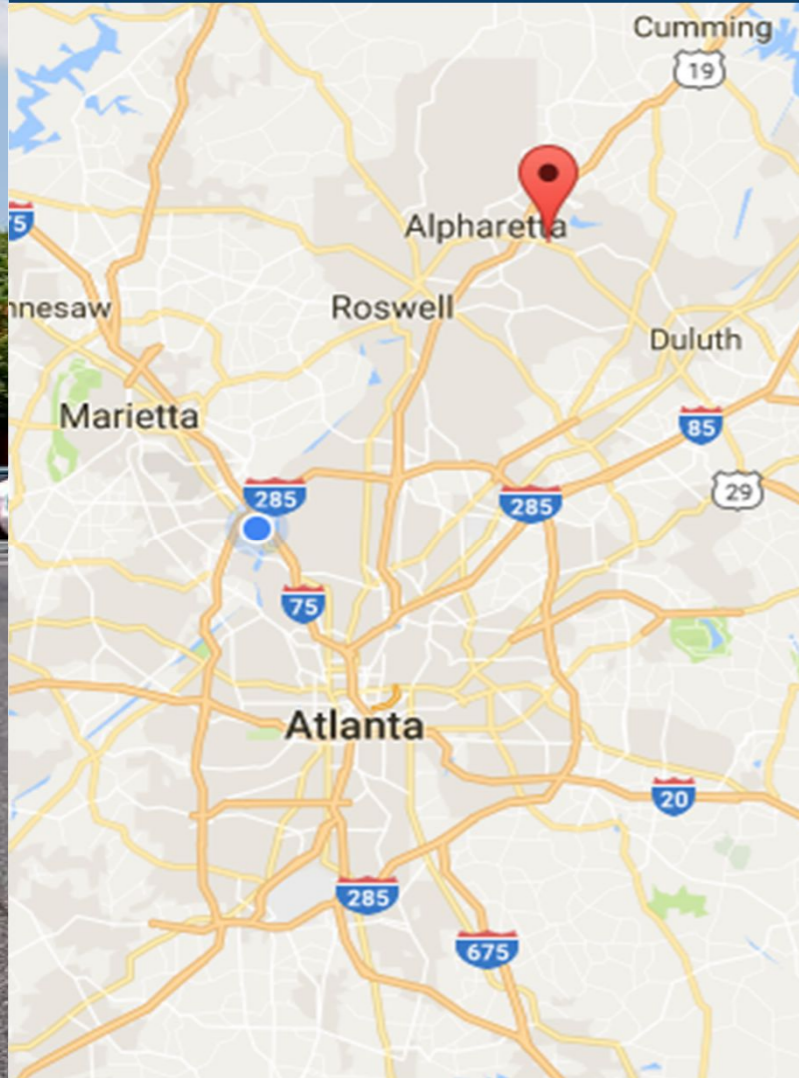


# Old Milton Festival

3710 Old Milton Pkwy  
Alpharetta, Georgia 30005



## Leasing Contacts

Marrissa Chanin: (678) 501-5341

Jon Flaig: (678) 501-5342

Email: [info@riverwoodproperties.com](mailto:info@riverwoodproperties.com)

Stores located at Old Milton Festival benefit from excellent residential demographics and a expansive surrounding office community. Daytime traffic to the nearby Brookside, Preston Ridge, and Windward office developments contribute to the impressive traffic counts. Additionally, Georgia State University has its north campus located across Old Milton Parkway. Located just one half mile east of Georgia 400 on Old Milton Parkway, Old Milton Festival offers both excellent visibility and easy access from either direction.

**Intersection:** Old Milton Pkwy & North Point Pkwy

**Daily Traffic Counts:** 53,440 cars per day

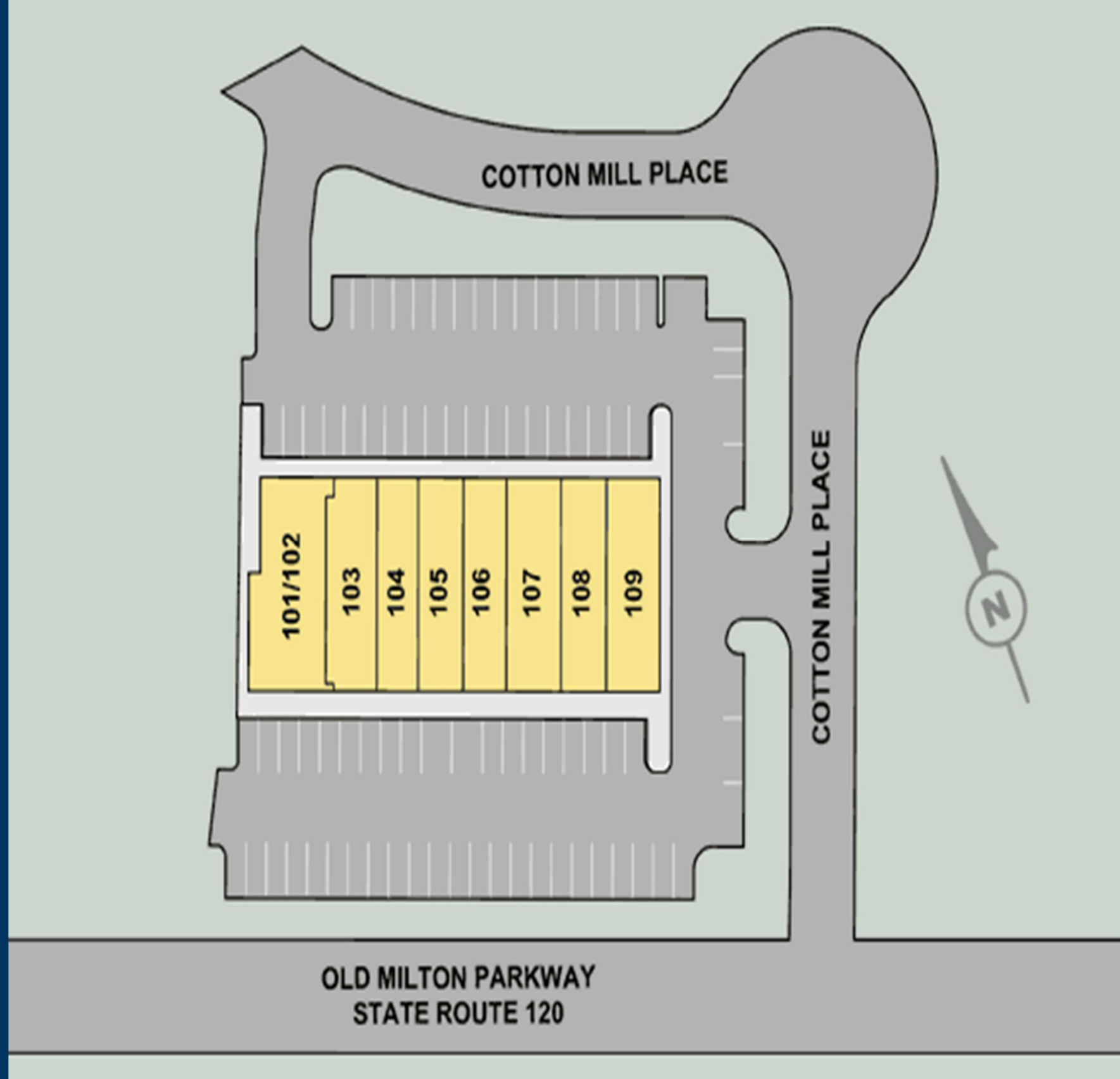
**Site Access:** The Property is accessible from Old Milton Parkway with access to the traffic light next to Quiktrip (via the loop road that circles the Property).

# Old Milton Festival

101	Northpoint Dental	2,558
103	Water Cloud Vapor Shop	1,654
<b>104</b>	<b>Retail Space Available</b>	<b>1,350</b>
105	Healthy Massage	1,500
106	Teriyaki Grill House	1,425
107	Moe's Southwest Grill	1,800
108	Signs by Tomorrow	1,500
109	\$3 Café JR	1,875

GLA: 13,662 SF

Availability: 1,350 SF



OLD MILTON FESTIVAL  
*Site Plan*



# AREA DEMOGRAPHICS



2016  
Population

<b>1 MILE</b>	7,262
<b>3 MILE</b>	82,723
<b>5 MILE</b>	196,379



Estimated Population  
Growth

<b>1 MILE</b>	4.82%
<b>3 MILE</b>	5.40%
<b>5 MILE</b>	6.36%



Household 2016

<b>1 MILE</b>	2,939
<b>3 MILE</b>	32,081
<b>5 MILE</b>	72,398



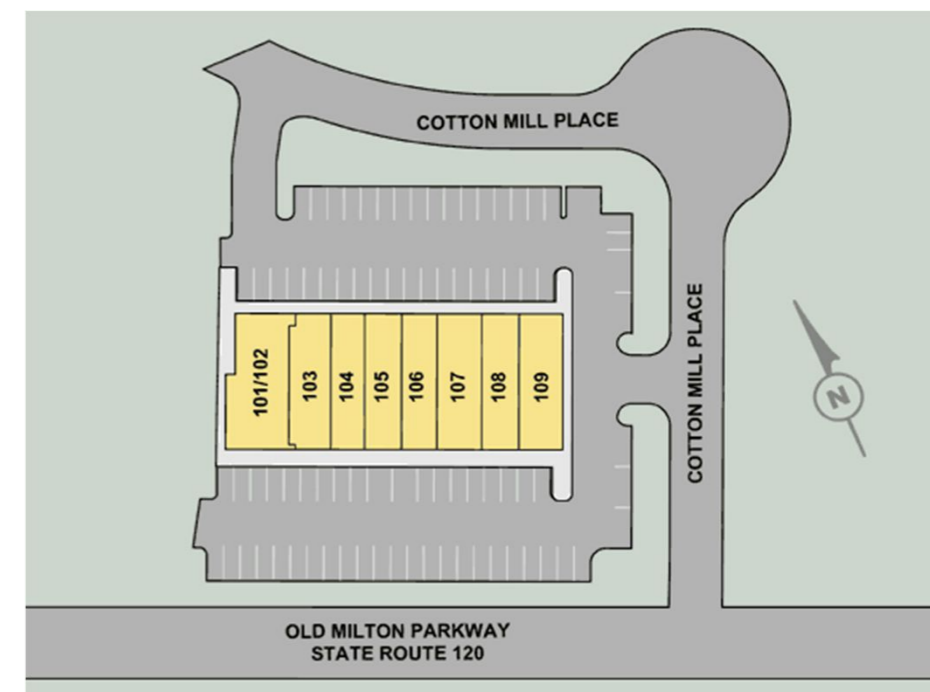
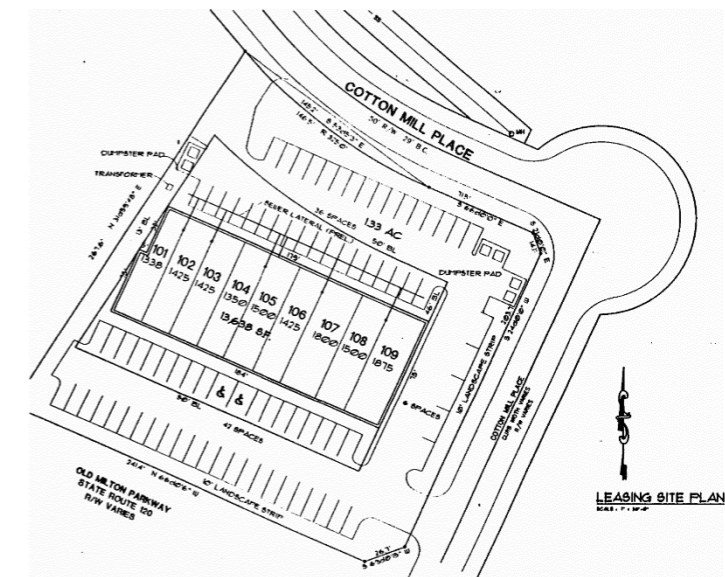
Household  
Income

<b>1 MILE</b>	\$97,762
<b>3 MILE</b>	\$114,005
<b>5 MILE</b>	\$118,920



## OLD MILTON FESTIVAL

Trade Area Overview



# OLD MILTON FESTIVAL

*Property Photos and Site Plan*