

ASPEN STATION

3665 Old Milton Pkwy,
Alpharetta, GA 30005

2,550 SF AVAILABLE



Vito's
Pizza & Ristorante



For leasing information contact:

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ESTD  2020

BRIDGER
PROPERTIES



- 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

ASPEN STATION

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

