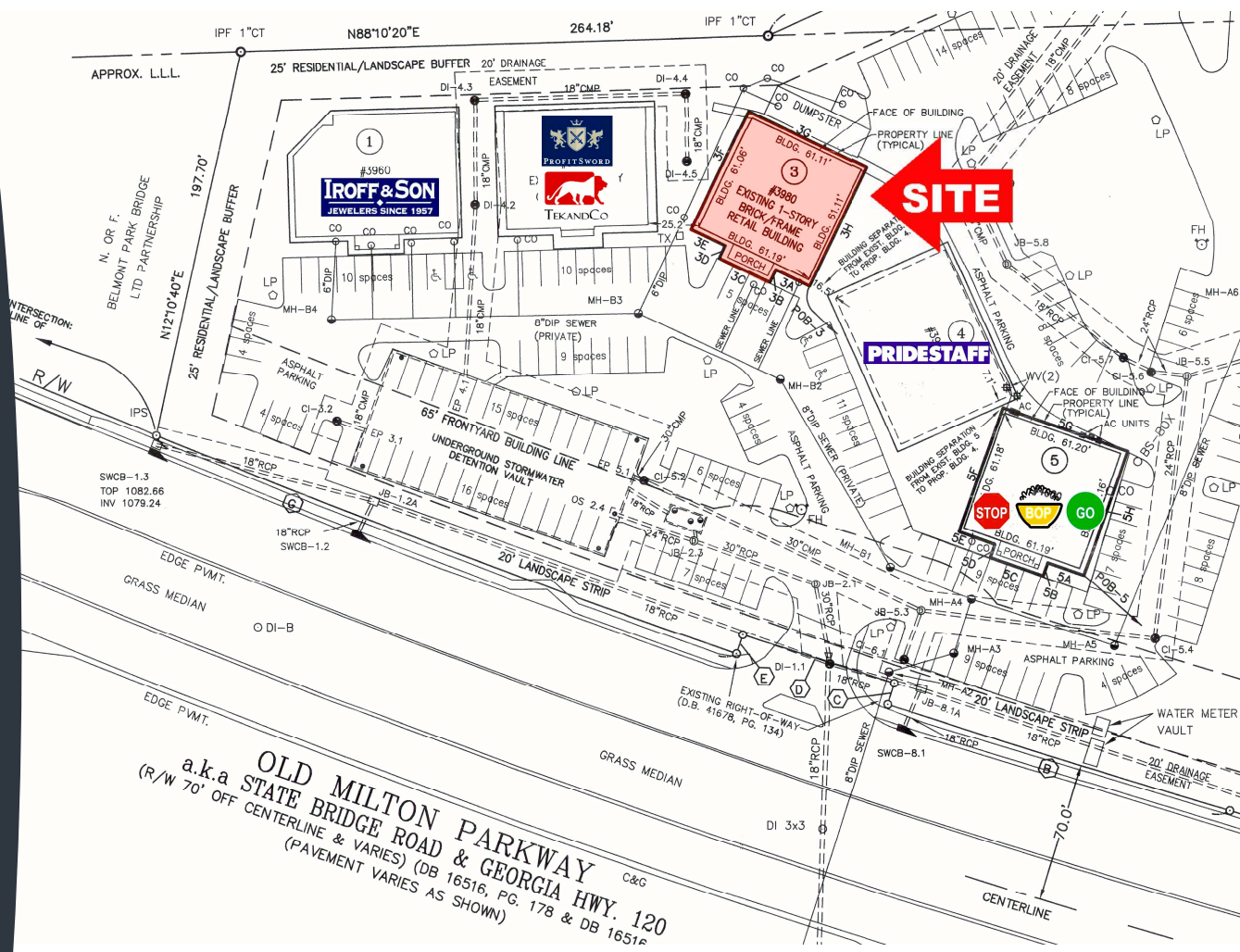


INFORMATION



BUILDING AVAILABLE

3980 OLD MILTON PARKWAY

ALPHARETTA, GA



3,600sf Free-Standing Building Available

- 3,600 sf free-standing building fronting Old Milton Parkway
- Traffic counts on Old Milton Parkway are 51,500 cars per day
- Rent \$25.00 psf, CAM \$2.76 psf, Taxes \$2.58 psf, Insurance \$1.51 psf

DEMOGRAPHICS:	1-Mile	3-Miles	5-Miles
2017 Est. Population	8,029	83,561	199,337
2017 Average HH Income	\$ 113,252	\$ 134,084	\$ 133,164
2017 Est. Households	3,216	31,799	73,999
2017 Est. # of Employees	6,348	69,240	147,572



3,600 SF
Free-Standing
Building
Available
For Lease



For More Information, Contact:

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Email: jgcrafft1@gmail.com
www.trilogypgroup.net

Steven Miles
(678) 773-1081
Email: stevenmiles0323@gmail.com



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Old Milton Pkwy Alpharetta, GA

Key features of Phase II include:

90,000 sq. ft. of retail space with additional space and restaurants	276 sq. ft. of retail space	250,000 sq. ft. of Class A office building, office building, office retail
300,000 sq. ft. of retail space	825-key office building	

Proposed mixed-use development

East Village development

Future Pulte Homes Community

Northwind's Pkwy Extension (UG)

(40,100 VPD)

(38,700 VPD)

Kimball Bridge Rd

(146,000 VPD)

North Point Pky

Old Milton Pky (51,500 VPD)

Webb Bridge Rd (14,800 VPD)

(137,000 VPD)

SITE

