

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A
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POWELL
PROPERTY GROUP

MILTON POINT AT BROADWELL

FOR LEASE

Retail Property :

12455 BROADWELL ROAD, ALPHARETTA, GA 30004

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OFFERING SUMMARY

Available SF: 1,563 - 3,598 SF

Lease Rate: \$35.00 - 51.96 SF/yr
(NNN; MG)

Market: N Fulton

PROPERTY OVERVIEW

Milton Point is the Southern Gateway into 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. Locating your business at Milton Point gives you great exposure to an affluent and vibrant community, within a three-minute walk to the city center.

Three street-level retail/office spaces, with 1,563 - 3,598 sf contiguous available.

Residential units above are for sale only.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
12455 Broadwell Road, Suite 100 (Leased)	\$32.00 - 35.00 SF/yr	2,056 SF
12455 Broadwell Road, Suite 200	\$35.00 SF/yr	1,563 - 3,598 SF
12455 Broadwell Road, Suite 300	\$35.00 SF/yr	2,035 - 3,598 SF
Building 2- Suite 2	\$3,100 per month	716 SF
Building 2 - Suite 1	\$5,277 per month	1,700 SF

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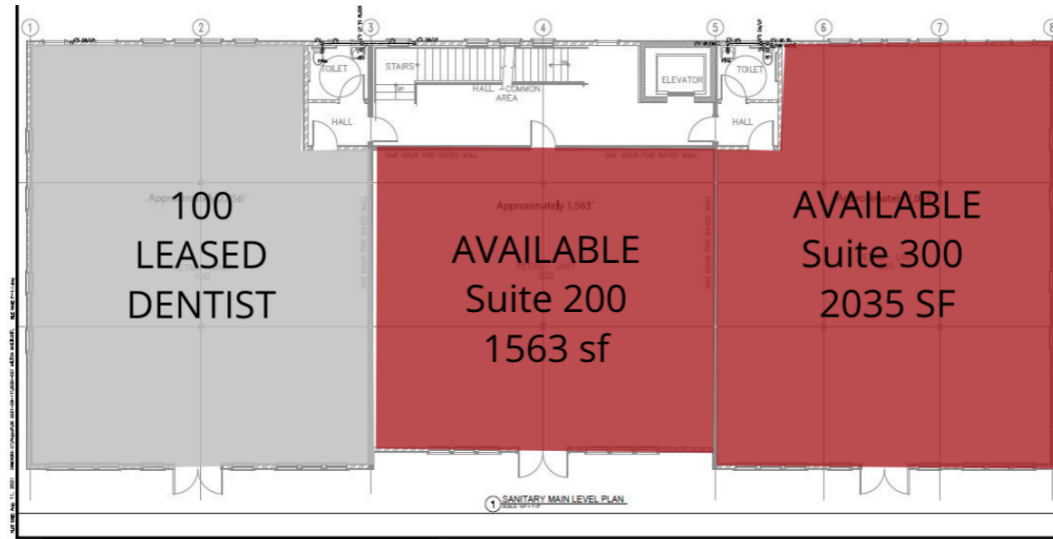
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(Not to Scale)

LEGEND

Available

Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
12455 Broadwell Road, Suite 100 (Leased)	-	2,056 SF	NNN	-	-
12455 Broadwell Road, Suite 200	Available	1,563 - 3,598 SF	NNN	\$35.00 SF/yr	-
12455 Broadwell Road, Suite 300	Available	2,035 - 3,598 SF	NNN	\$35.00 SF/yr	-

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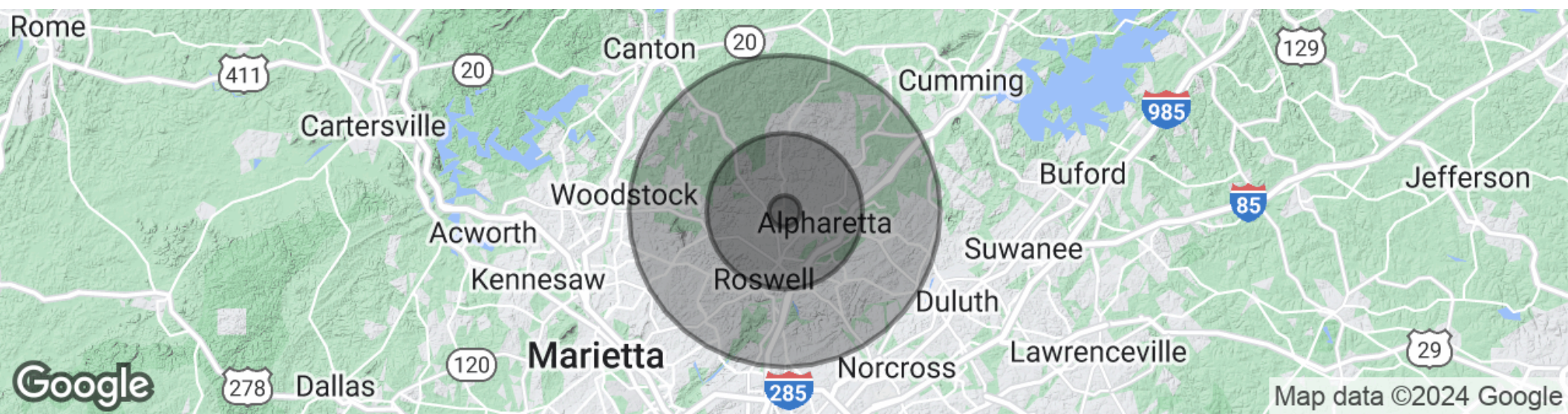
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POPULATION

	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 2020 ACS - US Census

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