

LAKEVIEW



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OVERALL MASTER DEVELOPMENT

Building setback 25' from property line along Lakeview and Morrison as part of tree preservation

New office tower built on existing surface parking area - 6 stories +/- 150,000 sf

New parking deck building on existing surface parking lot - new deck to serve existing and new office buildings (+/- 55' height)

Parking deck structures built into slope taking advantage of existing topography to allow only one level of deck to be visible from Lakeview Parkway - architectural treatment and screening of decks where visible from street

Existing office building - 6 stories with 154,400 sf

12' wide Alpha Loop path connecting through development along lake frontage

Civic space connecting development to lake with terraced amphitheater seating

Lake amenity to be activated 428,320 sf

Existing lake to be used for storm water management

Improve existing lake side trail and provide connection to city wide path system

Southern portion of lake side trail to be widened to 12' allowing for continuation of Alpha Loop path

Lakeview trail connecting Alpha Loop path along frontage - existing greenspace between curb and sidewalk to be filled with pavers to widen sidewalk area and preserve existing tree canopy along Lakeview Parkway

For sale townhomes - 16 units

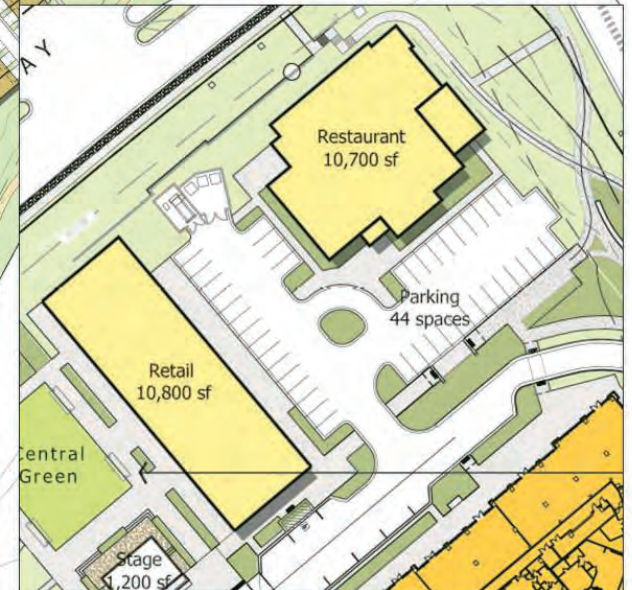
Reconfigure driveway access to roundabout

Green space serving as central gathering area for community - surrounded by lifestyle retail, restaurants and townhomes

Retail and active uses on ground level of residential building along edges facing street

4 story luxury multi-family residential overlooking Village green and Alpha Loop trail

Alpha Loop connection to Haynes Bridge Road frontage

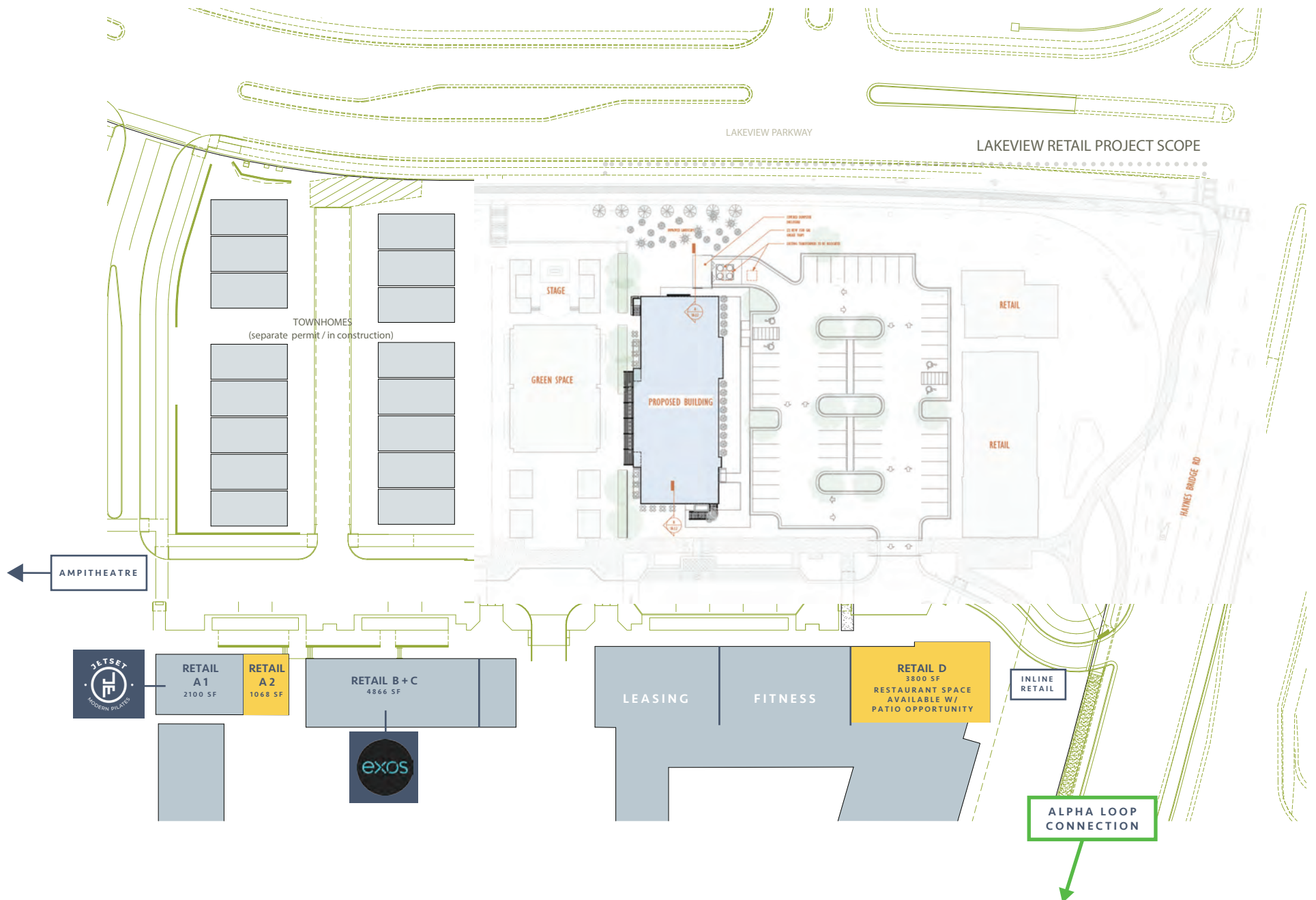


RETAIL AREA ENLARGEMENT (1"=40')



LAKEVIEW RETAIL

SITE PLAN



LAKEVIEW

- Connected to Alpha Loop - a multi-use path looping through Alpharetta and tying to amenities like the Big Creek Greenway, Downtown Alpharetta, Avalon, and more.
- Adjacent to green space serving as a central gathering area for community.
- Ample Parking.
- Existing lake connected to civic space connecting with terraced amphitheater seating.
- Adjacent to Eden at Lakeview includes 255 luxury apartment units.
- 60 Toll Brothers townhomes starting at \$995k





DEMOGRAPHICS

VPD
Haynes Bridge
24,076
GA 400
150,849

<u>2023 POPULATION</u>		<u>2028 POPULATION</u>		<u>AVERAGE HOUSEHOLD INCOME</u>		<u>2023 HOUSEHOLDS</u>	
1 MILE	5,728	1 MILES	5,966	1 MILE	\$139,572	1 MILE	2,831
3 MILES	71,264	3 MILES	72,407	3 MILES	\$133,625	3 MILES	28,477
5 MILES	201,160	5 MILES	204,251	5 MILES	\$142,281	5 MILES	78,148

*SOURCE : COSTAR

TRADE AREA MAP

DOWNTOWN
ALPHARETTA

ALPHARETTA CROSSING

SHAKE SHACK KID KID
Urban Hardware

UPS VIVA CHICKEN Sals

AVALON

Superica Colletta
NIKE BOCADO
REGAL jen's
WILLIAMS SONOMA HIGH COUNTRY CUTLERS POTTERY BARN

THE MAXWELL

PONKO BODYBAR FAIRWAY SOCIAL
Rena's

LAKEVIEW
PARK

AMERIS BANK
AMPHITHEATRE

ALPHA LOOP
CONNECTION

VPD
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NORTH POINT MALL SEPHORA amo THEATRES
H&M Dillard's macys
The Cheesecake Factory

MANSELL CROSSING

TJ-maxx Party City REI coop ROSS DRESS FOR LESS Michaels

ESTD 2020
BRIDGER
PROPERTIES



ADDITIONAL RENDERINGS





LEASING INFORMATION

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