

11925 Jones Bridge Road, Alpharetta, GA 30005



### OFFERING SUMMARY

|                  |                    |
|------------------|--------------------|
| NUMBER OF UNITS: | 2                  |
| AVAILABLE SF:    | 2,475 SF           |
| LEASE RATE:      | \$16.00 SF/yr (MG) |
| LOT SIZE:        | 1 Acres            |
| BUILDING SIZE:   | 15,000             |
| MARKET:          | North Fulton       |
| SUBMARKET:       | Alpharetta         |

### PROPERTY OVERVIEW

Mezanine level suite 101 available

### PROPERTY HIGHLIGHTS

- Walk up entrance
- Location in a great part of Alpharetta
- Strong demographics - HH income in 1-mile radius over \$129/k
- Great for office space or quasi retail /medical
- Suite 101 - Second generation space with tenant improvement allowance
- 2,475 Sq ft
- Monument Signage facing Jones Bridge Road Available
- Many Amenities within 1-mile radius

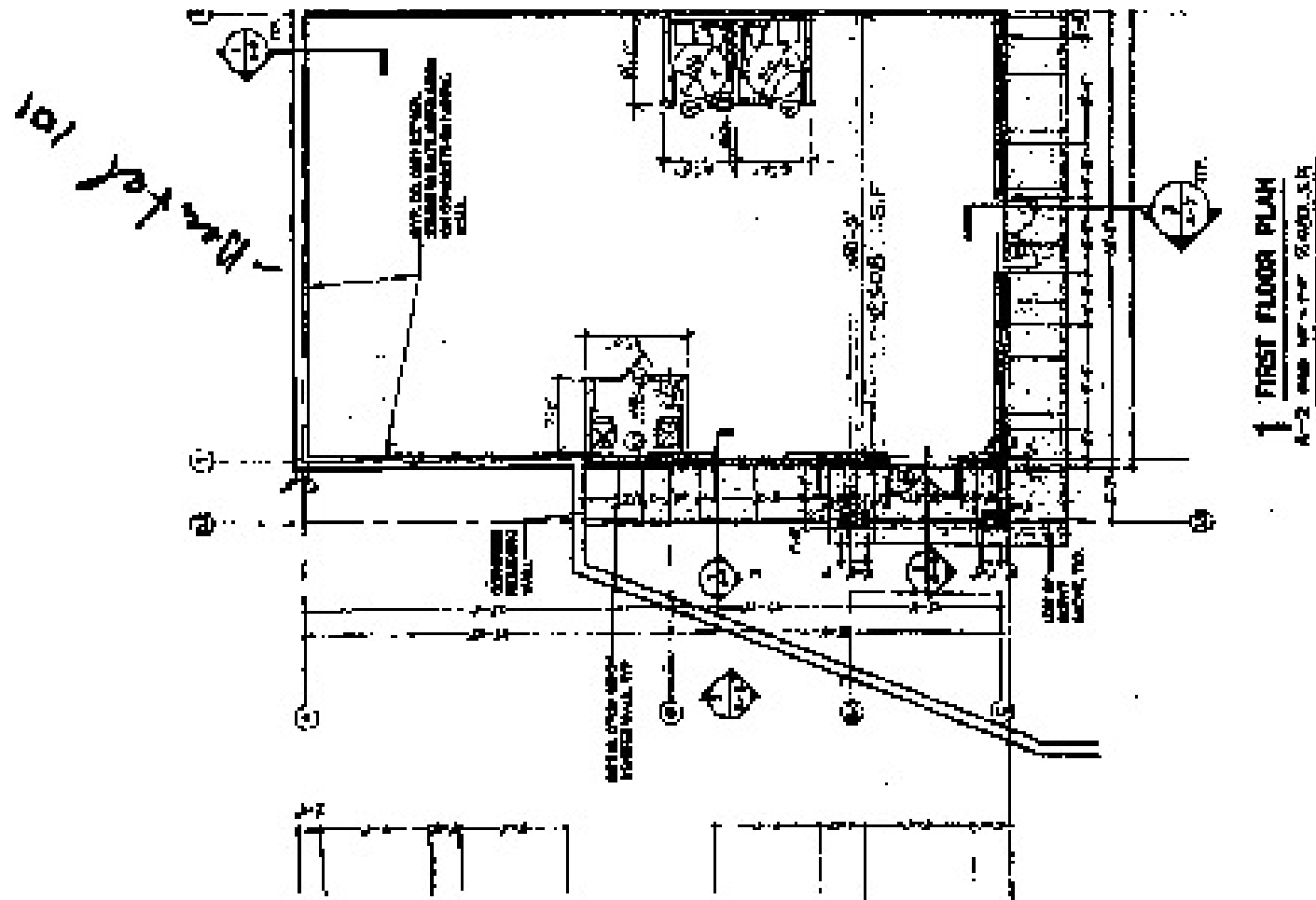
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## OFFICE FOR LEASE



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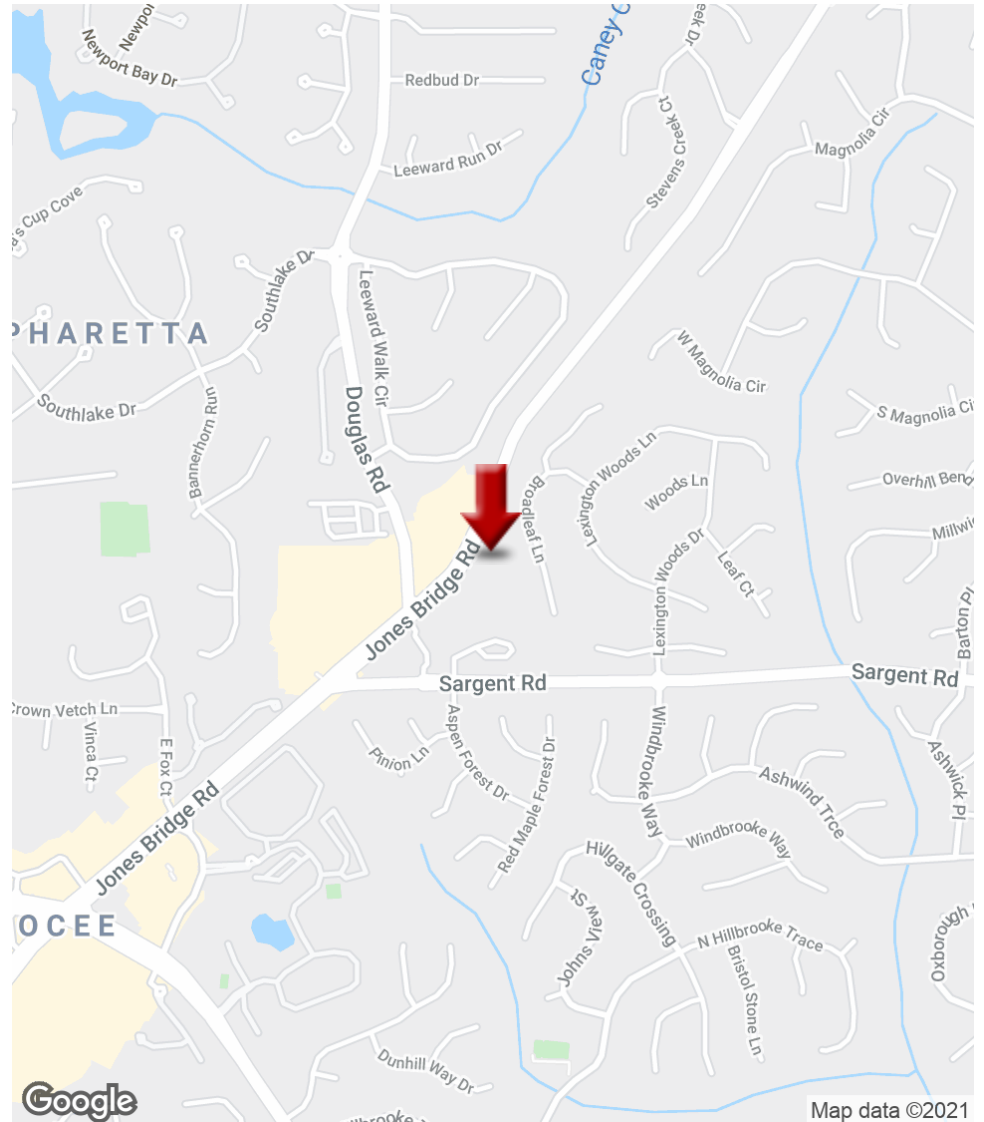
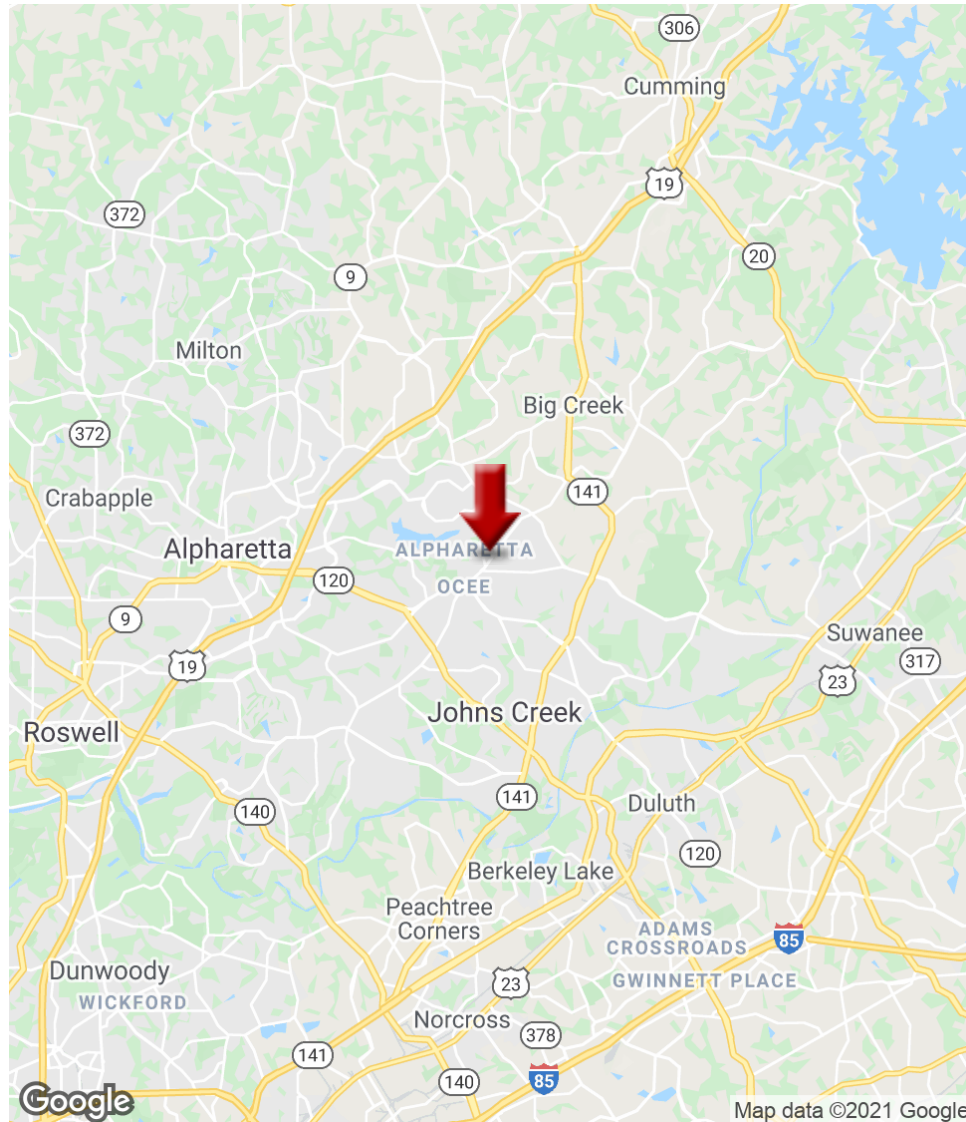
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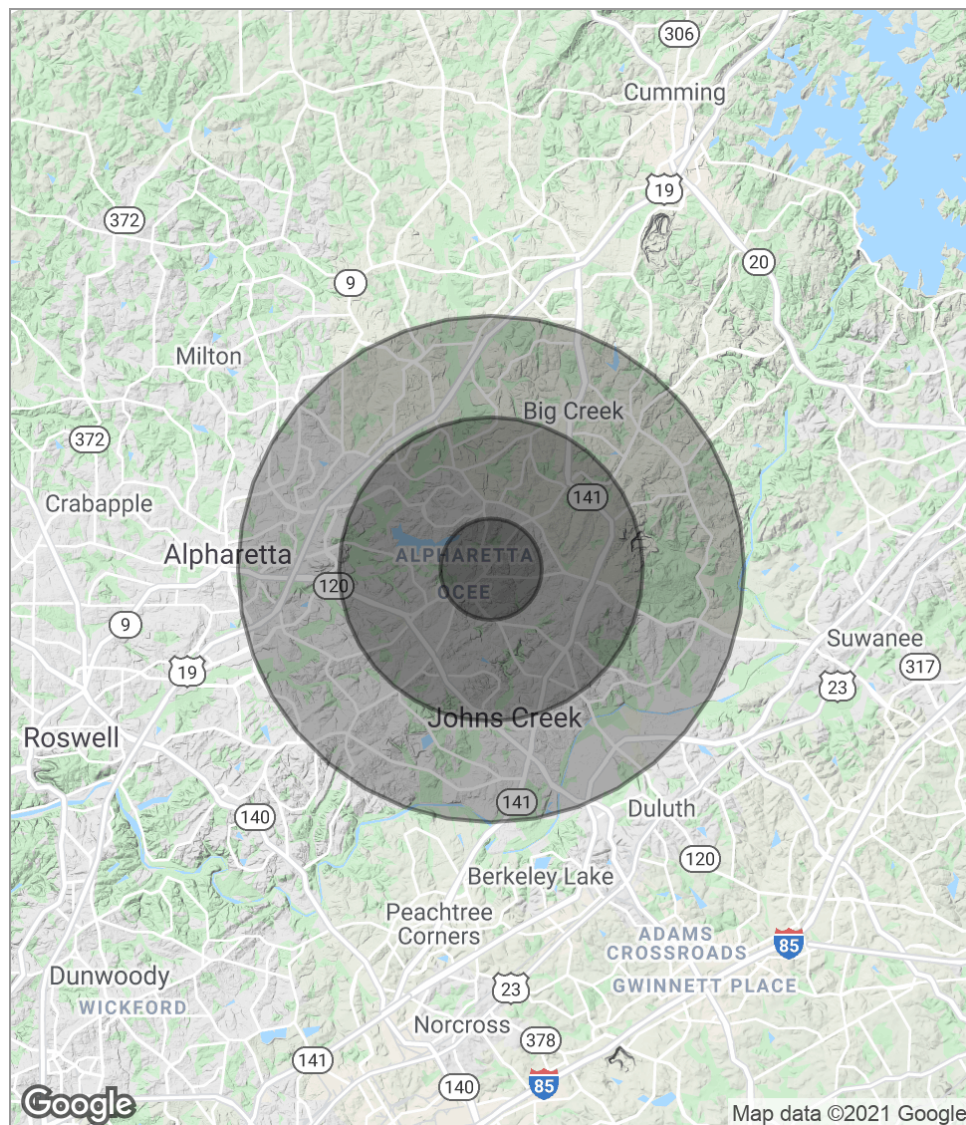
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## OFFICE FOR LEASE



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| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Population    | 10,140    | 67,120    | 150,407   |
| Median Age          | 35.9      | 36.1      | 36.2      |
| Median Age (Male)   | 36.0      | 35.4      | 36.0      |
| Median Age (Female) | 36.5      | 36.9      | 36.5      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households    | 3,302     | 22,417    | 51,293    |
| # Of Persons Per HH | 3.1       | 3.0       | 2.9       |
| Average HH Income   | \$129,635 | \$127,631 | \$128,168 |
| Average House Value | \$369,543 | \$395,092 | \$405,089 |

*\* Demographic data derived from 2010 US Census*

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# WHY

## Hire KW Commercial for Office:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- Higher net monies to field agents
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers
- Over \$9.2 billion in transaction volume in 2019

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line.

My Office core client services include:

- Tenant representation
- Landlord representation
- Buyer representation
- Seller representation

# ABOUT

## KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.



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**PROFESSIONAL BACKGROUND**

Michael has been assisting clients in Landlord representation, Tenant representation, acquisition, disposition, and advisory services of commercial real estate properties for over 20 years.

Mr. Brown's real estate experience is long and varied. This experience includes many years and includes many hundreds of transactions including brokerage, Landlord representation, property management and development services. As a principal Mr. Brown and partners developed and acquired multi-tenant office / warehouse properties, land, and multifamily housing properties and brings this experience to every assignment.

Michael has been married to his wife Teri for 25 years and they have two sons. Michael enjoys hiking, travel, and reading. Michael graduated from the University of Florida's Fisher School of Accounting.

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