

## MARKET DISTRICT CRABAPPLE



### PROPERTY HIGHLIGHTS

- Exciting mixed-use property situated on ±4.3 acres overlooking the heart of Crabapple. Currently under construction
- Full floors of dynamic office and retail space available with tenant improvement allowance and custom finishes
- Includes high ceilings, unique design features, and industrial-style windows to dramatically enhance the space
- Some spaces feature partially covered terraces providing exceptional views of the Crabapple area
- Timeless architecture with distinctive design, character and appeal
- Walkable location at the round a bout
- Located in close proximity to numerous amenities and retailers including Starbucks in Building One
- Click [here](#) to view virtual tour
- Click [here](#) to view drone footage

### LOCATION OVERVIEW

At the center of work, life and play, Market District Crabapple overlooks the roundabout in the heart of Crabapple in Milton, an upscale northern suburb of Atlanta. This property is surrounded by current and new development at the intersection of Birmingham Highway and Heritage Walk.



**DEMOGRAPHICS**



Households (1 Mile)

38,932



Average Household Income (1 Mile)

\$145,594



Population (1 Mile)

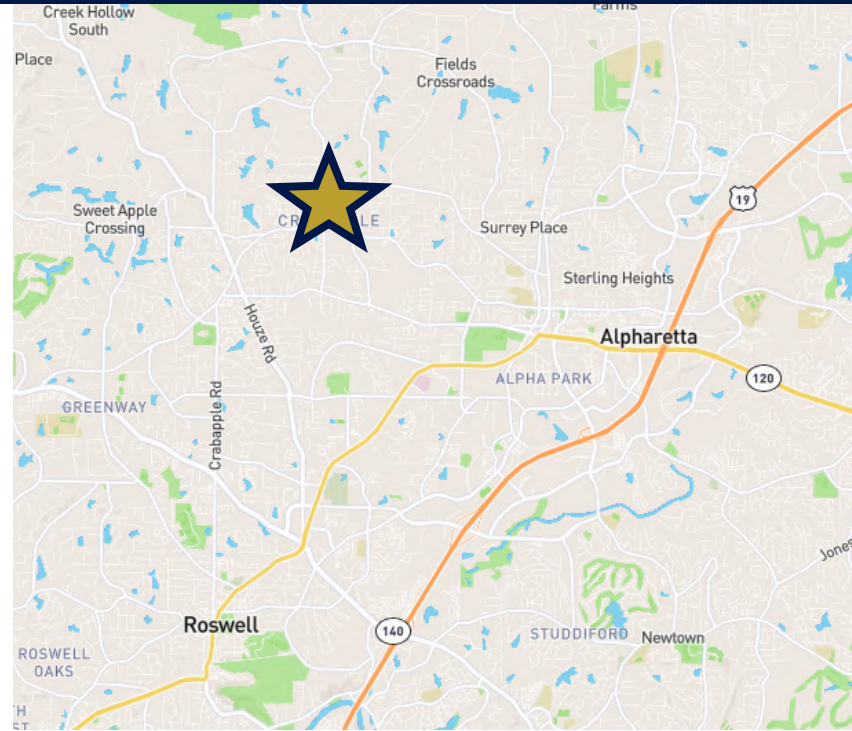
104,554



Traffic Counts

9,008 VPD on Birmingham Highway

8,017 VPD on Mayfield Road



**RETAIL MAP**

**Traffic Counts**  
Town Center East  
Mayfield Rd - **7,670 VPD**  
Market District Crabapple  
Birmingham Hwy - **9,190 VPD**



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**TOTAL AVAILABLE SPACE: ±1,997 - 15,621 SF**



Suite 200



Suite 200

**SPACE DETAILS**

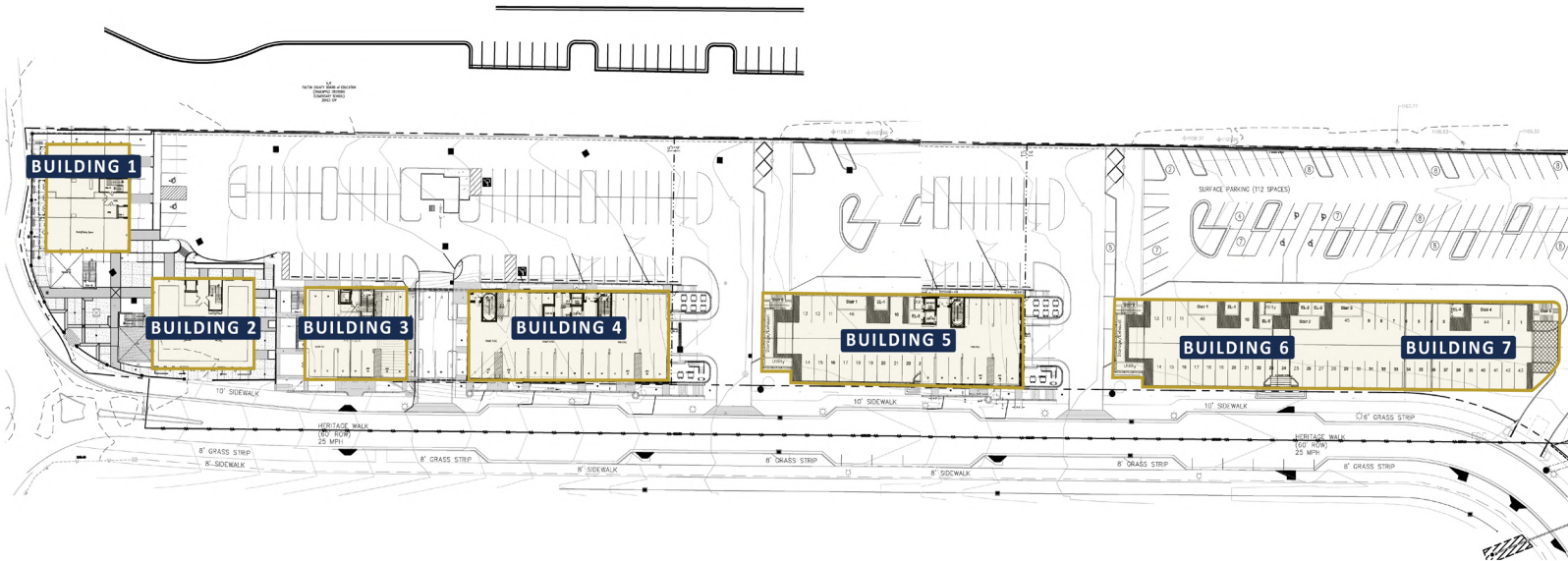
<b>Suite 200</b>	±4,100 SF
<i>2nd Floor, Building 2 Available with 60 Days Notice</i>	
<b>Suite 202</b>	±2,443 SF
<i>2nd Floor, Building 3</i>	
<b>Suite 210</b>	±3,587 SF
<i>2nd Floor, Building 4</i>	
<b>Suite 310</b>	±1,997 SF
<i>3rd Floor, Building 4</i>	
<b>Suite 320</b>	±3,494 SF
<i>3rd Floor, Building 4</i>	
<hr/>	
<b>TOTAL AVAILABLE SPACE</b>	<b>±15,621 SF</b>



Suite 200

*\*Please Do Not Disturb Tenant or Business. All Tours Must be Scheduled with Broker.*

**SITE PLAN**



**CURRENT & UNDER CONSTRUCTION TENANTS**

Starbucks	±2,500 SF
Yoga Loft	±1,700 SF
Aberdeen Steakhouse	±4,100 SF
Mexican Brew Pub	±6,000 SF
Stevie Collection Interior Design Studio	±2,000 SF
Community Burger	±2,000 SF
Seafood Restaurant	±2,000 SF
Attorney/Professional Services	Various



**PHOTOGRAPHS**



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