

*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

*Retail Property :*

12455 BROADWELL ROAD, ALPHARETTA, GA 30004

FOR LEASE

# MILTON POINT AT BROADWELL

12455 BROADWELL ROAD, ALPHARETTA, GA 30004



## OFFERING SUMMARY

**Available SF:** 1,588 - 2,090 SF

**Lease Rate:** \$28.00 - 32.00 SF/yr  
(NNN)

**Building Size:** 5,736 SF

**Market:** N Fulton

## PROPERTY OVERVIEW

Milton Point is the Southern tip of 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. As the Southern gateway into Crabapple, locating your business at Milton Point gives you great exposure to a wealthy and vibrant community, within a three-minute walk to the city center.

Milton Point has one pre-sold building to Milton Fitness which includes CrossFit Silos, a brand new YOGA studio, a kids fitness program including CrossFit Kids and Milton Fitness Agility, and Cardio Flex.

Top notch, fourth generation builders, the Beecham Group, who are also building Market District at Crabapple (Strawberry Fields) just down the street, will first bring a slightly lower cost folia product to downtown Crabapple at Milton Point.

The condos will have drive-under, garage parking, and will be 2 bedroom, 2 ½ bath with a flex room, at a price point in the mid \$300s to mid \$400s. For more information on the residential units please contact our partner, Reid Casey at (770) 560-4493

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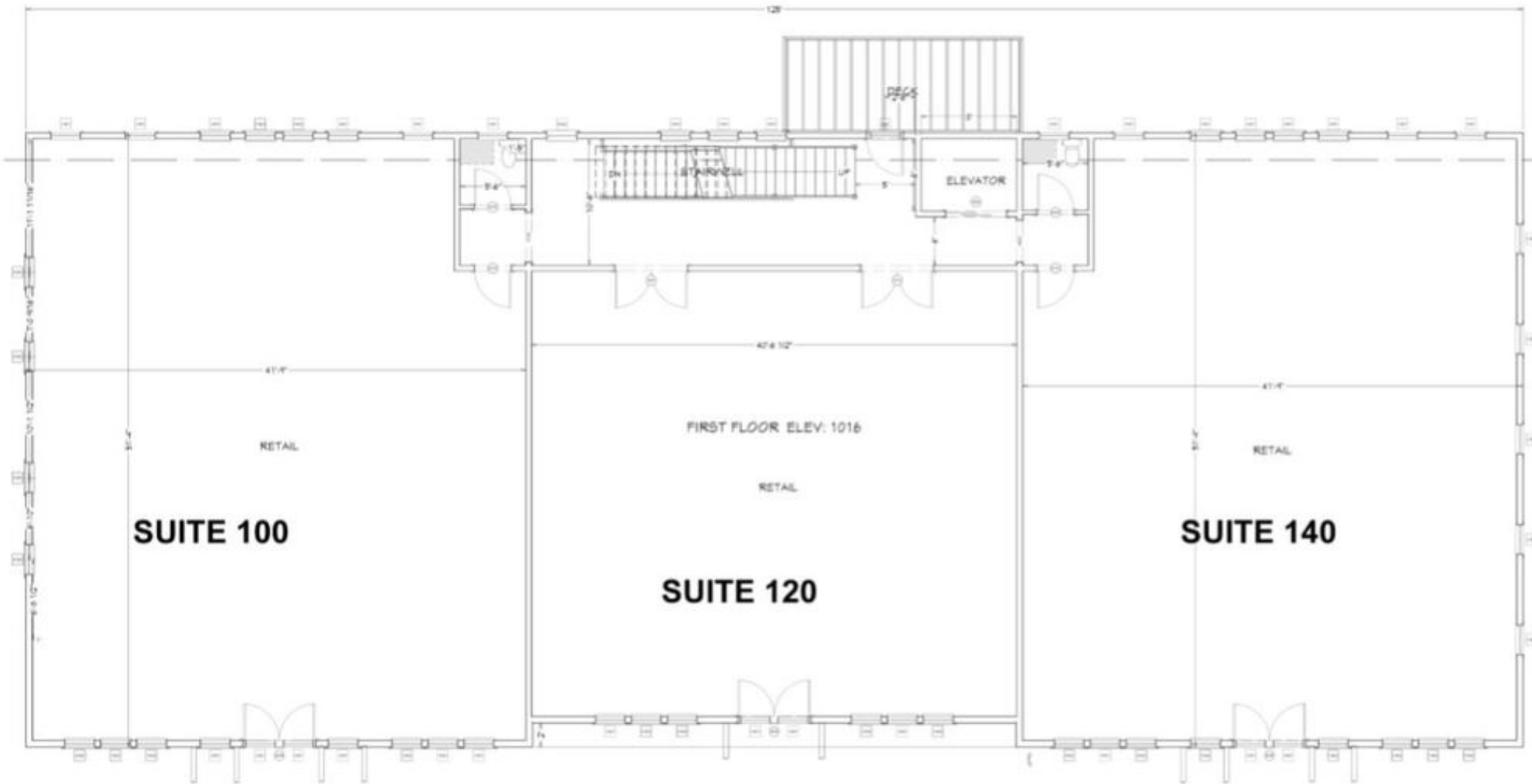
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Exterior Elevation Front

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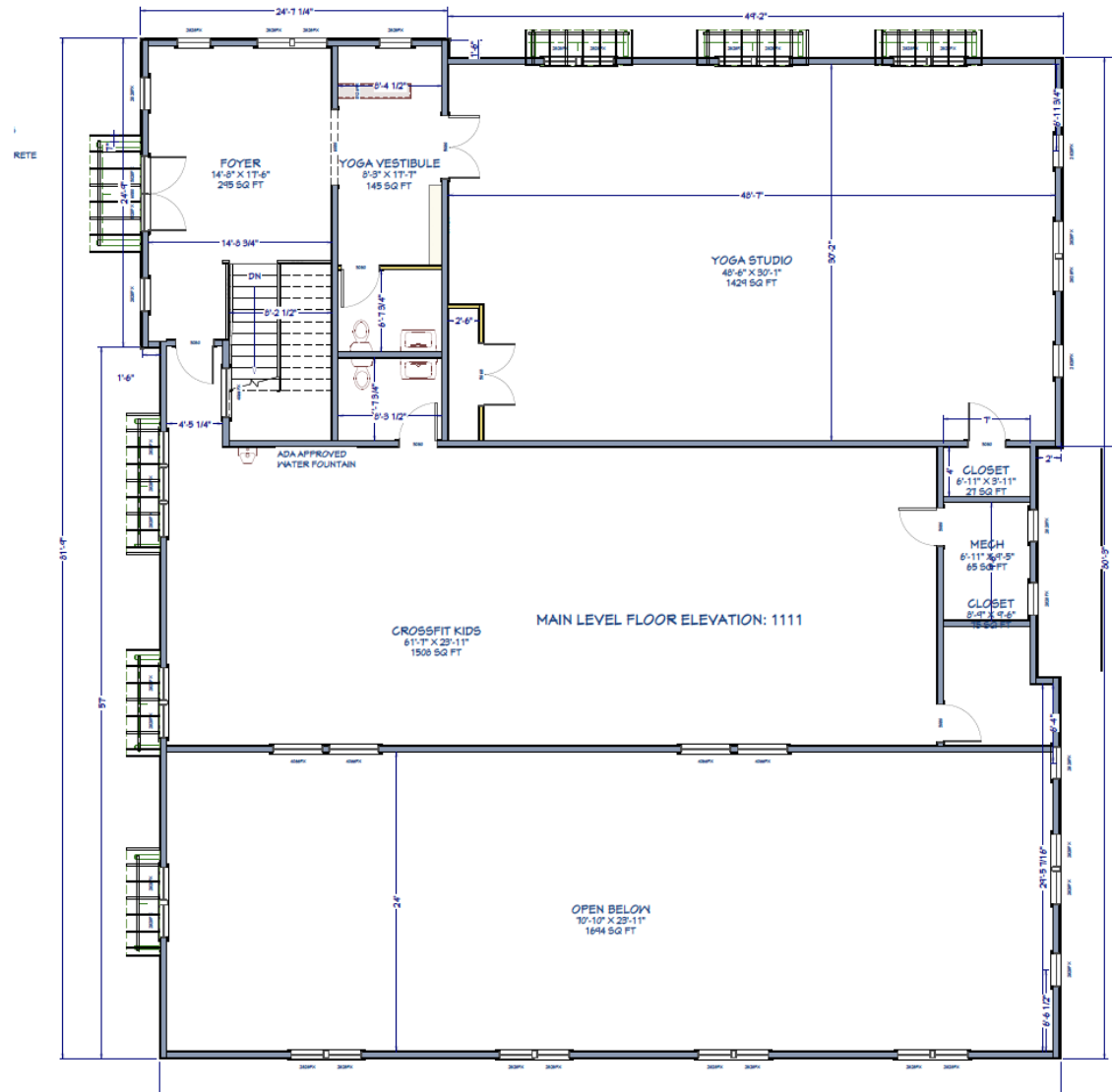
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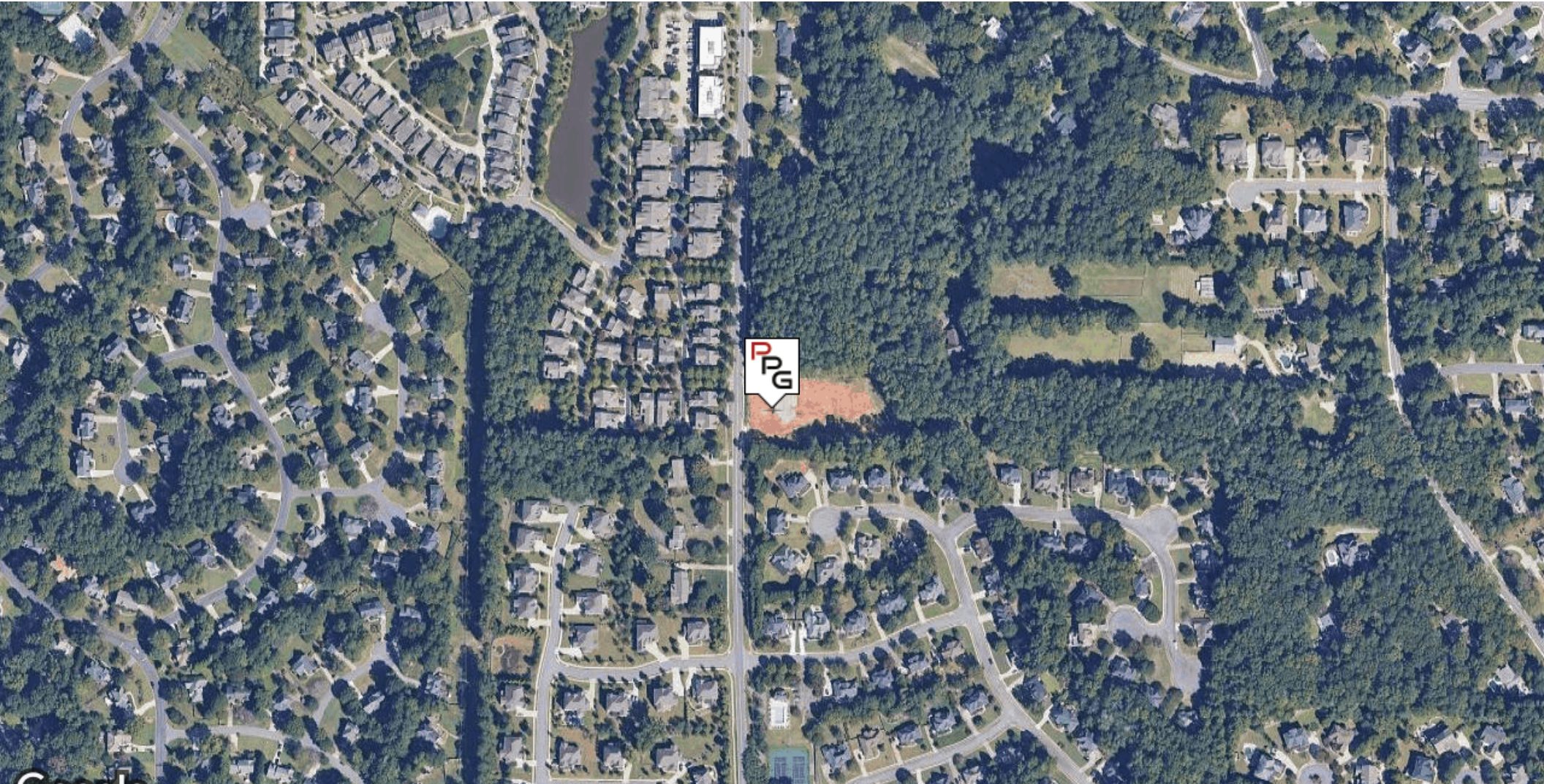
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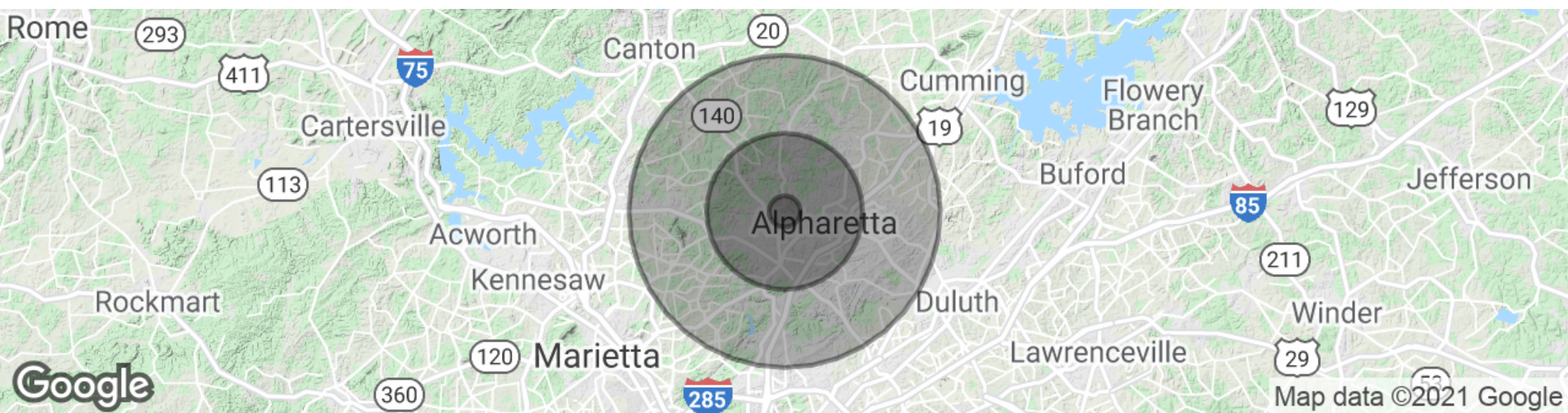
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## POPULATION

|                     | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population    | 2,952  | 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 2010 US Census

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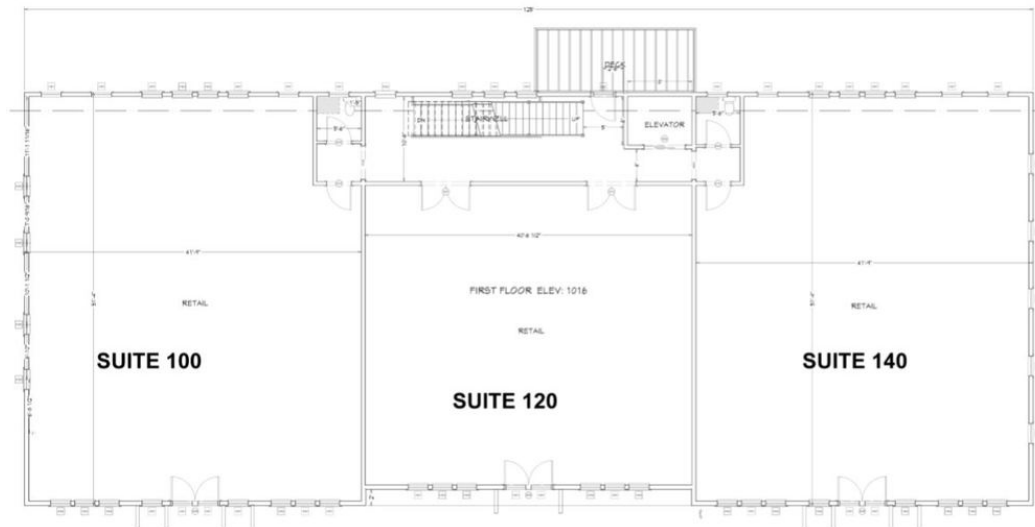
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