

10 ROSWELL STREET

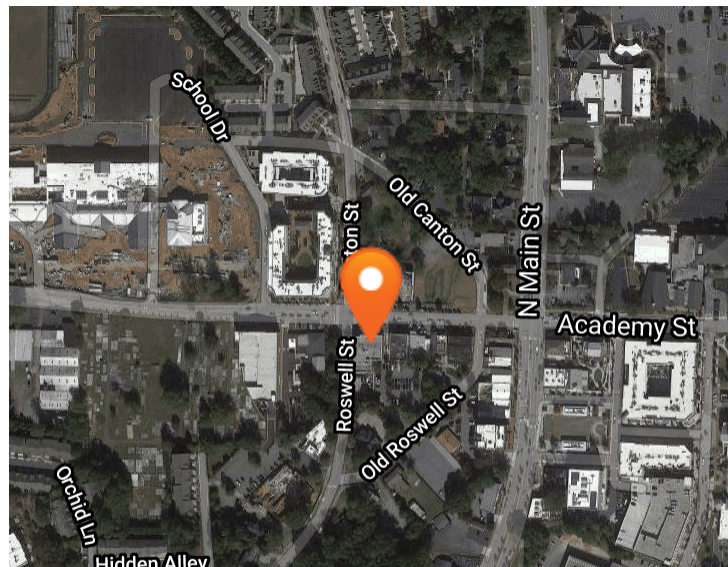
10 Roswell Street, Alpharetta, GA 30009

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Located in the heart of downtown Alpharetta with immediate proximity to Alpharetta City Center, the new Hamilton Hotel, and Alpharetta's booming dining scene



PROPERTY HIGHLIGHTS

- Ground level retail space available on the prime corner of Milton Ave and Roswell Street
- Building is anchored by Thrive Coworking and Minnie Olivia Pizzeria
- Space can easily be converted to restaurant space with significant patio opportunity
- Surface parking available on site with convenient access to all street parking and nearby parking deck with ~300 spaces
- GA DOT Traffic Counts: Hwy 9 (N Main St)-25,000 AADT

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|-----------|-----------|-----------|
| Population Density | 8,856 | 62,033 | 191,034 |
| Average HH Income | \$124,605 | \$132,096 | \$144,238 |
| Daytime Population | 11,413 | 103,103 | 233,932 |

EXCLUSIVE AGENT(S)

STACI SPANGLER • staci.spangler@tscg.com • 770.955.2434

MEGAN MCCRANEY • megan.mccraney@tscg.com • 770.955.2434



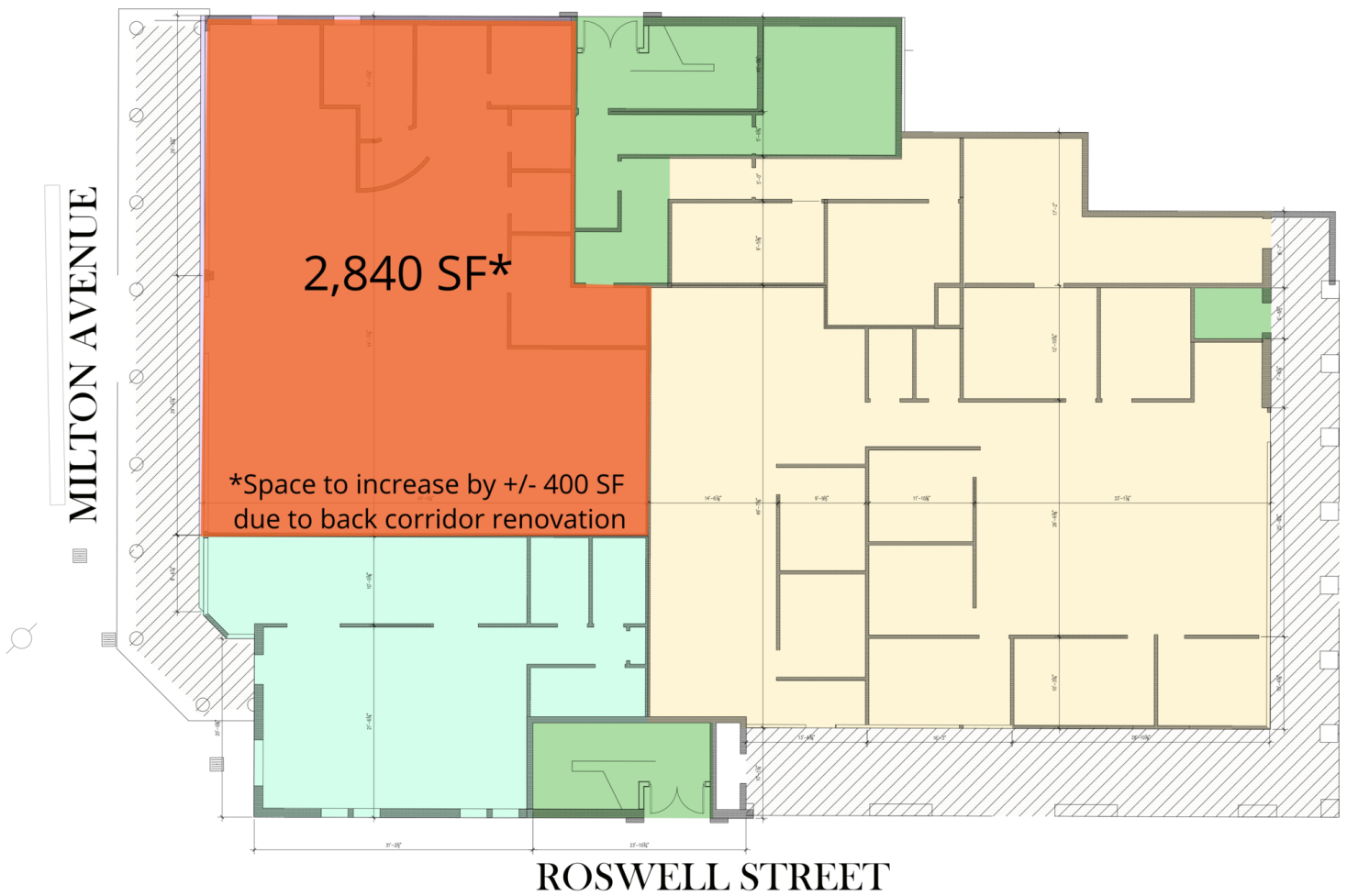
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SITE PLAN



AVAILABLE



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