106  | Extreme Teriyaki      | 1,425  |
| 107  | Super Taco            | 1,800  |
| 108  | Image 360             | 1,500  |
| 109  | Three Dollar Cafe Jr. | 1,875  |
|      |                       | 13,662 |

# OLD MILTON FESTIVAL

## TRADE AREA OVERVIEW



### POPULATION 2025

|        |         |
|--------|---------|
| 1 Mile | 7,141   |
| 3 Mile | 81,170  |
| 5 Mile | 191,686 |



### HOUSEHOLDS 2025

|        |        |
|--------|--------|
| 1 Mile | 2,523  |
| 3 Mile | 30,439 |
| 5 Mile | 69,367 |



### AVG HOUSEHOLD INCOME

|        |           |
|--------|-----------|
| 1 Mile | \$183,337 |
| 3 Mile | \$164,754 |
| 5 Mile | \$170,789 |



### DAYTIME POPULATION

|        |         |
|--------|---------|
| 1 Mile | 10,019  |
| 3 Mile | 75,028  |
| 5 Mile | 147,744 |

# OLD MILTON FESTIVAL

## PROPERTY PHOTOS

