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# MILTON POINT AT BROADWELL

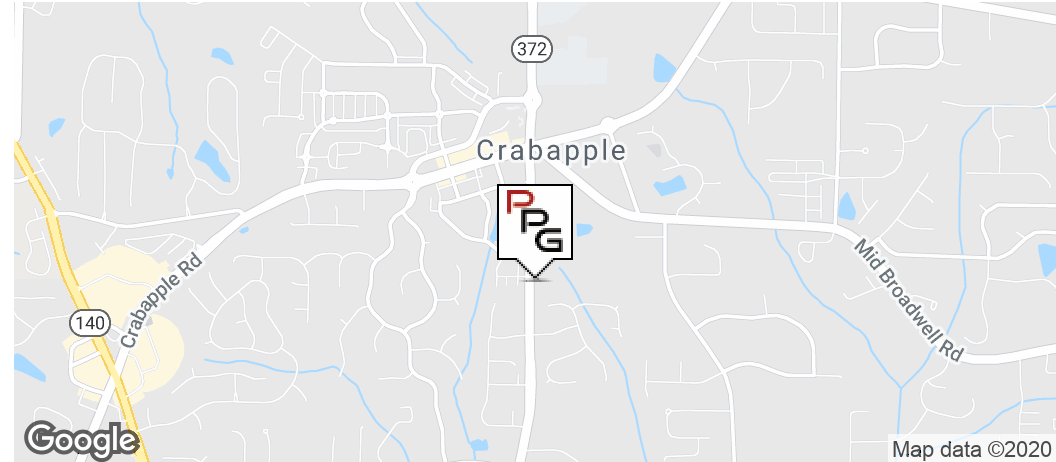
FOR LEASE

*Retail Property :*

12455 BROADWELL ROAD, ALPHARETTA, GA 30004

# MILTON POINT AT BROADWELL

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## OFFERING SUMMARY

Available SF: 1,508 - 2,090 SF

Lease Rate: \$28.00 - 32.00 SF/yr  
(NNN)

Building Size: 5,736 SF

Market: N Fulton

## PROPERTY OVERVIEW

Milton Point is the Southern tip of the Crabapple District. Recently rated the wealthiest city in Georgia, Milton is a growing city with strong attraction for all types of retail, restaurant and small office businesses. As the Southern gateway into Crabapple, locating your business at Milton Point gives you great exposure to a wealthy and vibrant community, within a three-minute walk to the city center.

Milton Point has one pre-sold building to Milton Fitness which includes CrossFit Silos, a brand new YOGA studio, a kids fitness program including CrossFit Kids and Milton Fitness Agility, and Cardio Flex.

Top notch, fourth generation builders, the Beecham Group, who are also building Market District at Crabapple (Strawberry Fields) just down the street, will first bring a slightly lower cost folia product to downtown Crabapple at Milton Point.

The condos will have drive-under, garage parking, and will be 2 bedroom, 2 ½ bath with a flex room, at a price point in the mid \$300s to mid \$400s. For more information on the residential units please contact our partner, Reid Casey at (770) 560-4493

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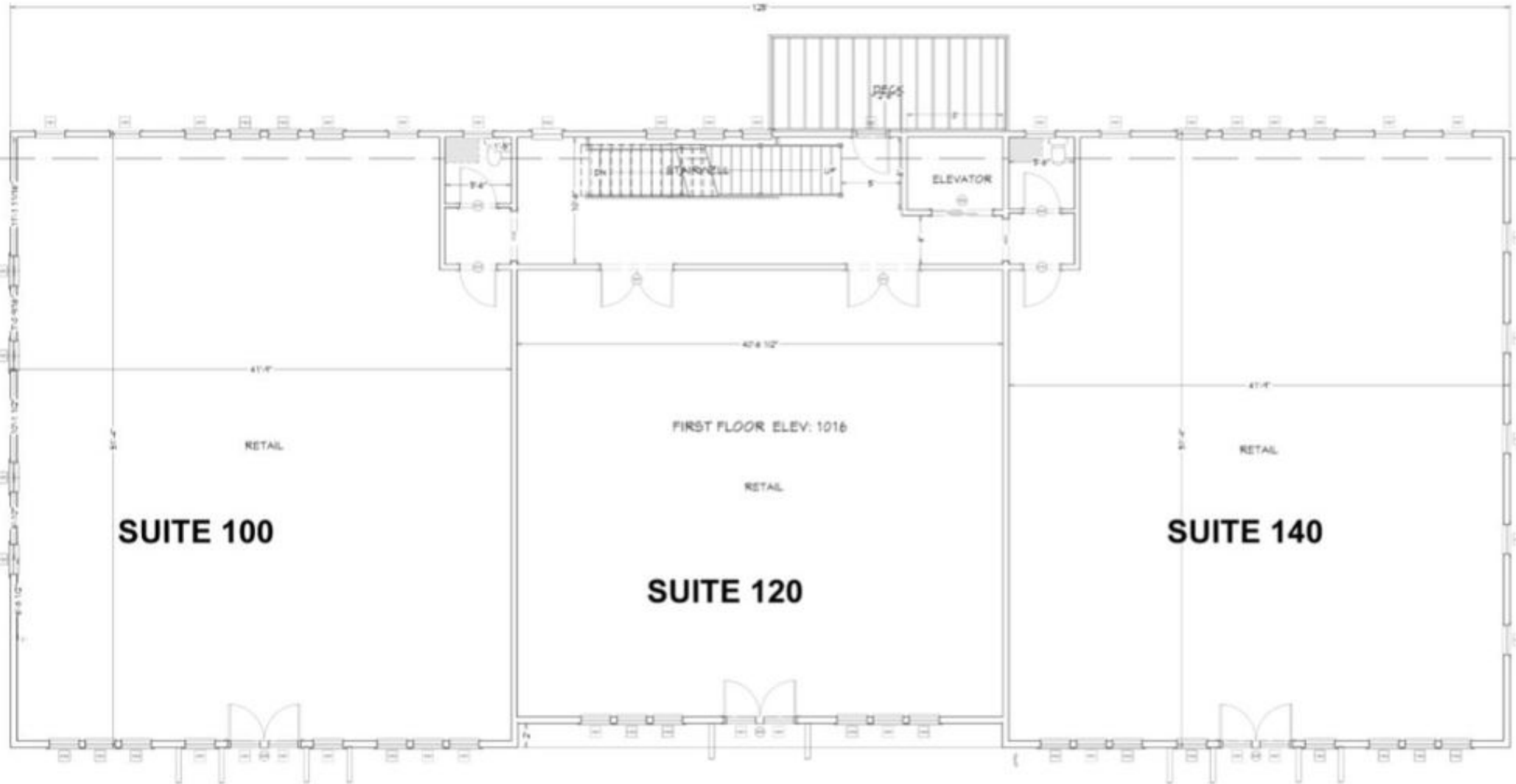
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Exterior Elevation Front

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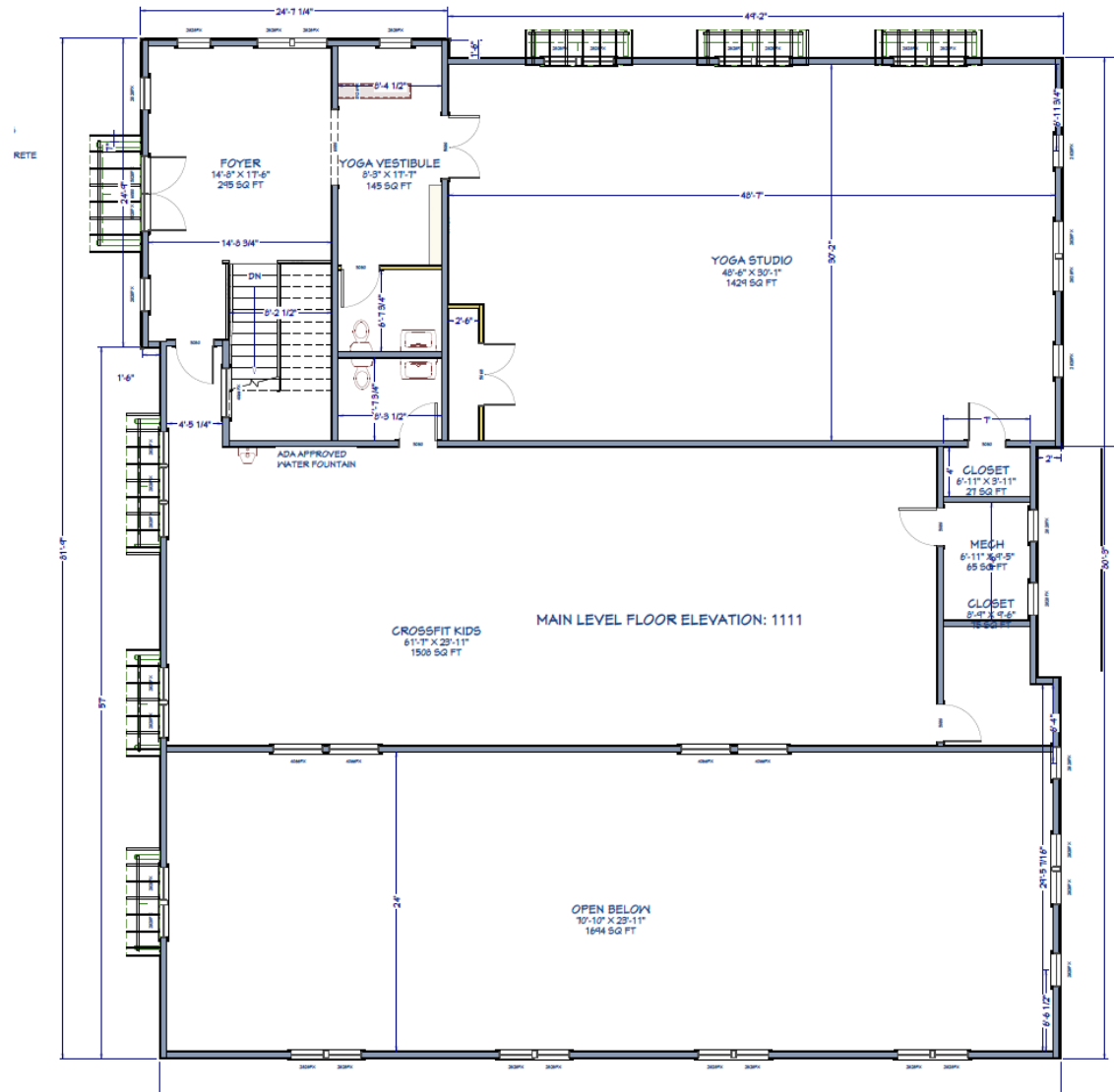
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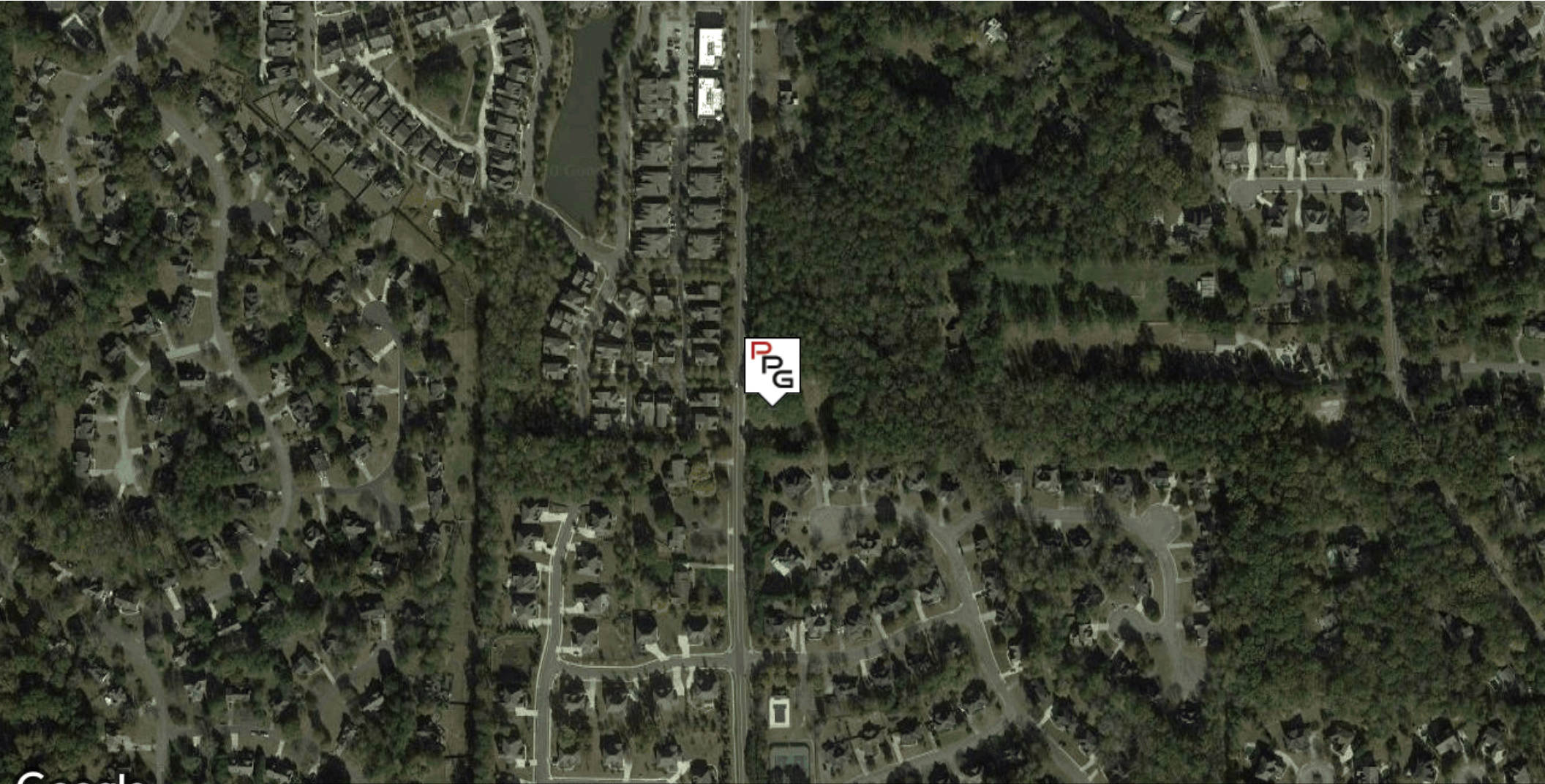
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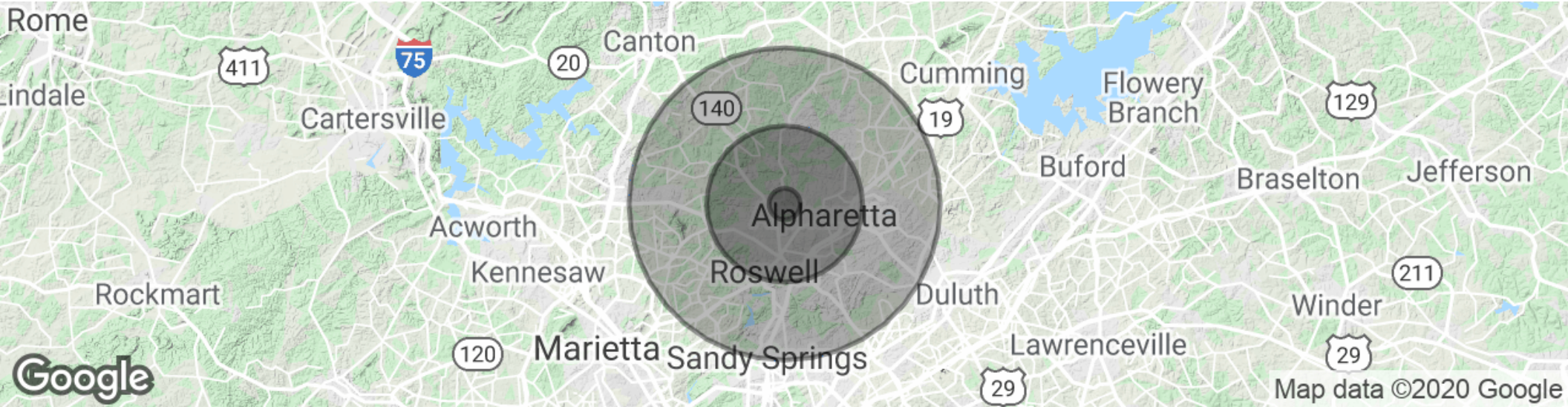
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,952	111,242	483,520
Median age	41.0	37.3	37.7
Median age (Male)	40.2	36.3	37.0
Median age (Female)	41.5	37.7	38.2

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,039	41,623	179,129
# of persons per HH	2.8	2.7	2.7
Average HH income	\$130,545	\$108,246	\$116,655
Average house value	\$428,781	\$388,141	\$375,696

\* Demographic data derived from 2010 US Census

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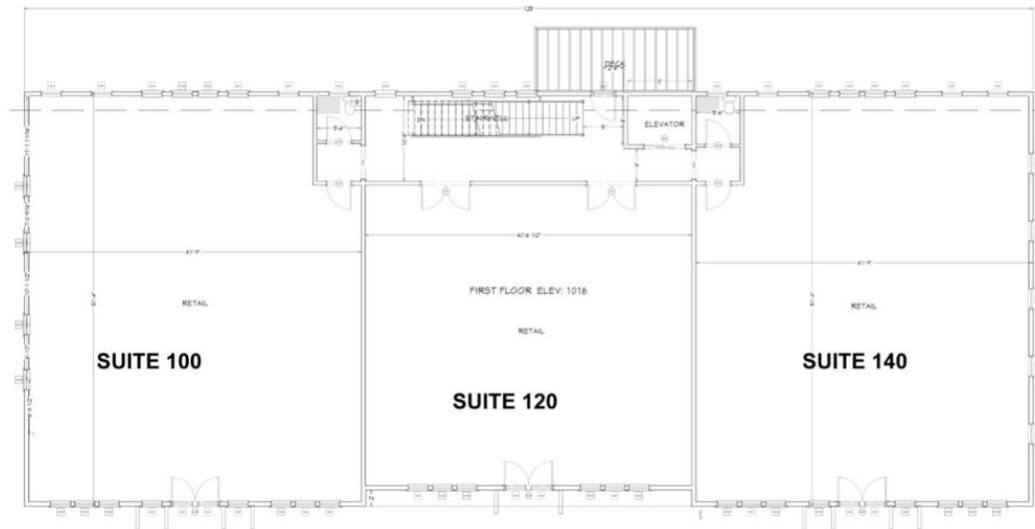
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