



THE VILLAGE AT CROOKED CREEK

6300 Atlanta Highway, Alpharetta, GA 30004



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From Left Side Of Building

The Village At Crooked Creek

\$10.50 - \$13 /SF/Year

Motivated landlord is offering extremely low starter base rent to help offset startup costs. 15,550 SF center under new management. Recently renovated monument sign. Painting exterior building, sealing and restriping the parking lot will be coming soon! Large parking lot, great location in Alpharetta on Hwy 9 (Atlanta Hwy), 1 mile South of McFarland. Great neighborhood demographics and new elementary school going up across the street. Landlord will provide a white box finish. Current tenants are: Mexican Restaurant, Nail Salon, Dry Cleaner, Minuteman Press Printing and Optometrist Max continuous space 7,150 SF Min divisible 1,300 SF

Total Space Available:	7,150 SF
Rental Rate:	\$10.50 - \$13 /SF/Year
Min. Divisible:	1,300 SF
Max. Contiguous:	7,150 SF
Property Type:	Retail
Property Sub-type:	Strip Center
Building Size:	15,550 SF
Gross Leasable Area:	15,550 SF
Lot Size:	2 AC

Space 104

1

Space Available	3,250 SF
Rental Rate	\$10.50 - \$13 /SF/Year
Space / Lot Type	Strip Center
Max. Contiguous	7,150 SF
Lease Type	NNN

Space 106

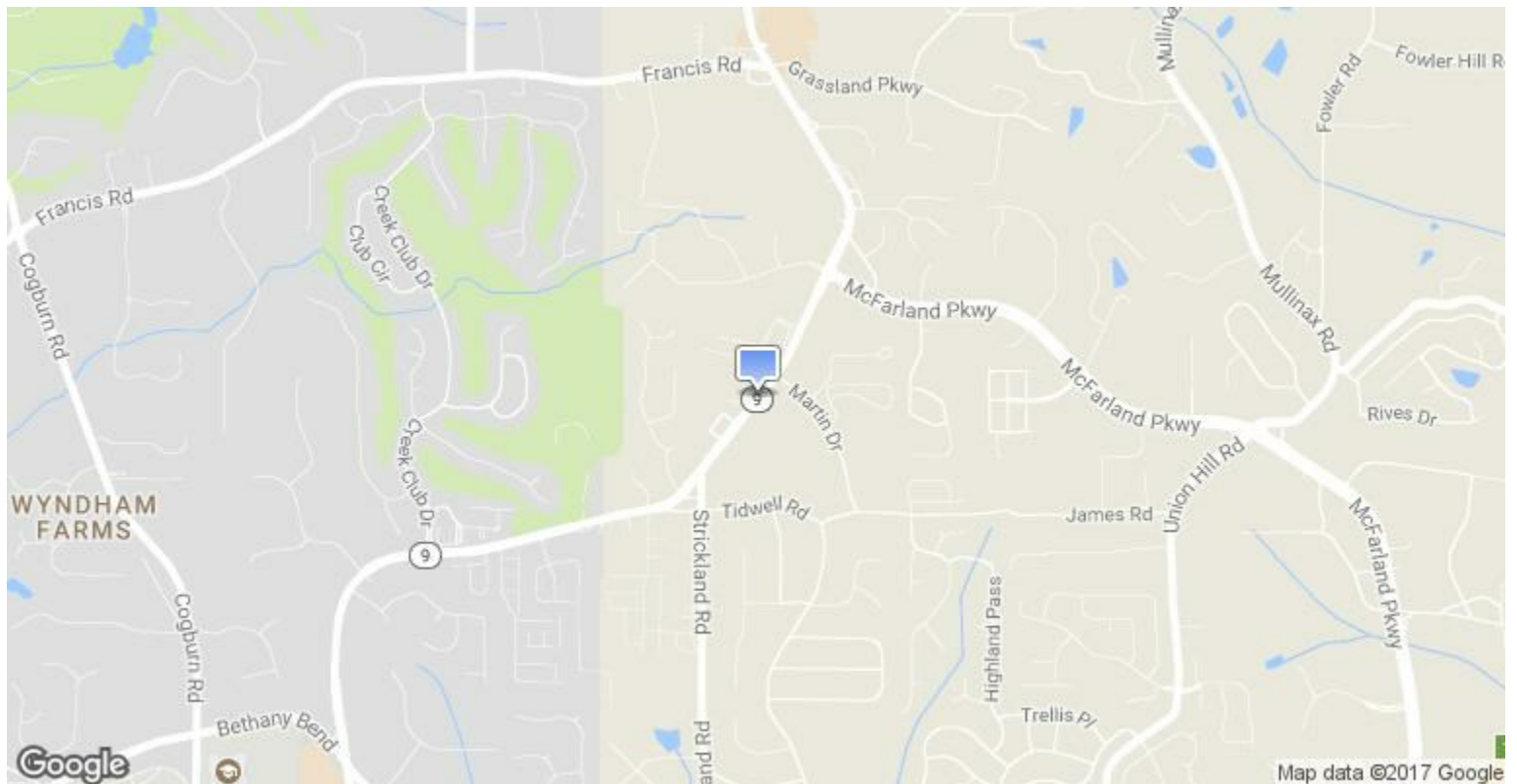
2

Space Available	2,600 SF
Rental Rate	\$10.50 - \$13 /SF/Year
Space / Lot Type	Strip Center
Max. Contiguous	7,150 SF
Lease Type	NNN

Space 105

3

Space Available	1,300 SF
Rental Rate	\$10.50 - \$13 /SF/Year
Space / Lot Type	Strip Center
Max. Contiguous	7,150 SF
Lease Type	NNN



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Hwy 9 (Atlanta Hwy), 1 mile South of McFarland. Next to a \$600-900K subdivision.
Elementary School to be built across the street.

Property Photos



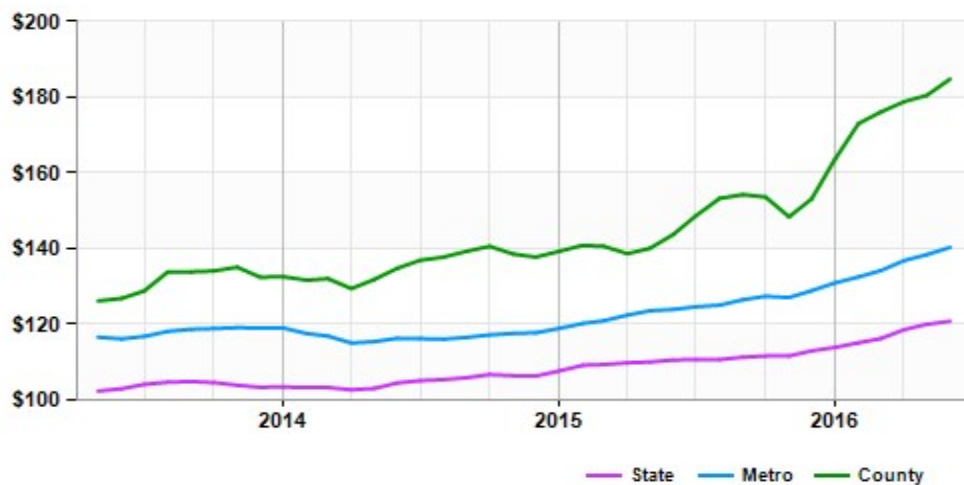
Large Parking Lot



Sign Located On Street

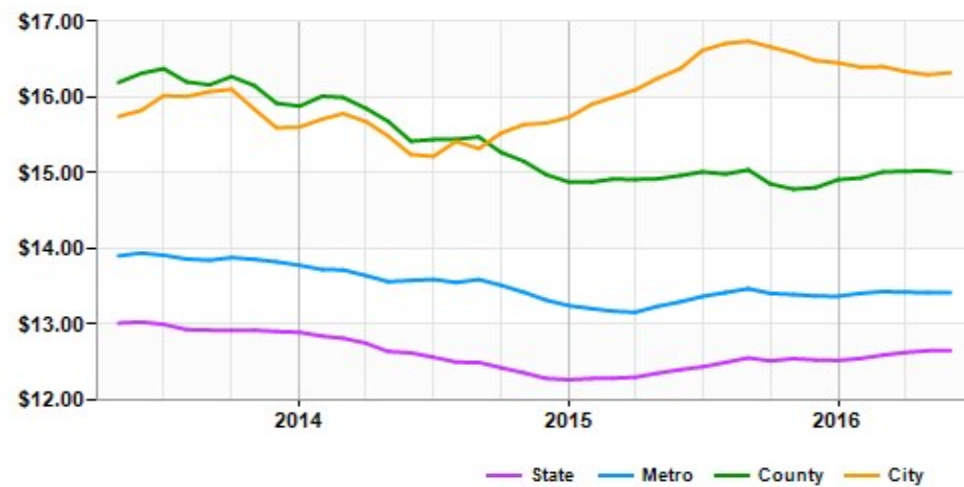
Market Trends

Asking Prices Retail for Sale Alpharetta, GA (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$121	+4.0%	+9.3%
Metro	\$140	+4.6%	+13.2%
County	\$185	+5.0%	+28.5%

Asking Rent Retail for Lease Alpharetta, GA (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$12.65	+0.5%	+2.0%
Metro	\$13.42	-0.1%	+0.9%
County	\$15.00	-0.1%	+0.3%
City	\$16.32	-0.5%	-0.3%

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	2,650	20,094	55,057
2015 Female Population	2,681	20,876	56,449
% 2015 Male Population	49.71%	49.05%	49.38%
% 2015 Female Population	50.29%	50.95%	50.62%
2015 Total Population: Adult	3,979	29,890	78,924
2015 Total Daytime Population	11,188	70,892	150,400
2015 Total Employees	8,699	48,622	86,065
2015 Total Population: Median Age	35	35	37
2015 Total Population: Adult Median Age	42	44	46
2015 Total population: Under 5 years	449	2,982	7,225
2015 Total population: 5 to 9 years	398	3,204	9,692
2015 Total population: 10 to 14 years	351	3,359	10,772
2015 Total population: 15 to 19 years	284	2,568	8,049
2015 Total population: 20 to 24 years	316	1,781	4,115
2015 Total population: 25 to 29 years	419	2,843	5,482
2015 Total population: 30 to 34 years	492	3,533	7,069
2015 Total population: 35 to 39 years	481	3,501	8,498
2015 Total population: 40 to 44 years	546	3,953	11,121
2015 Total population: 45 to 49 years	386	3,419	10,422
2015 Total population: 50 to 54 years	337	3,048	9,184
2015 Total population: 55 to 59 years	282	2,108	6,334
2015 Total population: 60 to 64 years	204	1,583	4,608
2015 Total population: 65 to 69 years	140	1,269	3,631
2015 Total population: 70 to 74 years	115	770	2,391
2015 Total population: 75 to 79 years	73	497	1,387
2015 Total population: 80 to 84 years	33	299	790
2015 Total population: 85 years and over	25	253	736
% 2015 Total population: Under 5 years	8.42%	7.28%	6.48%
% 2015 Total population: 5 to 9 years	7.47%	7.82%	8.69%
% 2015 Total population: 10 to 14 years	6.58%	8.20%	9.66%
% 2015 Total population: 15 to 19 years	5.33%	6.27%	7.22%
% 2015 Total population: 20 to 24 years	5.93%	4.35%	3.69%
% 2015 Total population: 25 to 29 years	7.86%	6.94%	4.92%
% 2015 Total population: 30 to 34 years	9.23%	8.62%	6.34%
% 2015 Total population: 35 to 39 years	9.02%	8.55%	7.62%
% 2015 Total population: 40 to 44 years	10.24%	9.65%	9.97%
% 2015 Total population: 45 to 49 years	7.24%	8.35%	9.35%
% 2015 Total population: 50 to 54 years	6.32%	7.44%	8.24%
% 2015 Total population: 55 to 59 years	5.29%	5.15%	5.68%
% 2015 Total population: 60 to 64 years	3.83%	3.86%	4.13%
% 2015 Total population: 65 to 69 years	2.63%	3.10%	3.26%
% 2015 Total population: 70 to 74 years	2.16%	1.88%	2.14%
% 2015 Total population: 75 to 79 years	1.37%	1.21%	1.24%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	0.62%	0.73%	0.71%
% 2015 Total population: 85 years and over	0.47%	0.62%	0.66%
2015 White alone	3,413	27,735	81,594
2015 Black or African American alone	534	4,491	8,787
2015 American Indian and Alaska Native alone	41	137	255
2015 Asian alone	689	5,651	15,189
2015 Native Hawaiian and OPI alone	n/a	9	60
2015 Some Other Race alone	490	1,802	2,942
2015 Two or More Races alone	164	1,145	2,679
2015 Hispanic	1,109	4,741	9,033
2015 Not Hispanic	4,222	36,229	102,473
% 2015 White alone	64.02%	67.70%	73.17%
% 2015 Black or African American alone	10.02%	10.96%	7.88%
% 2015 American Indian and Alaska Native alone	0.77%	0.33%	0.23%
% 2015 Asian alone	12.92%	13.79%	13.62%
% 2015 Native Hawaiian and OPI alone	0.00%	0.02%	0.05%
% 2015 Some Other Race alone	9.19%	4.40%	2.64%
% 2015 Two or More Races alone	3.08%	2.79%	2.40%
% 2015 Hispanic	20.80%	11.57%	8.10%
% 2015 Not Hispanic	79.20%	88.43%	91.90%
2015 Not Hispanic: White alone	1,873	16,194	53,327
2015 Not Hispanic: Black or African American alone	33	853	2,465
2015 Not Hispanic: American Indian and Alaska Native alone	6	46	94
2015 Not Hispanic: Asian alone	10	648	2,521
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	7	15
2015 Not Hispanic: Some Other Race alone	4	29	110
2015 Not Hispanic: Two or More Races	14	216	543
% 2015 Not Hispanic: White alone	88.18%	83.28%	86.16%
% 2015 Not Hispanic: Black or African American alone	1.55%	4.39%	3.98%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.28%	0.24%	0.15%
% 2015 Not Hispanic: Asian alone	0.47%	3.33%	4.07%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.04%	0.02%
% 2015 Not Hispanic: Some Other Race alone	0.19%	0.15%	0.18%
% 2015 Not Hispanic: Two or More Races	0.66%	1.11%	0.88%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	5,331	40,970	111,506
2015 Households	1,836	14,932	38,425

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	1,229	5,596	15,602
Household Change 2010-2015	381	1,435	4,114
% Population Change 2010-2015	29.96%	15.82%	16.27%
% Household Change 2010-2015	26.19%	10.63%	11.99%
Population Change 2000-2015	3,207	21,525	49,610
Household Change 2000-2015	1,079	7,375	15,607
% Population Change 2000 to 2015	150.99%	110.70%	80.15%
% Household Change 2000 to 2015	142.54%	97.59%	68.40%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	772	8,163	24,056
2015 Occupied Housing Units	757	7,557	22,817
2015 Owner Occupied Housing Units	673	5,760	17,620
2015 Renter Occupied Housing Units	84	1,797	5,197
2015 Vacant Housings Units	15	606	1,239
% 2015 Occupied Housing Units	98.06%	92.58%	94.85%
% 2015 Owner occupied housing units	88.90%	76.22%	77.22%
% 2015 Renter occupied housing units	11.10%	23.78%	22.78%
% 2000 Vacant housing units	1.94%	7.42%	5.15%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$84,340	\$88,899	\$98,959
2015 Household Income: Average	\$108,049	\$119,745	\$132,020
2015 Per Capita Income	\$37,212	\$43,714	\$45,549
2015 Household income: Less than \$10,000	34	312	1,017
2015 Household income: \$10,000 to \$14,999	37	283	694
2015 Household income: \$15,000 to \$19,999	71	446	852
2015 Household income: \$20,000 to \$24,999	50	408	936
2015 Household income: \$25,000 to \$29,999	28	286	757
2015 Household income: \$30,000 to \$34,999	65	555	1,086
2015 Household income: \$35,000 to \$39,999	27	244	717
2015 Household income: \$40,000 to \$44,999	54	259	858
2015 Household income: \$45,000 to \$49,999	64	470	921
2015 Household income: \$50,000 to \$59,999	182	1,362	2,814
2015 Household income: \$60,000 to \$74,999	170	1,486	3,550
2015 Household income: \$75,000 to \$99,999	364	2,437	5,228
2015 Household income: \$100,000 to \$124,999	151	1,437	4,101
2015 Household income: \$125,000 to \$149,999	178	1,424	4,004
2015 Household income: \$150,000 to \$199,999	200	1,608	4,659
2015 Household income: \$200,000 or more	161	1,915	6,231
% 2015 Household income: Less than \$10,000	1.85%	2.09%	2.65%
% 2015 Household income: \$10,000 to \$14,999	2.02%	1.90%	1.81%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	3.87%	2.99%	2.22%
% 2015 Household income: \$20,000 to \$24,999	2.72%	2.73%	2.44%
% 2015 Household income: \$25,000 to \$29,999	1.53%	1.92%	1.97%
% 2015 Household income: \$30,000 to \$34,999	3.54%	3.72%	2.83%
% 2015 Household income: \$35,000 to \$39,999	1.47%	1.63%	1.87%
% 2015 Household income: \$40,000 to \$44,999	2.94%	1.73%	2.23%
% 2015 Household income: \$45,000 to \$49,999	3.49%	3.15%	2.40%
% 2015 Household income: \$50,000 to \$59,999	9.91%	9.12%	7.32%
% 2015 Household income: \$60,000 to \$74,999	9.26%	9.95%	9.24%
% 2015 Household income: \$75,000 to \$99,999	19.83%	16.32%	13.61%
% 2015 Household income: \$100,000 to \$124,999	8.22%	9.62%	10.67%
% 2015 Household income: \$125,000 to \$149,999	9.69%	9.54%	10.42%
% 2015 Household income: \$150,000 to \$199,999	10.89%	10.77%	12.12%
% 2015 Household income: \$200,000 or more	8.77%	12.82%	16.22%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$552,392	\$4,505,137	\$11,643,528
2015 Jewelry stores	\$210,259	\$1,785,762	\$4,771,444
2015 Mens clothing stores	\$663,142	\$5,474,031	\$14,388,011
2015 Shoe stores	\$669,529	\$5,512,924	\$14,469,810
2015 Womens clothing stores	\$1,129,679	\$9,308,209	\$24,580,635
2015 Automobile dealers	\$9,034,671	\$75,562,563	\$201,003,310
2015 Automotive parts and accessories stores	\$1,716,395	\$14,194,992	\$37,582,939
2015 Other motor vehicle dealers	\$227,988	\$1,878,823	\$4,997,549
2015 Tire dealers	\$764,328	\$6,322,295	\$16,723,496
2015 Hardware stores	\$39,739	\$327,145	\$881,459
2015 Home centers	\$387,487	\$3,220,949	\$8,696,432
2015 Nursery and garden centers	\$462,471	\$3,931,144	\$10,773,666
2015 Outdoor power equipment stores	\$202,967	\$1,658,426	\$4,394,284
2015 Paint andwallpaper stores	\$44,195	\$354,658	\$938,771
2015 Appliance, television, and other electronics stores	\$1,219,417	\$10,138,064	\$27,035,417
2015 Camera andphotographic supplies stores	\$96,668	\$819,474	\$2,212,344
2015 Computer andsoftware stores	\$3,124,649	\$25,718,352	\$67,465,330
2015 Beer, wine, and liquor stores	\$562,573	\$4,696,966	\$12,469,307
2015 Convenience stores	\$2,453,917	\$20,214,331	\$52,756,393
2015 Restaurant Expenditures	\$2,363,496	\$19,643,065	\$52,192,846
2015 Supermarkets and other grocery (except convenience) stores	\$8,795,058	\$72,258,398	\$189,452,022
2015 Furniture stores	\$862,448	\$7,219,325	\$19,214,626
2015 Home furnishings stores	\$2,922,955	\$24,264,257	\$64,578,796
2015 General merchandise stores	\$15,555,231	\$129,470,726	\$345,550,252
2015 Gasoline stations with convenience stores	\$7,666,094	\$62,869,454	\$164,449,045
2015 Other gasoline stations	\$5,493,651	\$44,949,724	\$117,631,100
2015 Department stores (excl leased depts)	\$15,344,972	\$127,684,964	\$340,778,808
2015 General merchandise stores	\$15,555,231	\$129,470,726	\$345,550,252
2015 Other health and personal care stores	\$603,972	\$5,046,053	\$13,467,161

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$2,324,439	\$19,269,021	\$51,179,676
2015 Pet and pet supplies stores	\$636,716	\$5,216,397	\$13,764,666
2015 Book, periodical, and music stores	\$102,133	\$865,970	\$2,332,546
2015 Hobby, toy, and game stores	\$279,236	\$2,283,944	\$5,974,090
2015 Musical instrument and supplies stores	\$31,175	\$265,196	\$713,897
2015 Sewing, needlework, and piece goods stores	\$52,316	\$431,320	\$1,140,747
2015 Sporting goods stores	\$285,371	\$2,403,838	\$6,445,236