

*Presented By:*

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**POWELL PROPERTY GROUP, INC**

343 Dahlonega Street, Suite A  
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# MARKET DISTRICT CRABAPPLE RESTAURANT

\*\*\*\*OPPORTUNITY TO PURCHASE RETAIL/OFFICE SUITES\*\*\*\*

12655 BIRMINGHAM HIGHWAY, ALPHARETTA, GA 30004



**POWELL**  
PROPERTY GROUP

FOR SALE



# MARKET DISTRICT CRABAPPLE RESTAURANT

12655 BIRMINGHAM HIGHWAY, ALPHARETTA, GA 30004



## OFFERING SUMMARY

**Sale Price:** \$227,500 and Up

**Available SF:** Fully Leased

**Building Size:** 69,600 SF

**Zoning:** Mixed Use T5

**Market:** Atlanta

**Availability:** October 2019

**Submarket:** N  
Fulton/Milton/Crabapple

## PROPERTY OVERVIEW

Opportunity to own Restaurant  
Highly desirable Central Milton Market steps from City Hall.  
Floors of 4,500 sq ft available  
Complete three-story buildings of 13,500+/- sq ft with rooftop terrace and underground parking available.

One of the most exclusive enclaves in Georgia.  
Unique upscale Project with Chef driven Restaurants and Office for a true Mixed Use Village  
Lease opportunities available

Live/Work Over 55 Active Adult Condos available  
For all Residential Inquiries please contact our partners at Folia Group [www.foliagroup.com](http://www.foliagroup.com)

## PROPERTY HIGHLIGHTS

- Walking distance to schools
- Sensible parking
- 900 ft of frontage on Charlotte Rd extension
- Excellent Financing available through partner banks

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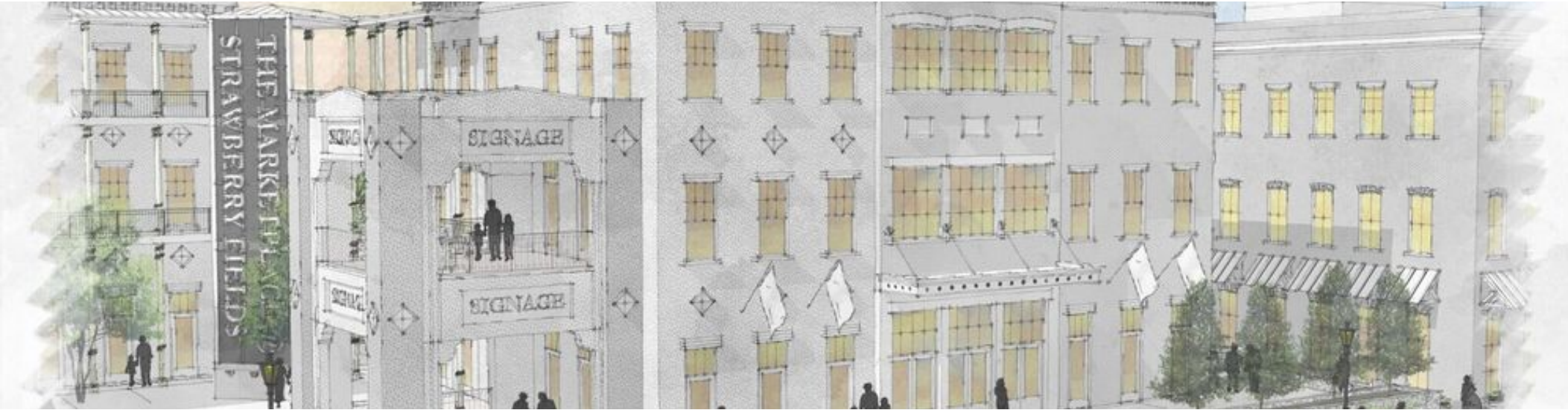
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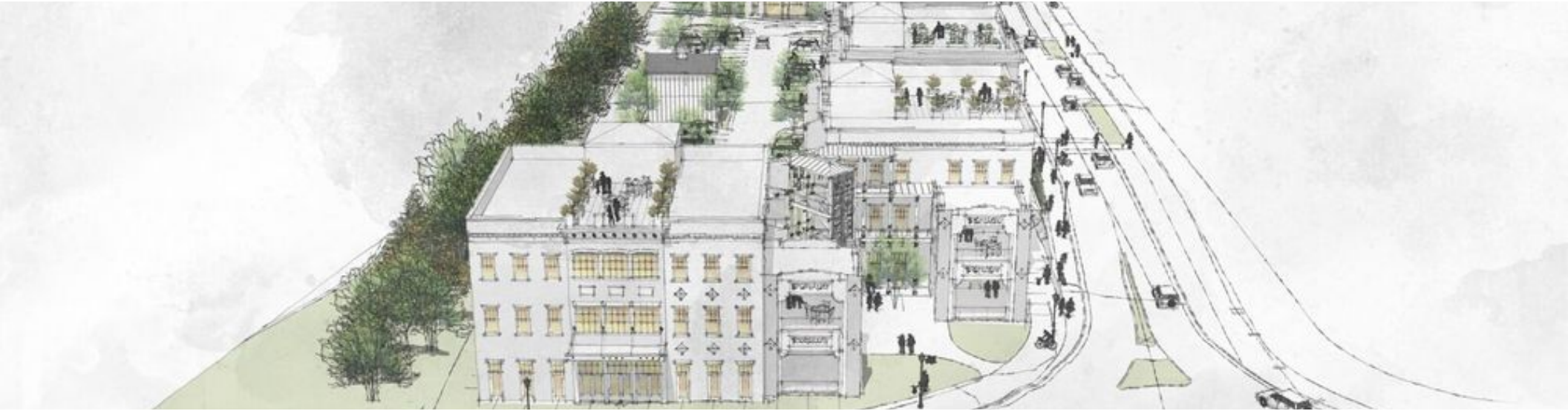
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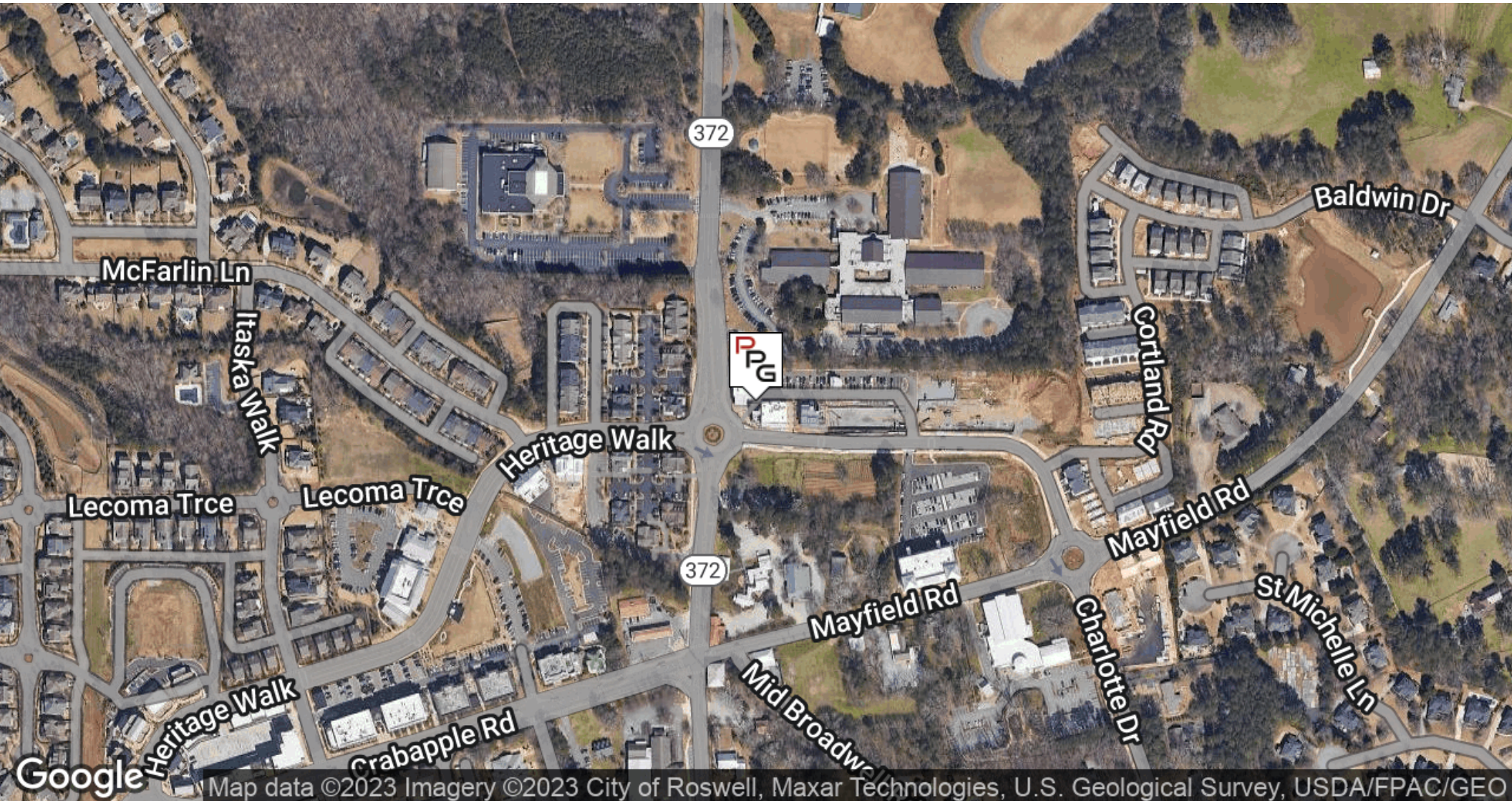
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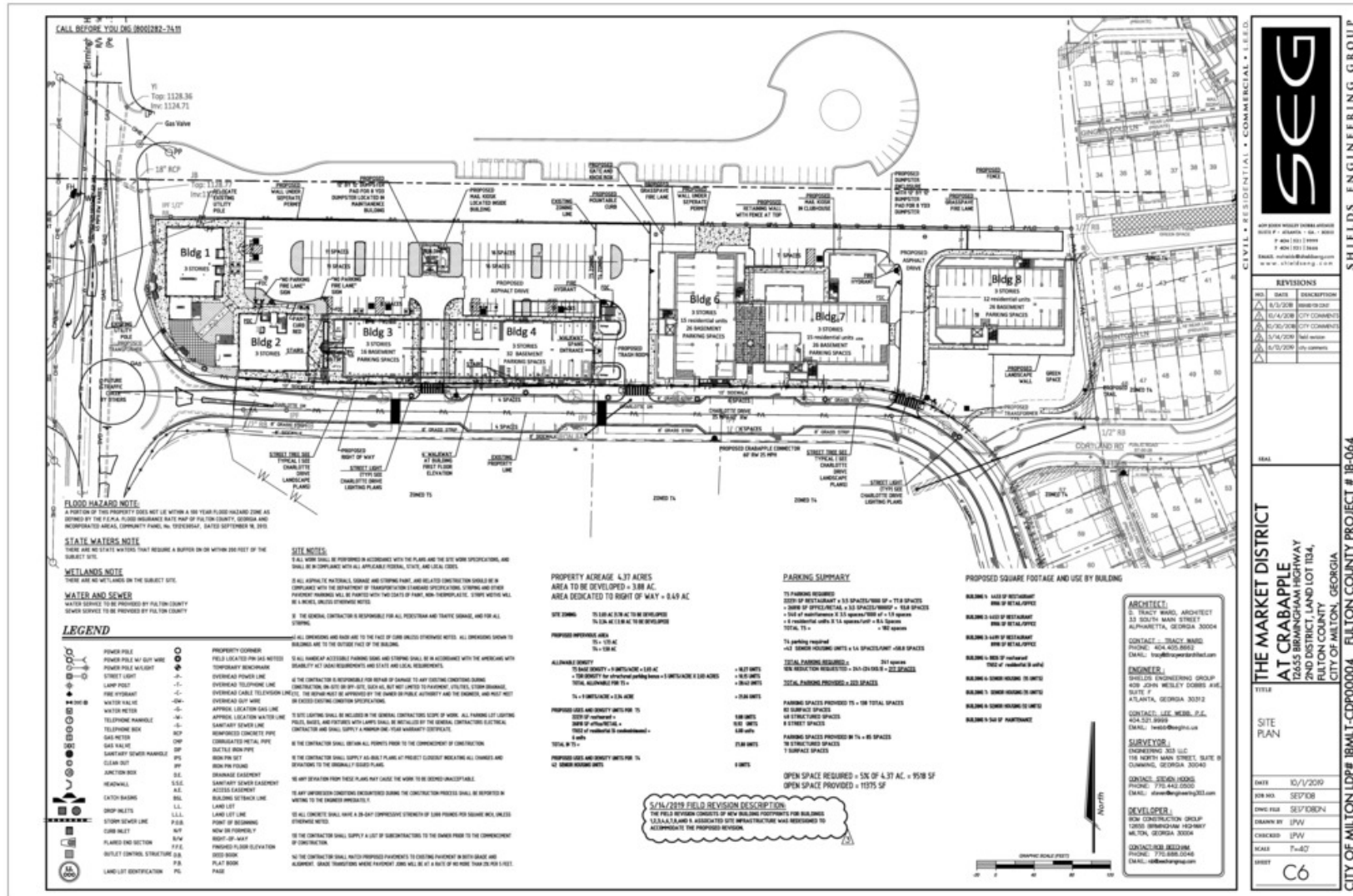
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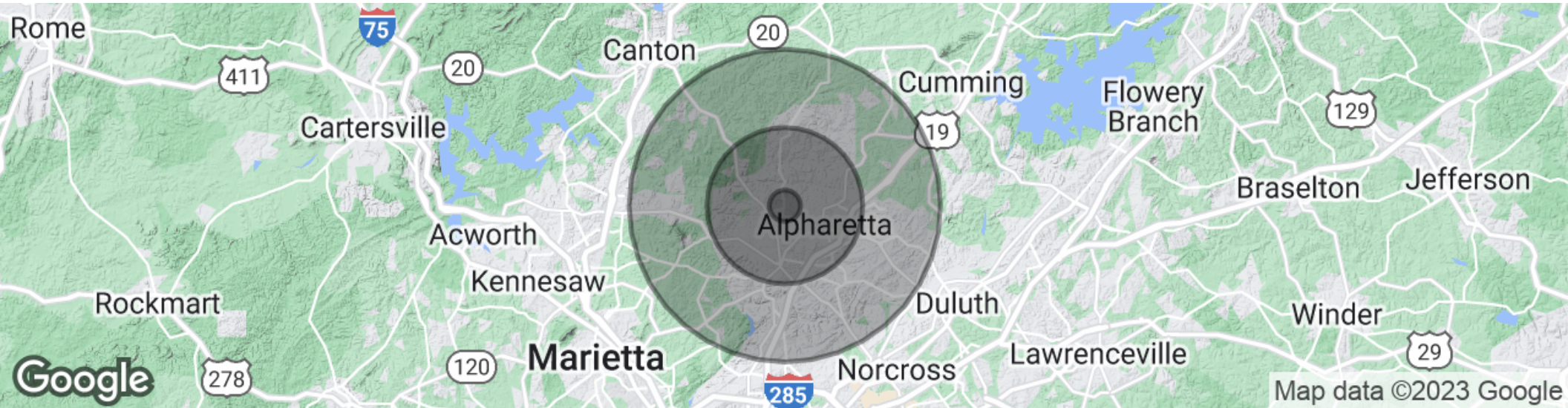
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,425	104,768	465,840
Median age	40.1	37.3	37.6
Median age (Male)	39.9	36.4	36.9
Median age (Female)	40.2	37.6	38.0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	800	38,989	172,264
# of persons per HH	3.0	2.7	2.7
Average HH income	\$145,643	\$109,681	\$116,122
Average house value	\$491,175	\$399,607	\$372,699

\* Demographic data derived from 2020 ACS - US Census

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