

FREESTANDING BUILDING FOR LEASE

Retail/Office Shell Space for Lease

Approximately 1,200 SF

3960 Old Milton Parkway | Alpharetta, GA | 30005



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This 1,200 SF shell retail / office space on busy Old Milton Parkway is available immediately. This high density area of Alpharetta has the kind of demographics that usually command rents in the \$20.00 + range. For \$18.00 per sq ft, INCLUDING CAM, Taxes and Insurance you can realize higher margins with a modest menu selection. Some incentives are available for qualifying tenants.

Space available for lease at \$18.00 per SF.

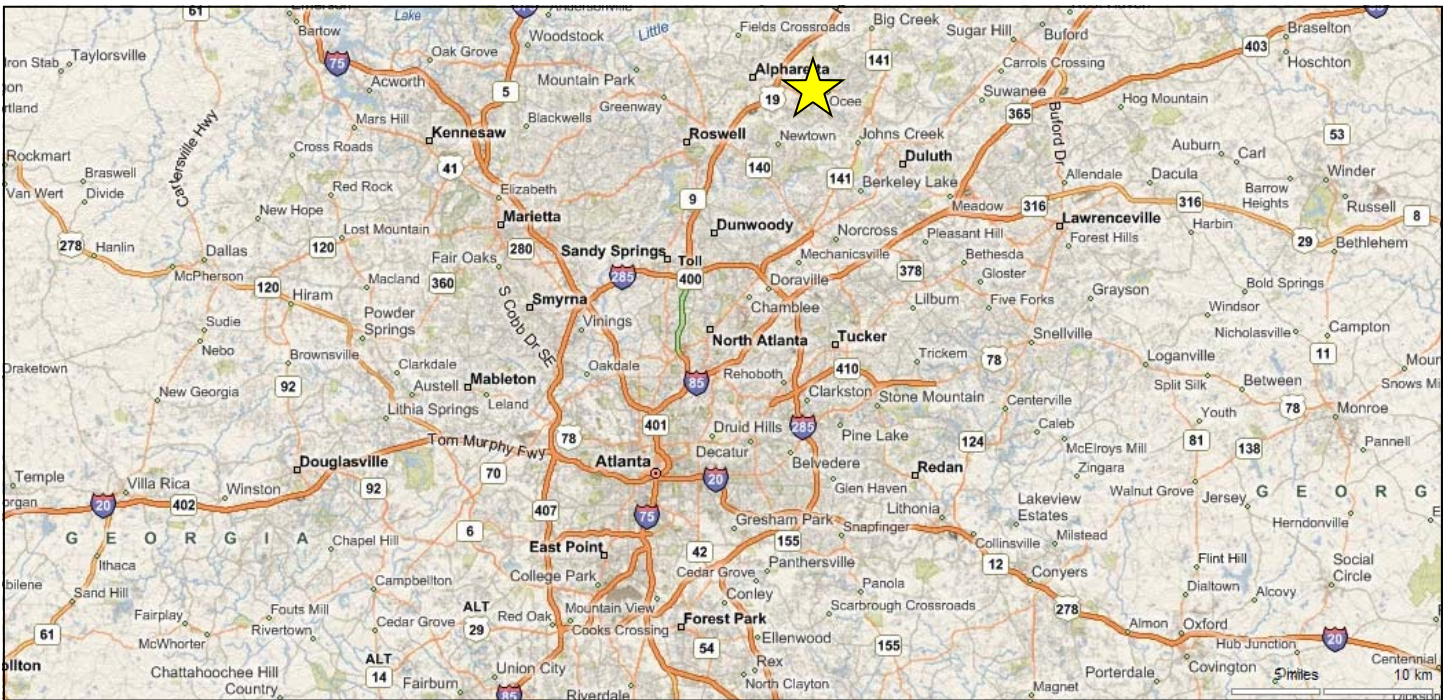
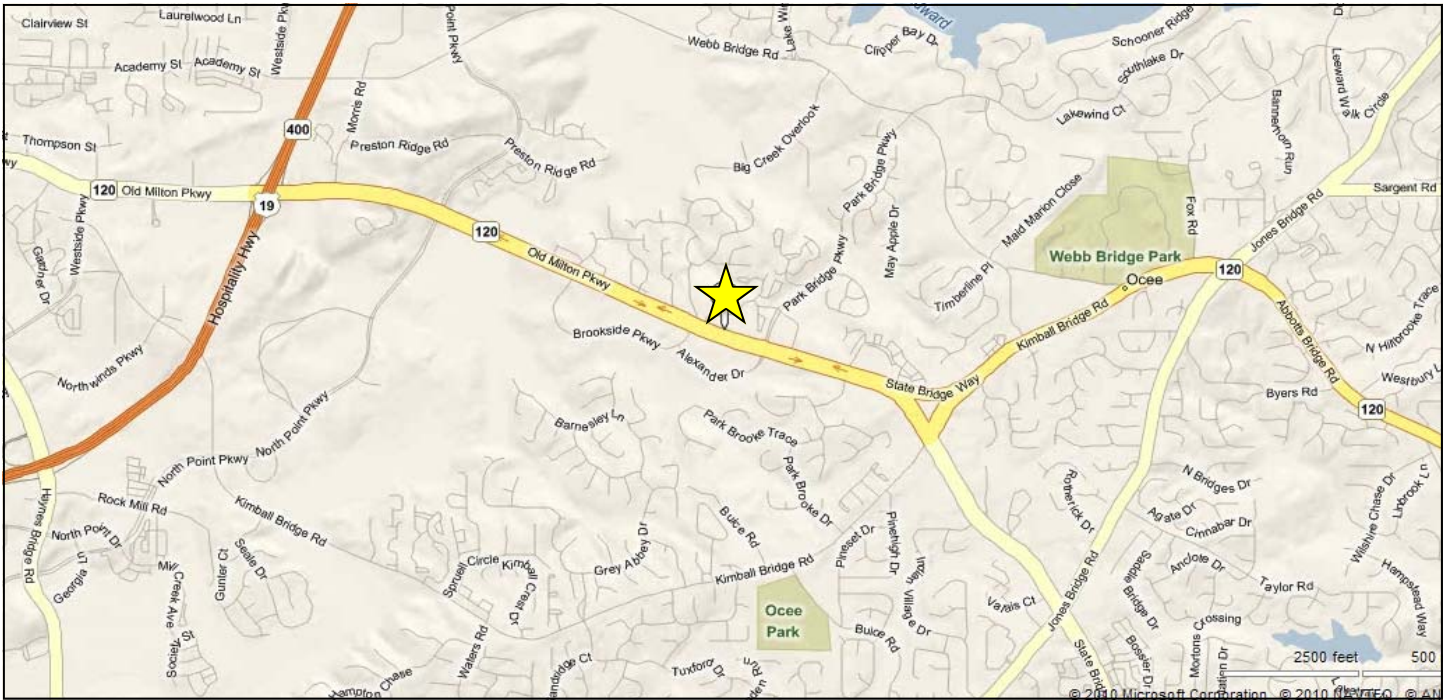


Property Highlights & Additional Photos



- Approximately 1,200 sq ft shell retail/office space
- Located on busy Old Milton Parkway in a high density area of Alpharetta
- Excellent demographics: over 80K population & over \$141K average HH income within 3-mile radius
- Incentives available for qualifying tenants





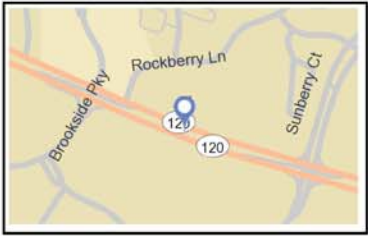
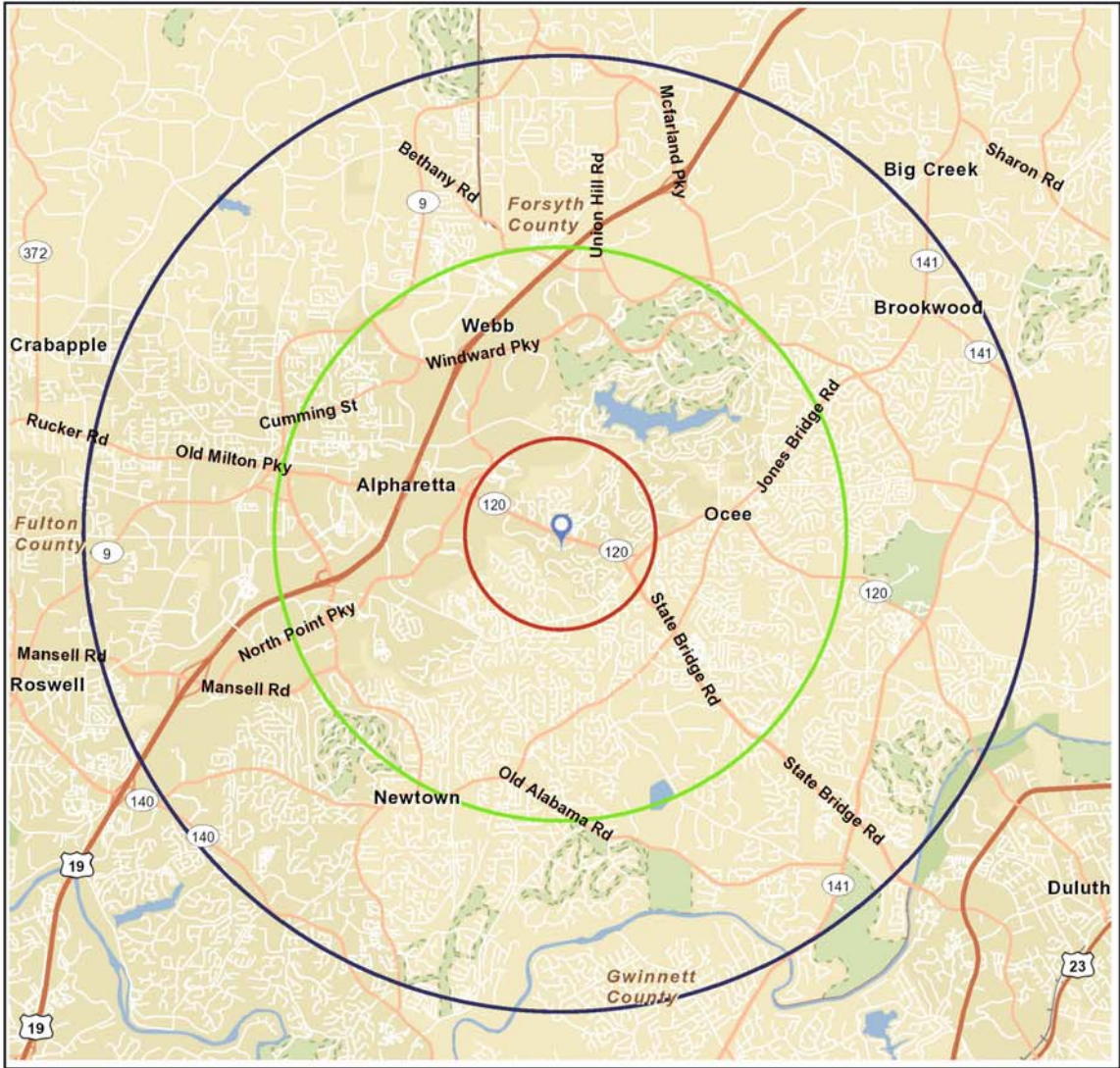
Demographic Site Map

Site Map

Prepared by Bull Realty, Inc.

3960 Old Milton Parkway
3960 Old Milton Pkwy, Alpharetta, GA 30005-3418
Ring: 1, 3, 5 Miles

Latitude: 34.061373
Longitude: -84.243849



Executive Summary

Prepared by Bull Realty, Inc.

3960 Old Milton Parkway
 3960 Old Milton Pkwy, Alpharetta, GA 30005-3418
 Ring: 1, 3, 5 Miles

Latitude: 34.061373
 Longitude: -84.243849

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	10,315	80,879	188,891
Male Population	48.5%	49.0%	49.6%
Female Population	51.5%	51.0%	50.4%
Median Age	33.0	35.2	35.4
2010 Income			
Median HH Income	\$93,995	\$105,012	\$106,225
Per Capita Income	\$47,068	\$50,175	\$49,948
Average HH Income	\$124,783	\$141,583	\$141,751
2010 Households			
Total Households	3,803	28,727	66,634
Average Household Size	2.71	2.81	2.83
2010 Housing			
Owner Occupied Housing Units	53.6%	67.9%	67.5%
Renter Occupied Housing Units	39.3%	24.9%	24.6%
Vacant Housing Units	7.1%	7.2%	7.9%
Population			
1990 Population	1,944	20,525	54,354
2000 Population	6,999	60,214	138,940
2010 Population	10,315	80,879	188,891
2015 Population	11,829	92,093	216,666
1990-2000 Annual Rate	13.67%	11.36%	9.84%
2000-2010 Annual Rate	3.86%	2.92%	3.04%
2010-2015 Annual Rate	2.78%	2.63%	2.78%

In the identified market area, the current year population is 188,891. In 2000, the Census count in the market area was 138,940. The rate of change since 2000 was 3.04 percent annually. The five-year projection for the population in the market area is 216,666, representing a change of 2.78 percent annually from 2010 to 2015. Currently, the population is 49.6 percent male and 50.4 percent female.

Households			
1990 Households	838	7,711	20,494
2000 Households	2,629	21,610	49,995
2010 Households	3,803	28,727	66,634
2015 Households	4,348	32,740	76,310
1990-2000 Annual Rate	12.11%	10.85%	9.33%
2000-2010 Annual Rate	3.67%	2.82%	2.84%
2010-2015 Annual Rate	2.71%	2.65%	2.75%

The household count in this market area has changed from 49,995 in 2000 to 66,634 in the current year, a change of 2.84 percent annually. The five-year projection of households is 76,310, a change of 2.75 percent annually from the current year total. Average household size is currently 2.83, compared to 2.77 in the year 2000. The number of families in the current year is 48,171 in the market area.

Housing

Currently, 67.5 percent of the 72,334 housing units in the market area are owner occupied; 24.6 percent, renter occupied; and 7.9 percent are vacant. In 2000, there were 52,086 housing units - 72.5 percent owner occupied, 23.4 percent renter occupied and 4.0 percent vacant. The rate of change in housing units since 2000 is 3.26 percent. Median home value in the market area is \$233,639, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.06 percent annually to \$246,230. From 2000 to the current year, median home value changed by 0.26 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



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	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$44,231	\$55,496	\$53,984
2000 Median HH Income	\$75,876	\$87,606	\$86,219
2010 Median HH Income	\$93,995	\$105,012	\$106,225
2015 Median HH Income	\$109,569	\$121,181	\$122,315
1990-2000 Annual Rate	5.55%	4.67%	4.79%
2000-2010 Annual Rate	2.11%	1.78%	2.06%
2010-2015 Annual Rate	3.11%	2.91%	2.86%
Per Capita Income			
1990 Per Capita Income	\$22,368	\$25,202	\$24,977
2000 Per Capita Income	\$38,245	\$40,406	\$39,926
2010 Per Capita Income	\$47,068	\$50,175	\$49,948
2015 Per Capita Income	\$54,747	\$58,469	\$58,641
1990-2000 Annual Rate	5.51%	4.83%	4.8%
2000-2010 Annual Rate	2.05%	2.14%	2.21%
2010-2015 Annual Rate	3.07%	3.11%	3.26%
Average Household Income			
1990 Average Household Income	\$48,639	\$66,356	\$66,443
2000 Average Household Income	\$95,793	\$112,102	\$110,576
2010 Average HH Income	\$124,783	\$141,583	\$141,751
2015 Average HH Income	\$146,531	\$164,906	\$166,727
1990-2000 Annual Rate	7.01%	5.38%	5.23%
2000-2010 Annual Rate	2.61%	2.3%	2.45%
2010-2015 Annual Rate	3.27%	3.1%	3.3%

Households by Income

Current median household income is \$106,225 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$122,315 in five years. In 2000, median household income was \$86,219, compared to \$53,984 in 1990.

Current average household income is \$141,751 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$166,727 in five years. In 2000, average household income was \$110,576, compared to \$66,443 in 1990.

Current per capita income is \$49,948 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$58,641 in five years. In 2000, the per capita income was \$39,926, compared to \$24,977 in 1990.

Population by Employment

Currently, 91.7 percent of the civilian labor force in the identified market area is employed and 8.3 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 93.4 percent of the civilian labor force, and unemployment will be 6.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 74.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 84.1 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 9.4 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 6.5 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 83.2 percent of the market area population drove alone to work, and 6.3 percent worked at home. The average travel time to work in 2000 was 31.3 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 2.7 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 10.3 percent were high school graduates only (29.6 percent in the U.S.)
- 6.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 45.2 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 20.4 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



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Profile

While Darrell is experienced in all types of commercial properties throughout the southeast, his primary focus has been land and commercial properties in the markets around Lake Lanier. As a long time resident in the area, he has extensive knowledge of the area and the business trends in these markets. Marketing over \$40 million in commercial property around Lake Lanier in 2007 alone, Darrell has become the recognized go-to broker in Gainesville, Cumming, Dawsonville and around the GA-400 Commercial Corridor. Darrell helped establish Bull Realty's first satellite office on GA-400 near Highway 53. Darrell is a CCIM Candidate and a member of the Atlanta Commercial Board of Realtors, the National Association of REALTORS, the Dawson County Chamber of Commerce and the Hall County Chamber of Commerce. Darrell lives in Dawsonville with his wife of 14 years and his two dogs. Favorite hobbies include boating, water skiing and off-road motorcycling.

Experience

Some recent closings include a 55,000 sq ft office / retail park with 20 tenants next to the North Georgia Premium Outlet Mall which sold for \$4.5 million, a 24,000 sq ft medical office park that sold for \$2.15 million, a 31,000 sq ft industrial facility in Dawsonville which sold for \$1,200,000 and several land tracts on and around GA-400. Darrell has also brought his clients several new tenants, adding new businesses and tax revenue to the area. Prior to commercial real estate sales, Darrell enjoyed a successful career in boat sales, owning and managing some of the largest boat dealerships around Lake Lanier. Darrell attended the University of Tennessee studying electrical engineering.