

ASPEN STATION

3665 Old Milton Pkwy,
Alpharetta, GA 30005

2,550 SF AVAILABLE



For leasing information contact:

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- Located in affluent Alpharetta with 80k people and average income of \$152k in 3-mile radius
- Located on high-traffic Old Milton Pkwy with excellent street visibility – 55k VPD
- Ample surface parking in front and back of center with easy access
- Daytime population includes GSU's Alpharetta campus, Alpharetta High School, Northside/Alpharetta Medical Campus, and North Point Parkway Office Park
- Proximity to GA-400 and Avalon
- Next door to Portman's Brookside Village development which will bring 135k SF of office space, 335 luxury apartments, 60k SF retail, and 70 town homes

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SITE PLAN



UNIT	TENANT	SF
10	Tiff's Treats	1,500
20	RevvFitness	1,500
30	AVAILABLE	2,550
50	Hole in the Wall Sushi	1,425
60	Vito's Pizza and Ristorante	1,575

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TRADE AREA OVERVIEW



POPULATION 2024

1 Mile	7,733
3 Mile	85,385
5 Mile	199,773



HOUSEHOLDS 2024

1 Mile	2,755
3 Mile	30,398
5 Mile	69,669



AVG HOUSEHOLD INCOME

1 Mile	\$155,323
3 Mile	\$152,388
5 Mile	\$156,176



DAYTIME POPULATION

1 Mile	9,842
3 Mile	77,246
5 Mile	150,359

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PROPERTY PHOTOS

