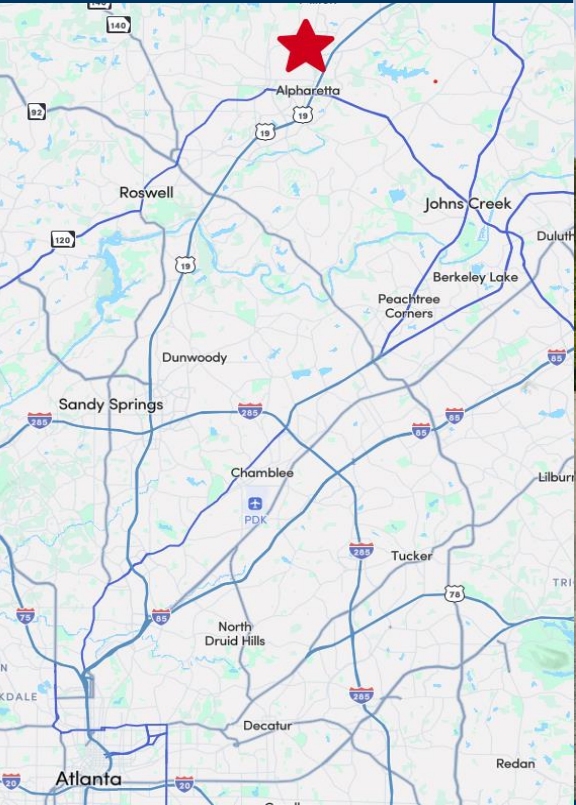


Centre Stage at Windward

5230- 5250 Windward
Parkway Milton, GA,
30004



Leasing Contacts

Allie Hodge Motz
678-501-5342
ahodge@riverwoodproperties.com

Lexi Parks
770-955-7660
lexi@riverwoodproperties.com

riverwoodproperties.com

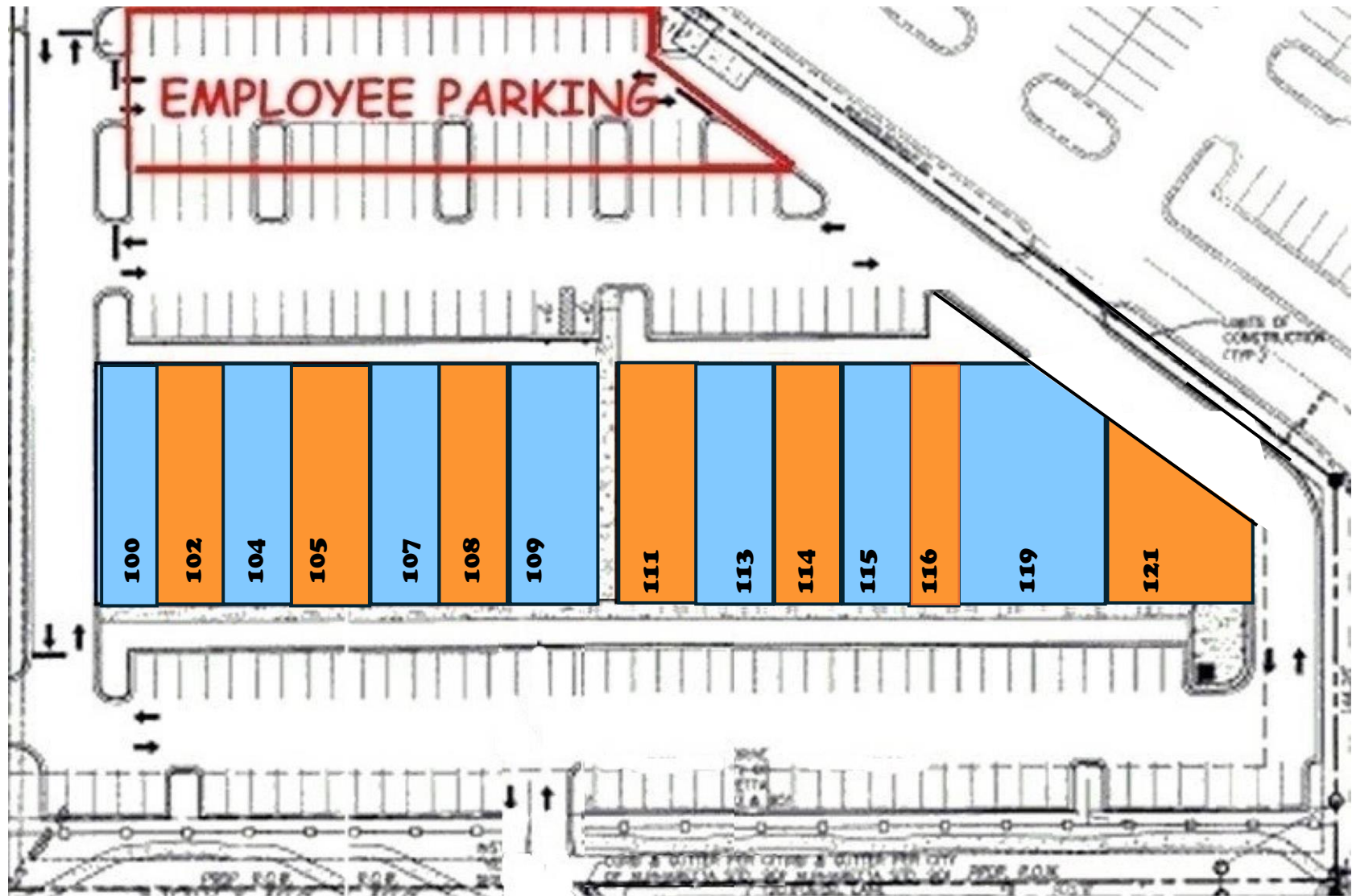
Property Highlights

- Located in one of the wealthiest neighborhoods in the Atlanta area
- Center Stage at Windward is situated on a prominent 470-foot frontage of Windward Parkway, which connects 400 and Alpharetta Highway 9 and is the area's main east-west transportation route
- Highly visible site with a hard signalized intersection traffic 48,000 + AADT
- Off interstate 400 with 105,000+ AADT
- Next to a Walmart, Costco, and Home Depot
- Retail Space Available | 100% Leased

Centre Stage at Windward

TENANTS

100	For Eyes	1,800
102	Nothing Bundt Cakes	2,000
104	Five Guys	2,200
105	Flippin Pizza	2,400
107	Cellarius	1,600
108	Stretch Zone	1,600
109	Panada Express	2,400
111	Bang Bang Katsu	2,400
113	Dumond Creamery	1,600
114	Waxing the City	1,600
115	Palm Beach Tan	2,800
116	Canna Wellness	1,840
119	Claw Boba	2,885
121	Chipotle	2,600
GLA:		29,725 SF
Availability:		100% Leased



CENTRE STAGE AT WINDWARD

Site Plan

AREA DEMOGRAPHICS



2024
Population

1 MILE	8,956
3 MILE	64,706
5 MILE	167,279



2024 Daytime
Population

1 MILE	223,815
3 MILE	2,445,911
5 MILE	4,854,308



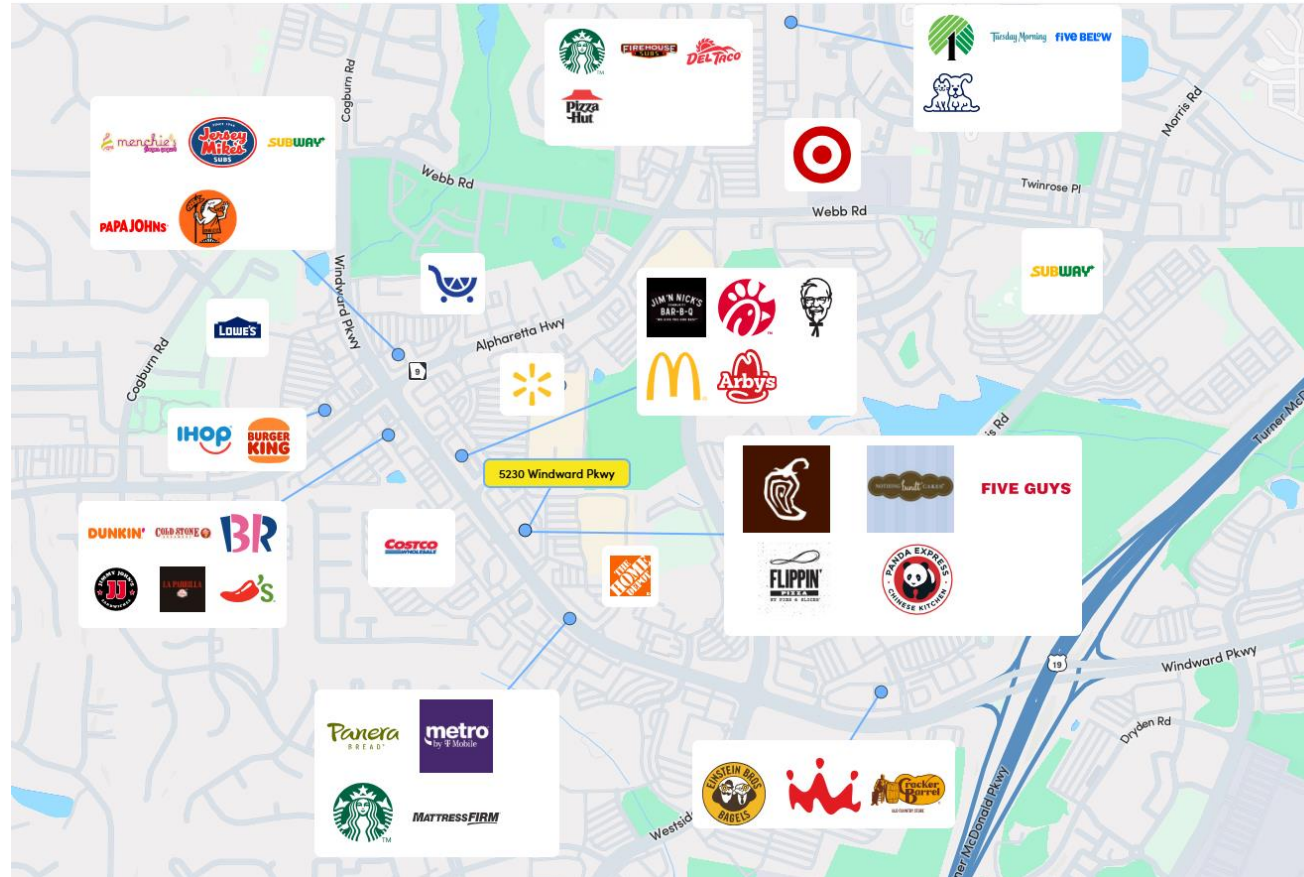
Household 2024

1 MILE	3,734
3 MILE	25,388
5 MILE	60,683



2024 Household
Income

1 MILE	\$146,300
3 MILE	\$175,600
5 MILE	\$193,000



CENTRE STAGE AT WINDWARD

Trade Area Overview

