

Property Summary

Brookside Station is the 24,784 square foot shopping center located at the **signalized intersection** of Old Milton Parkway and Alexander Drive in Alpharetta, Georgia.

Center is about to undergo major renovations:

- **New Exterior Paint**
- **Storefront and Awnings Upgrades**
- **Parking Lot Upgrades**

Positioned at a lighted hard corner on highly trafficked Old Milton Parkway (**Traffic Counts of 53,020 VPD**).

Alpharetta is ranked as having the 2nd highest Median Household Incomes in Georgia, currently at \$129,052.

Located behind the property is North Point Community Church, which hosts over 285,000 annual visitors.



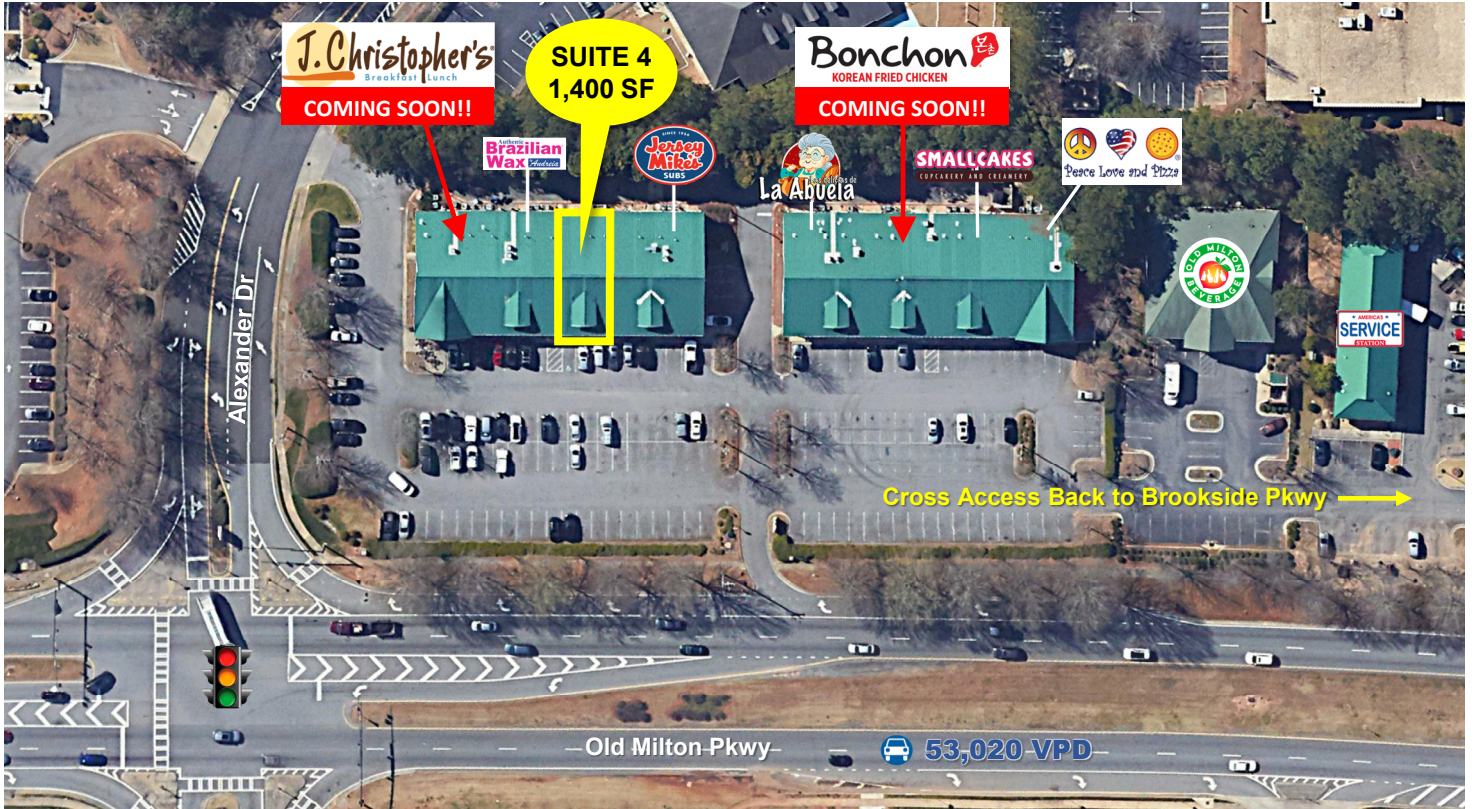
TRAFFIC COUNTS
53,020 VPD – Old Milton Pkwy
151,285 VPD – Georgia 400

	1-Mile	3-Mile	5-Mile
Total Population:	10,091	85,867	210,126
Total Employees:	6,111	56,047	122,377
Median HH Incomes:	\$116,994	\$129,052	\$122,628

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.

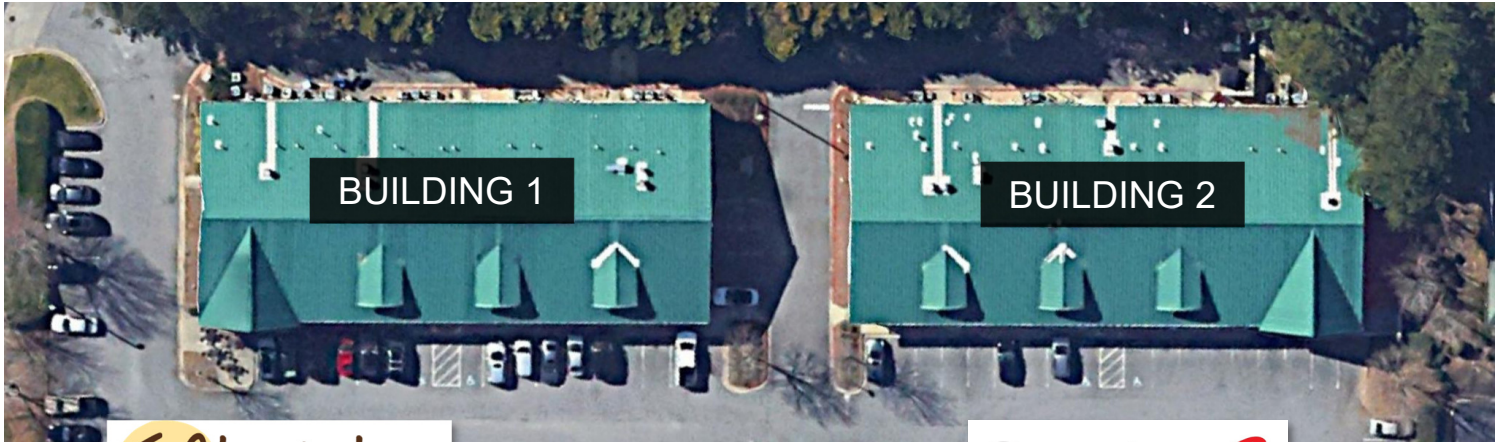
BROOKSIDE STATION

Property Aerial & Pictures



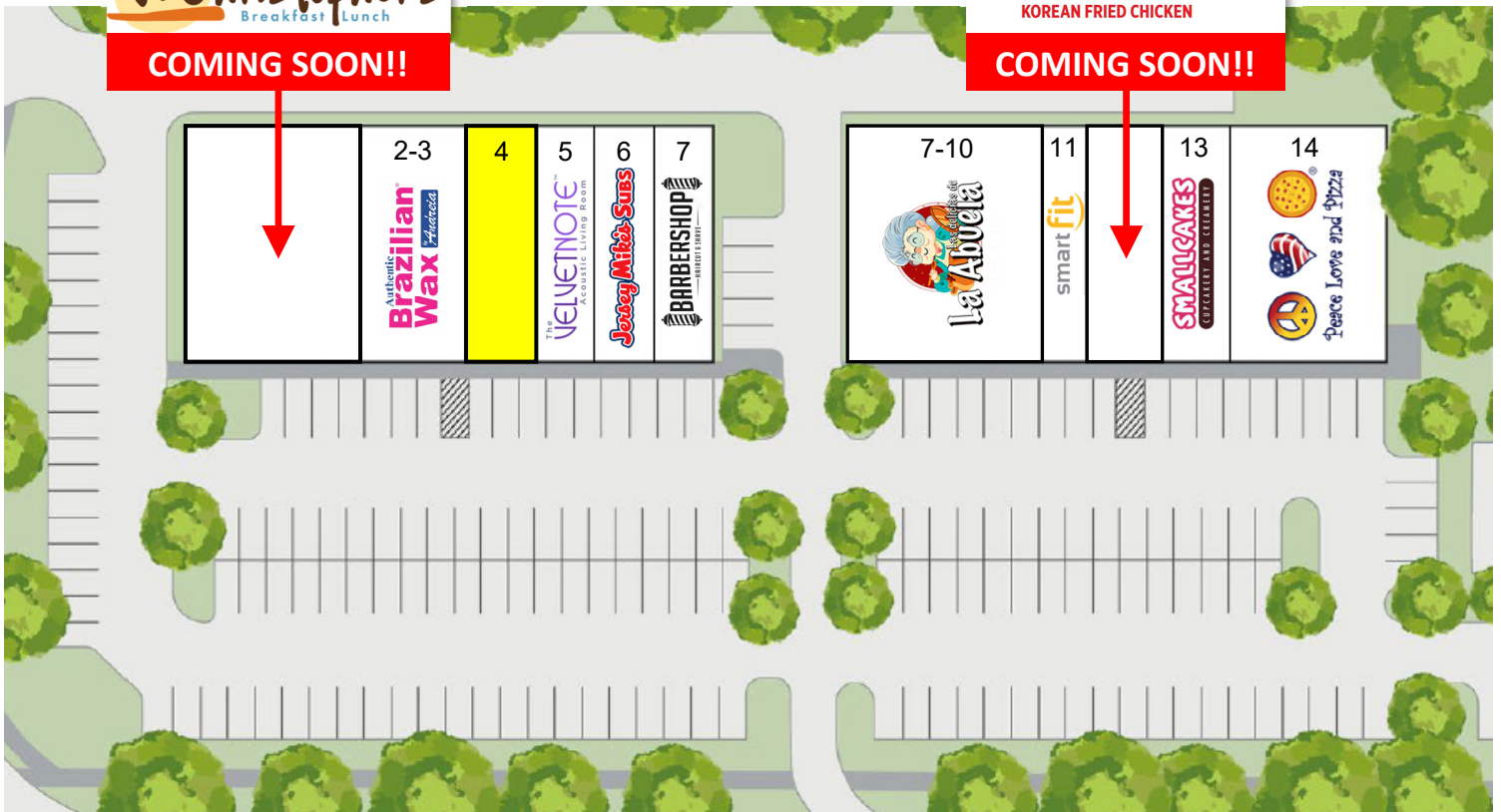
MAJOR FACADE RENOVATIONS





J. Christopher's
Breakfast | Lunch
COMING SOON!!

Bonchon
KOREAN FRIED CHICKEN
COMING SOON!!



UNIT	TENANT	SIZE (SF)
1	J. Christopher's	3,978
2-3	Brazilian Wax by Andrea	2,380
4	AVAILABLE	1,400
5	The Velvet Note	1,400
6	Jersey Mike's	1,400
7	The CUT Barbershop	1,400

UNIT	TENANT	SIZE (SF)
7-10	La Abuela	4,340
11	Smart Fit	1,065
12	Bonchon Korean Chicken	1,521
13	SmallCakes	1,400
14	Peace, Love, and Pizza	3,500