



OLD MILTON FESTIVAL

Old Milton Pkwy 1 mile East of GA 400
Alpharetta / Fulton Co.

RETAIL SPACE FOR LEASE



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).

Other Uses In the Area:

Publix (with shops), Dunkin Donuts, Baskin Robbins, Quizno's, Allstate, Quiktrip, Texaco, Amoco, Waffle House, Schlotzky's, Brookside Office Park (with Georgia State University) and many more.

Demographics:

Population - 5 mile radius: 187,527
Avg. Household Income: \$129,119

Daily Traffic Counts:

52,940 (2010) - Old Milton Pkwy east of Ga 400

Description

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 across Old Milton Parkway from the shopping center. 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.

For Leasing Information:

Whitney Gardner Spangler or Ron Chanin

Phone (770) 955-7676 / Fax (770) 955-7606

Email: info@riverwoodproperties.com

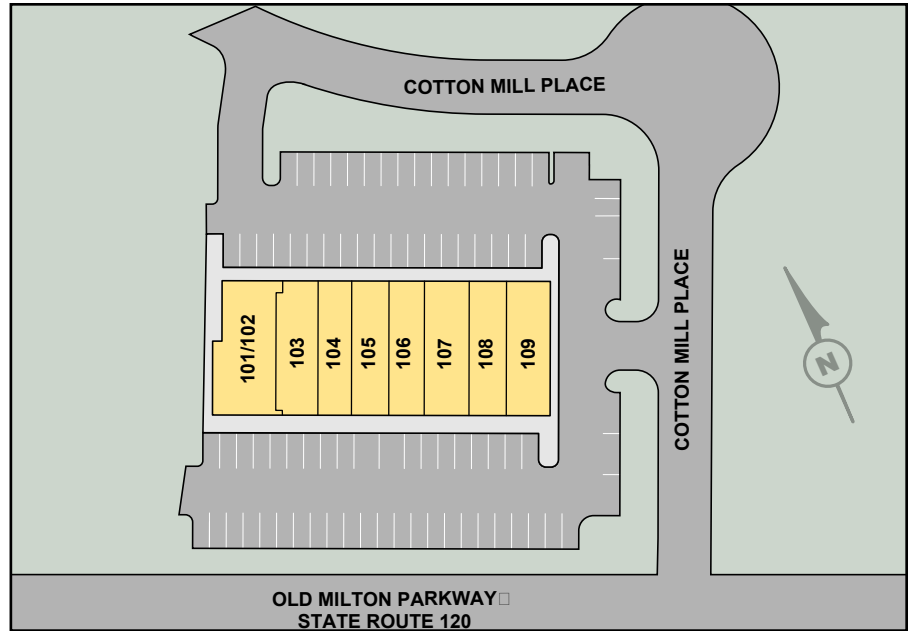
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Availability Information

101	Northpoint Dental	2,558
103	Scotttrade	1,655
104	Retail/Salon Space Available	1,350
105	We Buy Gold	1,500
106	My Friend's Place	1,425
107	Moe's Southwest	1,800
108	Signs by Tomorrow	1,500
109	JR \$3 Cafe	1,875

GLA: 13,662 SF

Available: 1,350 SF



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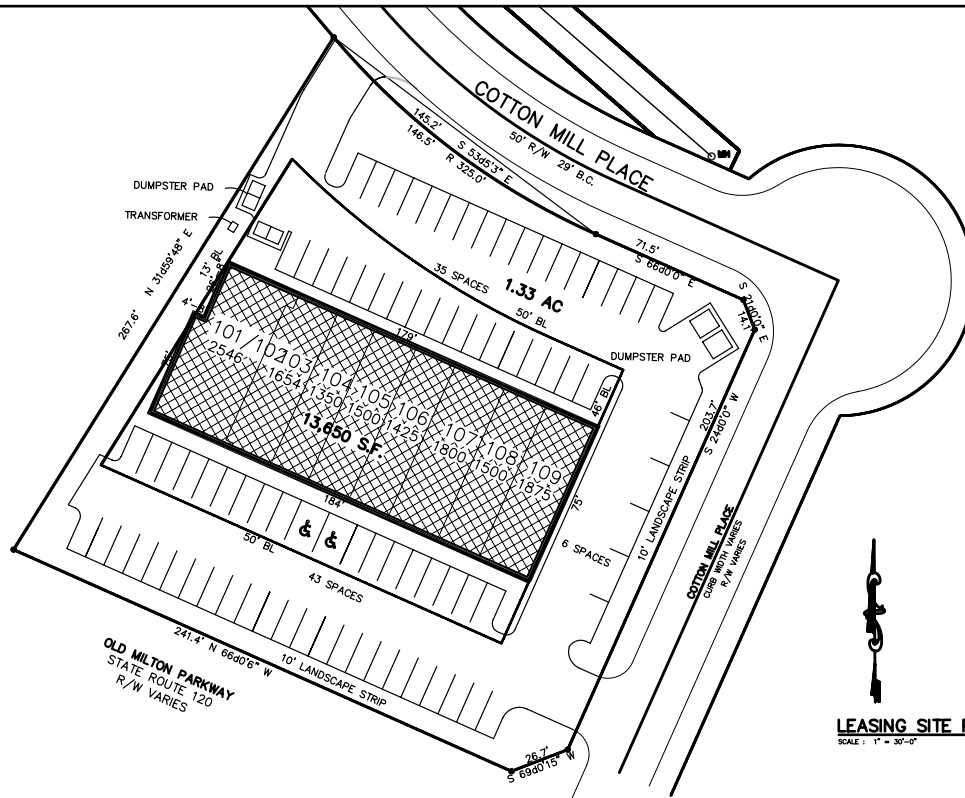


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PROJECT DATA:

SITE: 1.33 AC
 Proposed Restaurant:
 3,000 S.F.
 Parking Required: 30
 Parking Provided: 30
 Retail:
 10,638 S.F.
 Parking Required: 54
 Parking Provided: 54
 TOTAL BUILDING AREA: 13,638 SF



LEASING SITE PLAN
 SCALE: 1" = 30'-0"

Old Milton Festival

Alpharetta, Georgia

CORCORAN NELSON NARDONE | ASSOCIATES, INC

512 MEANS STREET NW | SUITE 305 | ATLANTA, GEORGIA 30318.5730 | 404.522.0077 | 404.522.0080 FAX
 ARCHITECTURE | PLANNING | PROGRAMMING | INTERIOR DESIGN | PROJECT MANAGEMENT | GRAPHIC DESIGN



Sheet Ref.: Plan 1 Sheet No.
 Project No.: 99435.00
 Date: 10/25/02 **ASP-2**

