

FOR LEASE & FOR SALE

5580

WINDWARD PARKWAY

ALPHARETTA, GA 30004

2nd Generation Restaurant Space  
±10,000 Square Feet



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CRE



# Executive Summary

EB Mason CRE & Colliers is pleased to present the opportunity to acquire 5580 Windward Parkway, Alpharetta, Georgia, a compelling value user investment opportunity in North Alpharetta, one of Silicon Valley of the South's most desirable and supply-constrained sub-markets. The property consists of a well-located one-story restaurant totaling **±10,000 square feet**, situated on a generous **±1.61 acre parcel**. The asset benefits from exceptional proximity to premier retail, dining, and lifestyle amenities, including walking-distance access to local amenities, close proximity to Central Alpharetta as well as immediate connectivity via Interstate 19. The Property is currently 100% leased, offering investors and users significant upside through lease-up and repositioning strategies. The building features market ready restaurant, making the property highly attractive to professionals, and boutique users seeking flexible footprints in a high-barrier-to-entry location.

## INVESTMENT HIGHLIGHTS

### Exceptional Location

- Prime Alpharetta address near premier shopping, medical, school and entertainment
- Immediate access to Interstate 19
- Surrounded by housing and affluent neighborhoods

### Strong Market Fundamentals

- Highly desirable North Atlanta sub-market
- Robust demographics and income profiles
- Consistent tenant demand for restaurants
- Located within a hitech area considered the Technology Capital of the South.



**18+**  
SHOPS

**40+**  
RESTAURANTS

**30+**  
SERVICES

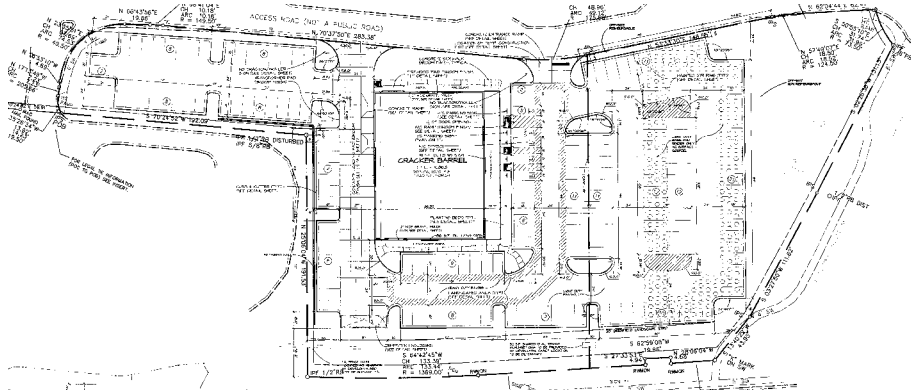
**8+**  
AUTO

# Property Overview

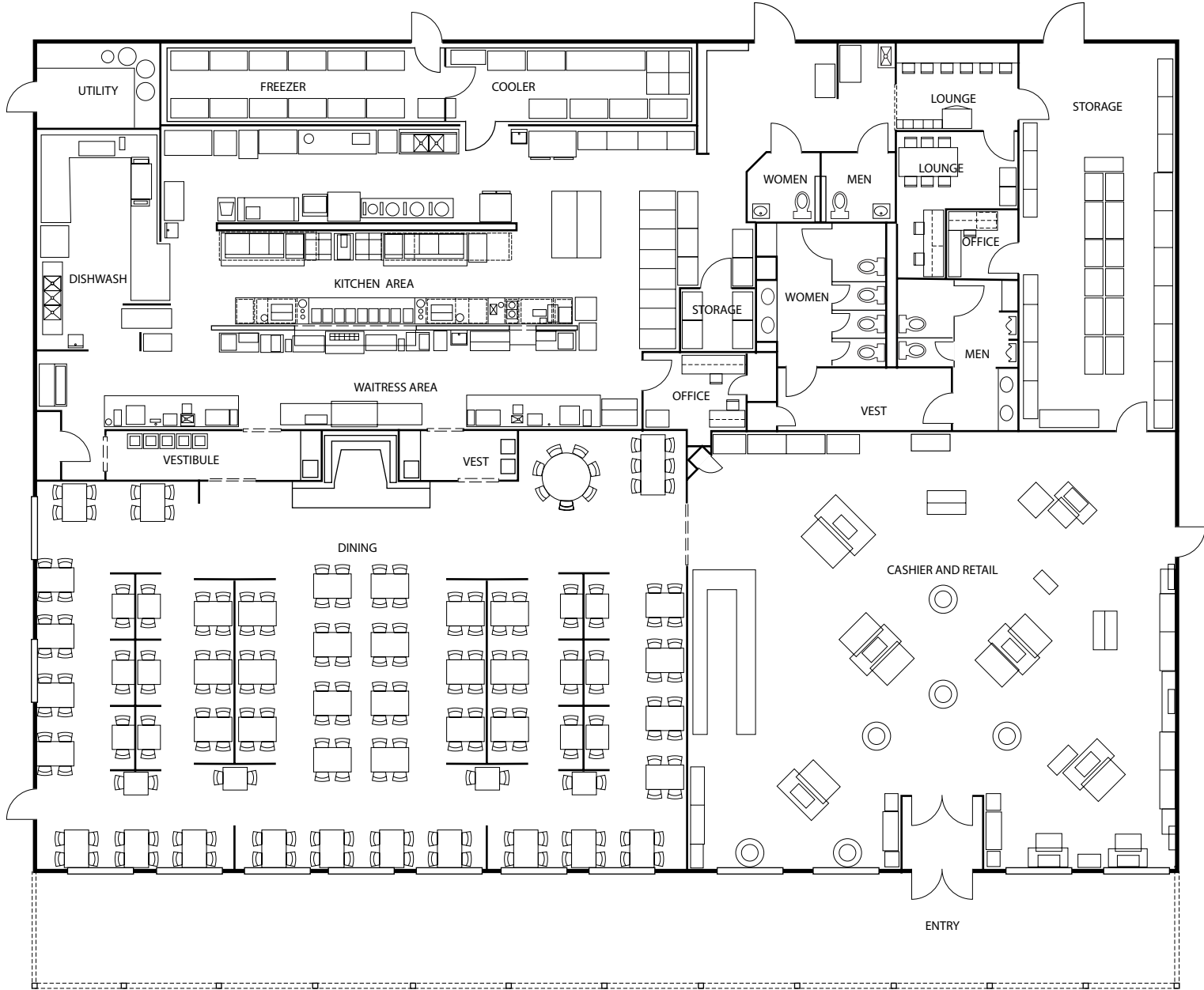
**5580 WINDWARD PARKWAY, ALPHARETTA, GA 30004**

Building: ±10,000 SF Two-Story Office  
Lot: ±1.61 Acres (±70,132 SF)  
Tenancy: Vacant 8/31/26  
Condition: Market Ready  
Parking: 83 Standard Stalls  
3 ADA Stalls  
Location: Exceptional proximity to premier retail, dining and life-style amenities, including walking distance access to Santana Row and Westfield Valley Fair, as well as immediate connectivity via Interstate 19.  
Year Built: 2006  
Zoning: C-2  
Approved Uses: [Click to Download PDF](#)  
Traffic Count: Windward Parkway ADT 40,300  
APN: 22-5450-1187-065

## DO NOT DISTURB TENANTS



# Floor Plan



# Building Photos



# Area Overview

## ALPHARETTA GA

Whether you're new to Alpharetta or a lifelong resident, there's just so much to discover in this beautiful and vibrant Southern city. Alpharetta truly has it all. A unique blend of excellent schools, incredible job opportunities, great shopping and cultural events, and abundant green space. Through all of its progress, the city has kept its down-to-earth character, which may be why people who live here usually stay here. And why there's always something new and exciting happening.

Perfectly positioned between the enchanting and adventurous North Georgia Mountains and the vibrant international city of Atlanta, Alpharetta conveniently gives you quick access to more than 300 things to do. Alpharetta is located 36 miles from Hartsfield-Jackson Atlanta International Airport.

## THE MARKET

Alpharetta, GA, known as the "Technology Capital of the South," hosts over 700 tech companies, including major firms like Microsoft, LexisNexis, McKesson, Verizon Wireless, Equifax, HP, ADP, and UPS. The city features significant IT, software, biotech, and health tech firms, supported by numerous enterprise data centers and a strong local tech ecosystem.

### NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HH INCOME



DAYTIME  
POPULATION

	POPULATION	AVERAGE HH INCOME	DAYTIME POPULATION
1 MILE	7,136	\$138,805	29,035
3 MILES	72,343	\$186,530	121,416
5 MILES	177,703	\$201,855	248,806



# Nearby Amenities



## RESTAURANTS

Wing Wing Cafe  
Betos Tacos The Original  
Pancake House  
Cabernet Steakhouse  
ODOBA Mexican Eats  
Pista House  
Smoothie King  
Smash Burger  
Norexita Tea  
Curry Pizza House  
Bao Gogo  
Einstein Bros. Bagels  
Thai Squared  
HotBreads Eatery & Bakery  
BurgerFi  
Luci's Ristorante Italiano

Little Tokyo  
Such & Grill  
Roam Alpharetta  
Nalan Indian Cuisine  
Subway  
Sushi Nami  
Khan's Kitchen  
Nahm Fine Foods  
Taziki's Mediterranean Cafe  
Volcan Sushi and Ramen  
Vinny's on Windward  
Taste the Flavor Brunch Bar  
Local Expedition  
Wood Fired Grill  
Panera Bread  
Sarku Japan

Willy's Mexican Grill  
Chipotle Mexican Grill  
Dumont Creamery  
Panda Express  
Nothing bundt Cakes  
Five Guys  
McDonalds  
Brindavan Cafe  
Chic-Fil-A  
Jim 'N Nick's BBQ  
7 Brew Coffee  
Knuckles Hoagies ( Walmart)  
Cake World  
Yan's Cafe  
Express Wings & More  
Menchie's Frozen Yogurt

Little Caesar's Pizza  
Lin's Chinese Cuisine  
Ippolito's (Italian)  
Mambo's Cafe  
Burger King  
Fuel Coffee Roasters  
Jimmy John's  
Charminar Indian Restaurant  
Taco Mac Taqueria Taquito Express  
First Watch (Breakfast)  
Connors Steak & Seafood  
Kakatiya Indian Kitchen  
Aunty's Kitchen  
Just Love Coffee Cafe  
Shodo Ramen & Sushi

Dunkin  
Red Chilez Indian Cuisine  
Bobby G's Chicago Eatery  
Dumpling Master | Bubble Tea & Noodles  
Rice and Spice Thai Sushi  
Caribou Coffee  
Cafe Lavande  
Brooklyn Joe's Pizza Pasta  
La Parrilla Mexican Rest.  
Revolving Sushi Factory  
Mellow Mushroom  
Ya Man Jamaican Cuisine  
J Christopher's  
Lagham Express  
Firefly

Secreto Kitchen & Bar  
Starbucks  
Tarahumata Mexican Grill  
Waffle House  
Bezona  
Popeye's  
Schotzsky's / Cinnabon  
Caribbean Fiesta  
Shibam Coffee  
Blockbuster Cafe & Bakery  
Georgia Potato Factory  
Smoothie King  
Boarding Pass Coffee



## SHOPS

Florist at Windward  
Pure Reef  
Be Jewel  
Giant Sports Cards  
All Time Wine & Spirits  
Walgreens  
The Home Depot  
Verizon  
Top Shelf Liquors

Davids Vacuums  
Line Art Studio  
Primo Water Exchange  
McMichael & Gray PC  
Madurai Foods Inc  
goGlow  
Ez Agape  
The UPS Store  
All in One Exteriors

MoneyGram  
Kroger  
Hand & Stone Massage  
Mane Cove Hair  
Image Studios  
Beloved Hair Studio  
Wolcow Gaming  
Martin's Firearms  
Costco

Home Fashion Interiors  
Queen of Hearts  
Antiques & Interiors  
Suvudha International Market  
Shades of Color Salon  
Lux Barber Shop  
Target  
Bath & Body Works  
Petco

Dollar Tree  
Golftec  
Aldi  
Posh Nails  
Mattress Firm  
AT&T Store  
Ritual The Salon  
Sally Beauty  
Five Below

Gretchen's Hallmark  
Super Games  
Kohl's  
Activate Games



## SERVICES & AUTO

Skin Envy Aesthetics  
Phoenix Salon Suites  
Salon Da'jour Barber & Beauty Bar  
Hair Messy  
Spring Studio  
Divinity Loc/d Rooted  
Tamara's Shear Artistry  
Classic Nails Alpharetta  
Skin Affair  
Resha Barber Shop  
Lashes by Ju  
Legacy Lengthz  
A-1 Driving School  
Wash Me Fast  
California Hand Car Wash  
Safelite Auto Glass

Lucky's Taxi and Car Care Srv  
Discount Tires  
Caliber Car Wash  
Titanium Dental  
Mooching Beauty Salon  
Massage Envy  
Sola Salon Studios  
District Hair Studio 124  
One Beauty Spa  
LA Fitness  
Deerfield Cleaners  
The Salty Mane  
Corporate Head Shots ATL  
Bangkok Boxing Fitness  
Flynn's Quick Ed  
Royal Banquet Hall  
Georgia's Own

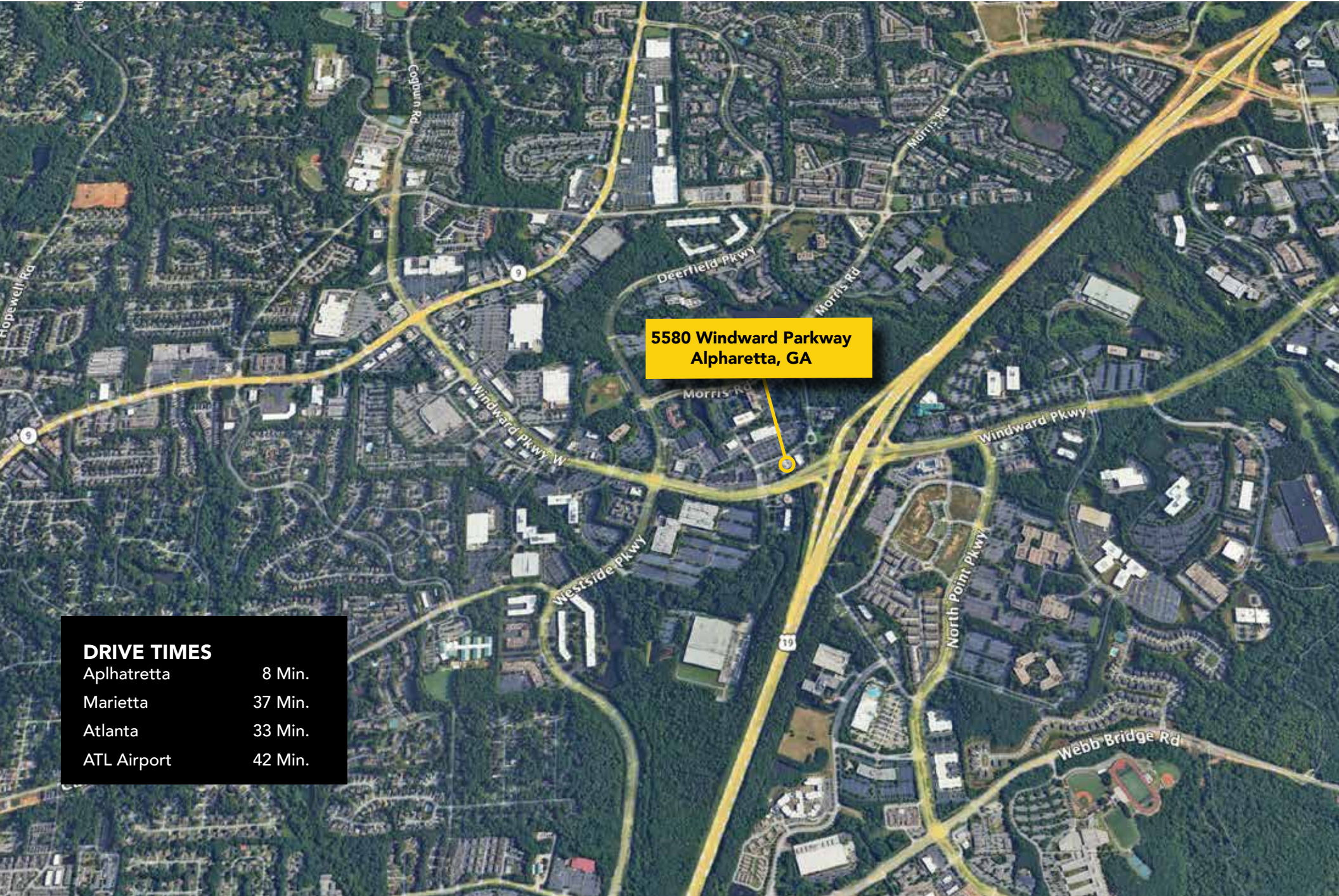
Credit Union  
Trust  
Masters Barbershop  
Live Fit  
For Eyes  
Canna Wellness  
Cellairs  
Heavenly Pet Spa  
Lotus Animal Hospital  
Eye Level  
H&R Block  
Bank of America  
Chase Bank  
Navy Federal Credit Union  
PNC Bank  
Courtyard by Marriott  
Hampton Inn

Hilton  
Atlanta Marriott  
Hyatt Place  
Comfort Inn  
Sonesta ES Suite  
Holiday Inn Express  
DoubleTree by Hilton  
Easyvet Veterinarian  
KeyMe Locksmiths  
Renascent Bank  
QuickTrip  
Peachtree Immediate Care  
Firestone Complete  
Auto Care  
AutoZone Auto Parts  
Express Oil Change  
Tides Mobile Vet

American Landscaping Serv.  
Advance Auto Parts  
Milton Self Storage  
Cube Smart  
U-Haul  
Extra Space Storage  
Public Storage  
Safe-Dry Carpet Cleaning  
Mavis Tire & Brakes  
Ankle & Foot Centers  
of America  
Planet Fitness  
123 Total Fitness  
Georgia Orthodontics  
Hotworx (fitness)  
Ameris Bank  
Arrow Exterminators

Urban Air Trampoline and Adventure Park  
Windward Cleaners  
The UPS Store  
Hilton Garden Inn  
Shell  
Windward Cleaners  
Helium Comedy Club  
Ukrainian National Federal Credit Union  
Extended Stay America  
Northside/Alpharetta  
Medical Campus  
Sonesta ES Suites Atlanta  
Orangetheory Fitness

# Aerial Map



**5580 Windward Parkway  
Alpharetta, GA**

<b>DRIVE TIMES</b>	
Aplhatretta	8 Min.
Marietta	37 Min.
Atlanta	33 Min.
ATL Airport	42 Min.

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