



**If you're looking for retail space in North Metro Atlanta...**

Well, we've found it for you!

Thirteen (13) North Metro Atlanta retail locations now leasing or Preleasing!

North Fulton, Forsyth and Gwinnett Counties are 3 of the hottest counties in the entire NATION!

Presented here are some high profile, high traffic, and high household income locations for your next retail location!

Full information packages are available on each via email, fax, mail, or even better, personal delivery... just contact one of us below for details.

**More Centers Coming Soon!**

For more information:

- Bryan Skalku – 678-925-1200 – bryan@retailatlanta.com
- Mark C. Harden – 678-491-7948 mark@retailatlanta.com
- Rob Forrest – 404-514-8575 – rob@retailatlanta.com

Information contained herein has been obtained from owners/developers of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not



Site 1



Space Available: 1,360 - 4,664 total sq. ft. - plus rooftop and ground level patios  
 Occupancy: Summer 2008  
 Benefits: Brand new construction; **Alpharetta CBD; Historic District;** surrounded by hundreds of new downtown residential homes!  
 Description: This upscale downtown building is being specifically targeted to upscale tenants. High end features include columned entrance. First floor endcap with patio addition available, 2 upstairs endcaps, large ROOFTOP patio area upstairs perfect for restaurant or night spot users. At the heart of downtown Alpharetta! Check out the success of Smokejacket & Pure Taqueria

2006 Demographics			
	1Mi	3Mi	5Mi
Pop.	5,547	39,027	139,199
Med HH	\$62,553	\$80,585	\$86,540
Total Emp.	6,336	59,820	108,217

**Downtown CBD Alpharetta**  
 44 Milton Ave  
 Alpharetta, GA 30004

Site 2



Space Available: 1,360 - 18,500 total sq. ft. - plus deck and ground level patios  
 Occupancy: Late Summer/Fall 2008  
 Benefits: **55k cars/day plus visible from Alpharetta's two busiest intersections!** Alpharetta CBD; Historic District; surrounded by hundreds of new downtown residential homes!  
 Description: This upscale downtown building is Alpharetta's first mixed use! High end features include columned entrance. Basement level/First floor endcap with patio addition available, middle/main floor is set up for retail space with large deck/patio area. Upstairs is retail/office... all in the heart of downtown Alpharetta!!

2006 Demographics			
	1Mi	3Mi	5Mi
Pop.	5,547	39,027	139,199
Med HH	\$62,553	\$80,585	\$86,540
Total Emp.	6,336	59,820	108,217

**Downtown CBD Alpharetta**  
 2150 Old Milton Parkway  
 Alpharetta, GA 30004

Site 3



Space Available: 1,400- 36,000 total sq. ft. - 4 endcaps  
 Occupancy: Summer 2008  
 Benefits: Brand new construction; frontage on 3 sides; car count over 42k cars/day; very upscale center w/excellent demographics  
 Description: This upscale lifestyle center is being specifically targeted to upscale tenants... so no cleaners, nail salons, etc. High end features include courtyard with fountain, 4 endcaps. **Located across from North Point Mall, Best Buy, Staples, JoAnn, and many anchors.**

2006 Demographics			
	1Mi	3Mi	5Mi
Pop.	7,265	32,608	107,716
Med HH \$	\$89,268	\$82,226	\$87,649
Total Emp.	3,639	46,146	105,707

**Breakfast and Dinner side**  
 5725 North Point Drive  
 Alpharetta, GA 30005

Site 4



Space Available: 1,400- 10,000 total sq. ft. - best suited for single tenant  
 Occupancy: 2008  
 Benefits: Build to Suit Brand new construction; zoned C-2 in the City of Alpharetta – allows drive thru's, car wash, automotive, etc. uses  
 Description: This one-acre pad site is best suited for a single tenant build to suit opportunity directly on North Main Street in the City of Alpharetta. Fast food with drive thru allowed! A multitude of uses is allowed in C-2 zoning in Alpharetta which is almost impossible to get!

2006 Demographics			
	1Mi	3Mi	5Mi
Pop.	7,265	32,608	107,716
Med HH \$	\$89,268	\$82,226	\$87,649
Total Emp.	3,639	46,146	105,707

**Breakfast and Dinner side**  
 515 North Main Street  
 Alpharetta, GA 30004

Site  
**5**



**Outparcel Avail.  
w/drive thru**

Space Available: 1,360 - 11,000 contiguous with patio/endcaps outparcel of LOWES  
Occupancy: Summer 2008  
Benefits: Brand new construction; **outparcel of Lowes**, across from Kroger anchored center, **on Windward Parkway**; high income area  
Description: Across from Grocery-Anchored shopping center, near signalized intersection. New development all around including 2 new public schools and new neighborhood developments all around. Within minutes to Alpharetta's huge workforce.

2006 Demographics			
	1Mi	3Mi	5Mi
Pop.	3,816	24,939	71,179
Med HH	\$90,940	\$92,845	\$91,309
Total Emp.	931	36,358	77,583

**Breakfast side**  
Windward Parkway at Highway 9  
Alpharetta, GA 30004

Site  
**6**



Anchored by  
California  
Pizza Kitchen!

Space Available: 1,360 - 17,250 sqft. with patio/endcap **outparcel of Home Depot**  
Occupancy: Summer 2008  
Benefits: Brand new construction; **outparcel of Home Depot** across from Costco and next to Super Walmart, **on Windward Parkway**;  
Description: The "Sweet Spot" of Windward shares signalized intersection with Home Depot and has 2nd median break. New development all around including 2 new public schools and new neighborhood developments all around. Within minutes to Alpharetta's huge workforce. Space still in planning stage perfect time to get in early

2006 Demographics			
	1Mi	3Mi	5Mi
Pop.	3,816	24,939	71,179
Med HH	\$90,940	\$92,845	\$91,309
Total Emp.	931	36,358	77,583

**Dinner side**  
Windward Parkway in front of Home Depot  
Alpharetta, GA 30004

Site  
**7**



Come Join These National Tenants  
and Others Now!  
**Atlanta Quiznos Sub Mattress**

Space Available: 1,350 inline; 1640 left endcap w/drivethru; 2740 right endcap  
Occupancy: NOW!  
Benefits: Brand new construction; high visibility from Hwy 9 in South Forsyth; New center with great rental rates and TI!  
Description: Brand new center now open in South Forsyth County! Located near two golf course upscale neighborhoods totaling over 1,000+ homes ... from \$400's-\$3MM+! Adjacent to brand new, under construction town home community! Booming area yet ground floor opportunity so get in early!

2006 Demographics			
	1Mi	3Mi	5Mi
Pop.	7,265	32,608	107,716
Med HH \$	\$89,268	\$82,226	\$87,649
Total Emp.	3,639	46,146	105,707

est 22,000 cars/day on Hwy 9  
**Dinner** side of the road  
5912 Atlanta Hwy(HWY 9) (just N of McFarland)  
Alpharetta, GA 30004

Site  
**8**



Space Available: BTS or Ground Lease or will build 6,000 sq.ft. with 2 endcaps  
Occupancy: Late Summer 2008  
Benefits: Brand new construction; high visibility from Hwy 371/Post Road in South Forsyth; At PIN Corner **across from Vickery!**  
Description: Brand new center now open in South Forsyth County! Located near two golf course upscale neighborhoods totaling over 2,000+ homes ... from \$400's-\$3MM+! Adjacent to brand new, under construction Mixed Use (Vickery) community! Booming area yet ground floor opportunity so get in early!

2006 Demographics			
	1Mi	3Mi	5Mi
Pop.	3,832	24,812	51,018
Avg HH \$	\$119,990	\$101,960	\$95,110
Total Emp.	1,325	6,600	33,918

**Dinner** side of the road  
Corner of Post Rd/Hwy 371 and Majors Rd.  
Cumming, GA 30040

Site  
**9**



Space Available: BodyPlex Fitness Anchored Center! 19,000 sq. ft. add'l space with DRIVETHRU AVAILABLE!  
Occupancy: Late Spring 2008  
Benefits: Now under construction! Bethelview widening imminent; visibility to major Highways! **Large Anchor-BodyPlex Fitness 25,000+ sq.ft.**  
Description: Located **next to Ingles-Anchored Center** and just South of new Publix-Anchored Center! GREAT visibility and access from 3 MAJOR Roads - GA Hwy 400, Hwy 9, and faces Hwy 141/Bethelview Road! Absolutely BOOMING area!

2006 Demographics			
	1Mi	3Mi	5Mi
Pop.	2,533	18,871	55,622
Med HH	\$75,961	\$78,277	\$80,980
Total Emp.	694	8,502	43,153

**Dinner Side**  
5900 Block Bethelview Road (East Side)  
Cumming, GA 30040

Site  
**10**



**Next to Avenue Forsyth**

Space Available: Up To 20,000 sqft Anchor Space plus up to 20,300 sq. ft. add'l space with DRIVETHRU AVAILABLE!  
Occupancy: Summer 2008  
Benefits: Under Construction! Located one parcel north of Hwy 141 and the new Cousin's Avenue Forsyth 500k sq.ft. outdoor mall!  
Description: Absolutely BOOMING area with thousands of homes under construction in the area. Established 1,000+ home Windermere just North of the Center. Join signed tenants including CiCi's Pizza, Donut Connection, and more!

2006 Demographics			
	1Mi	3Mi	5Mi
Pop.	2,533	18,871	55,622
Med HH	\$75,961	\$78,277	\$80,980
Total Emp.	694	8,502	43,153

**Breakfast Side**  
Corner of Ronald Reagan Parkway and Brannon Road - Lighted Intersection

Site  
**11**



Space Available: Up To 50,000sqft Anchor Space plus up to 50,265 sq. ft. add'l space with Endcaps and other anchor space available  
Occupancy: Late Summer 2008  
Benefits: **Next door to Super Walmart!** Located on Hwy 141 at entrance to Laurel Springs Golf Club and **next to Publix anchored center!**  
Description: Some of the BEST demographics around! Awesome location between Brookwood 1/4 mile north and John's Creek 1/2 mile south! Shared access with new Super Walmart and multiple **LIGHTED intersections!**

2006 Demographics			
	1Mi	3Mi	5Mi
Pop.	5,560	52,067	126,222
Med HH	\$133,169	\$145,043	\$130,655
Total Emp.	3,305	17,330	61,699

**Dinner Side next to Super Walmart!**  
3141 Peachtree Parkway/Hwy 141  
Suwanee, GA 30024

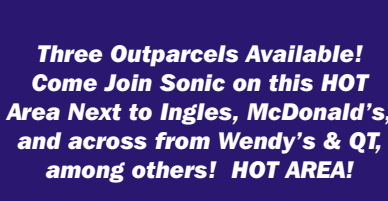
Site  
**12**



Space Available: 1,400-12,000 space planned  
Occupancy: Fall/Winter 2008  
Benefits: Now Preleasing! Awesome visibility to major Highways!  
Description: Awesome traffic! Faces Hwy 20 at Sanders Road!

**Dinner Side**  
900 block of GA 20  
Cumming, GA 30041

Site  
**13**



**Three Outparcels Available!  
Come Join Sonic on this HOT  
Area Next to Ingles, McDonald's,  
and across from Wendy's & QT,  
among others! HOT AREA!**

Space Available: 1,400-18,000 space/anchor space w/2 drive thru's, 3 total outparcels also available for sale, ground lease, or Build-to-suit  
Occupancy: Summer 2008  
Benefits: Now Preleasing! Awesome visibility to major Highways! **Shadow-anchored by Kroger and Ingles** among others! Awesome traffic!  
Description: Located next to Ingles-Anchored Center, across from Kroger-anchored center, and just West of new Publix-Anchored Center! GREAT visibility and access from 3 MAJOR Roads - GA Hwy 400, Hwy 369, and faces Hwy 306 at Freedom Parkway! Across from QuikTrip, Eckerd, Waffle House and Wendy's too!

2006 Demographics			
	1Mi	3Mi	5Mi
Pop.	704	12,519	32,421
Med HH	\$63,157	\$60,714	\$62,084
Total Emp.	947	5,326	12,073

**Breakfast Side**  
2847 Hwy 306/Keith Bridge Road  
Cumming, GA 30041