

# THE GATHERING ALPHARETTA

Haynes Bridge Rd & Morrison Pkwy | Alpharetta, GA 30009

RETAIL SPACE FOR LEASE



## DEMOGRAPHICS

### POPULATION



1 Mile	6,489
3 Mile	73,899
5 Mile	206,564

### HOUSEHOLDS



1 Mile	3,103
3 Mile	28,137
5 Mile	77,605

### DAYTIME POPULATION



1 Mile	22,494
3 Mile	140,635
5 Mile	263,779

### AVG. HOUSEHOLD INCOME



1 Mile	\$153,223
3 Mile	\$159,942
5 Mile	\$167,429

### DAILY TRAFFIC COUNT



<b>Haynes Bridge Rd</b>	42,800 AADT
<b>Morrison Pkwy</b>	23,600 AADT

## PROPERTY OVERVIEW

- **AVAILABLE RETAIL SPACE:** 5 buildings ranging from 3,500 - 18,200 SF with opportunity for 2nd level restaurant patio space
- The Gathering Alpharetta is a new 25-acre BrockBuilt mixed-use master planned development with an activated central green
- Located in the heart of affluent Alpharetta (named by Forbe's #1 place to move)
- Parking: 331 structured and 69 surface; 100 structured (offsite)
- 41,000 SF of retail space directly on the AlphaLoop - a multiuse path looping through Alpharetta and tying to Downtown Alpharetta, Avalon and the North Point District - estimated to deliver Q4 2023
- Project includes 140 Townhomes from the \$400,000s and 39 Single Family Homes from \$1.2M



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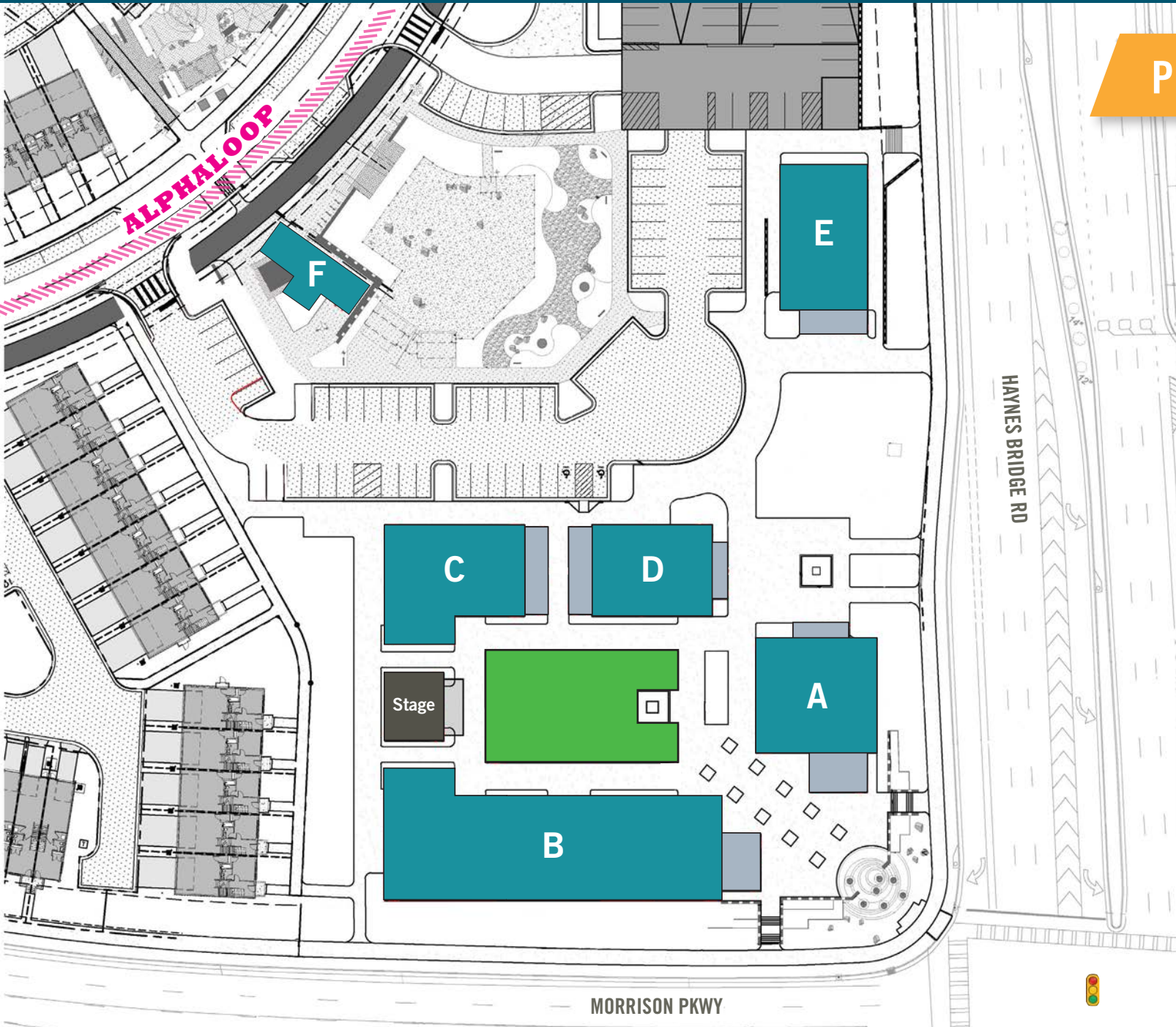
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#TogetherOneTeam





PROPOSED SITE PLAN



COMMERCIAL VILLAGE

Building A	up to 7,400 SF
Building B	up to 18,200 SF
Building C	up to 8,000 SF
Building D	up to 6,000 SF
Building E	up to 6,800 SF
Building F	up to 3,500 SF

RETAIL PARKING

Deck: 250 spaces    Surface: 69 spaces

RESIDENTIAL UNITS 175 TOTAL

Townhomes: 140 Units	Single Family: 39 Units
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**ALPHARETTA CITY CENTER**

natural body CITIZEN  
JINYA JYME  
CHIRINGA Kilwins  
highland bakery VITALITY BOWLS  
Dress Up SHADE  
Chic perched HEMLINE HOLMES  
Lopez Southern Local CORE57  
NaanStop Anna Bella FINE LINGERIE

**Downtown Alpharetta**

Crust  
Da Vinci's  
SUBWAY  
Publix

Urban HARDWARE  
SHAKE SHACK  
Cleave & Cork  
Starbucks  
ups  
Twist  
salona by jc

PONKO CHICKEN  
FAIRWAY SOCIAL  
JULY MOON  
BODYBAR

RUTH'S CHRIS STEAK HOUSE

VILLAGE TAVERN  
Szechuan Kitchen Craft Bar

AVALON  
KONA GRILL  
True Food  
ANTIGO  
Superica  
Rami's NICHEN  
OAK  
Callitta  
BARLEY GARDEN  
ME BAR  
South City  
DISTRICT III

REGAL  
WHOLE FOODS MARKET  
TESLA

**SITE**

THE GATHERING  
ALPHARETTA

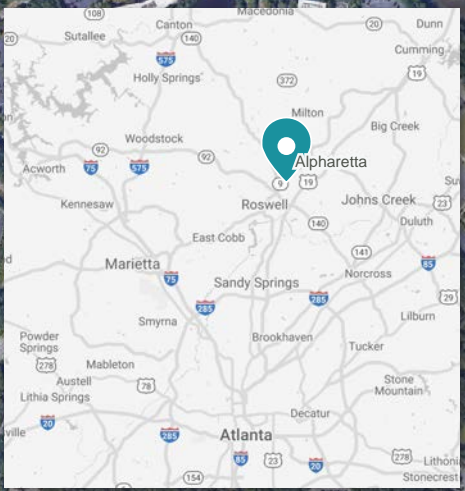
**ALPHA LOOP**

- OUTER LOOP
- INNER LOOP

23,600 AADT

42,800 AADT

178,000 AADT



AMERIS BANK  
AMPHITHEATRE









## DRIVETIME DEMOGRAPHICS

	5-Min	10-Min	15-Min
<b>POPULATION</b>			
Population (2022)	16,933	149,992	362,521
Projected Population (2027)	18,768	159,701	386,655
Median Age (2022)	36.2	36.8	37.8
<b>DAYTIME POPULATION</b>			
Workers	48,140	157,518	287,805
Residents	6,983	67,336	167,661
<b>HOUSEHOLDS</b>			
Households (2022)	7,921	57,648	138,332
Projected Households (2027)	8,743	61,090	146,753
Average Household Size (2022)	2.13	2.60	2.61
<b>AVERAGE HOUSEHOLD INCOME</b>			
Average Household Inc (2022)	\$146,520	\$153,815	\$166,784
Median Household Inc (2022)	\$109,606	\$114,046	\$122,155
<b>MEDIAN HOME VALUE</b>			
			\$447,463

