



FOR LEASE 1,600-1,840 sf, Non-Restaurant



Centre Stage at Windward

Presented by:

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Centre Stage at Windward occupies a prime A+ location in one of the highest income neighborhoods in the Atlanta area. The property sits on a highly visible site, with 470 feet fronting Windward Parkway at a signalized traffic intersection in front of Home Depot and Super Wal-Mart, across the street from Costco, Bank of America and next to McDonald's, CHASE and Chick-Fil-A. Windward Parkway is the area's primary east-west transportation artery, connecting 400 and Alpharetta Highway 9.

Location ❖ 5230 - 5250 Windward Parkway, Alpharetta, Georgia 30004

Year Built ❖ 2003

GLA ❖ 29,725 s.f.

Available space ❖ 1,300 - 2,900 sf.

Area Retailers



Centre Stage Tenants



2023 Traffic Counts	Georgia 400 (North-South)	105,000+ AADT
	Windward Parkway (East-Wes)	48,300 AADT
	Highway 9 West of site	20,142 AADT

	<u>1-Miles</u>	<u>3-Miles</u>	<u>5-Miles</u>
2023 Demographics			
<i>Avg. Household Income</i>	\$114,897	\$139,550	\$152,754
<i>Population</i>	8,486	66,968	172,754
<i>No. of Households</i>	3,790	27,105	64,425
<i>Avg. Household Size</i>	2.3	2.5	2.6

Projected population growth 2022-2027, 10.27% in 3-Miles Radius

Center Stage at Windward



Subject Property



Property Monument Sign



adjacent to McDonald's



Chipotle corner,

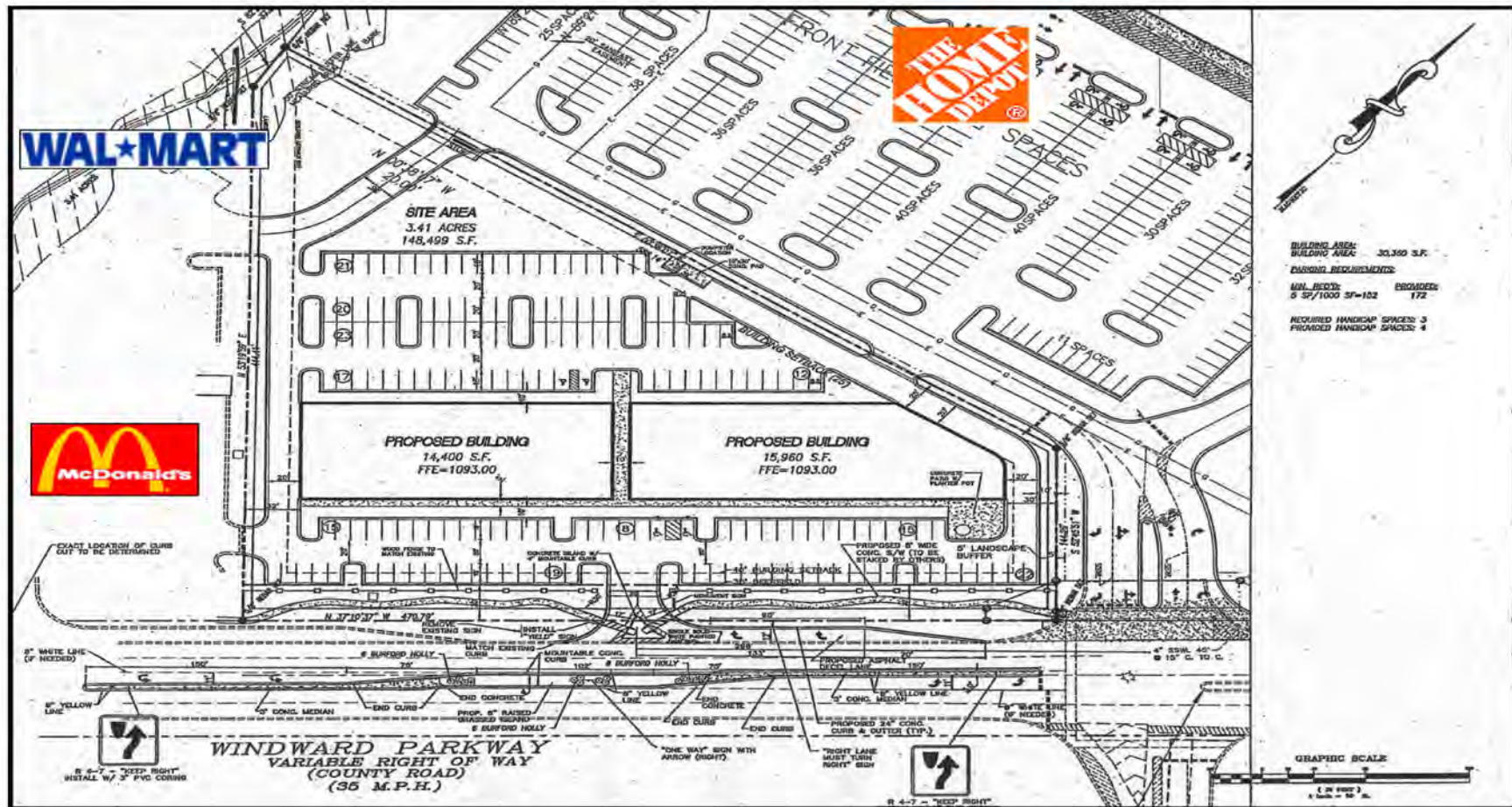


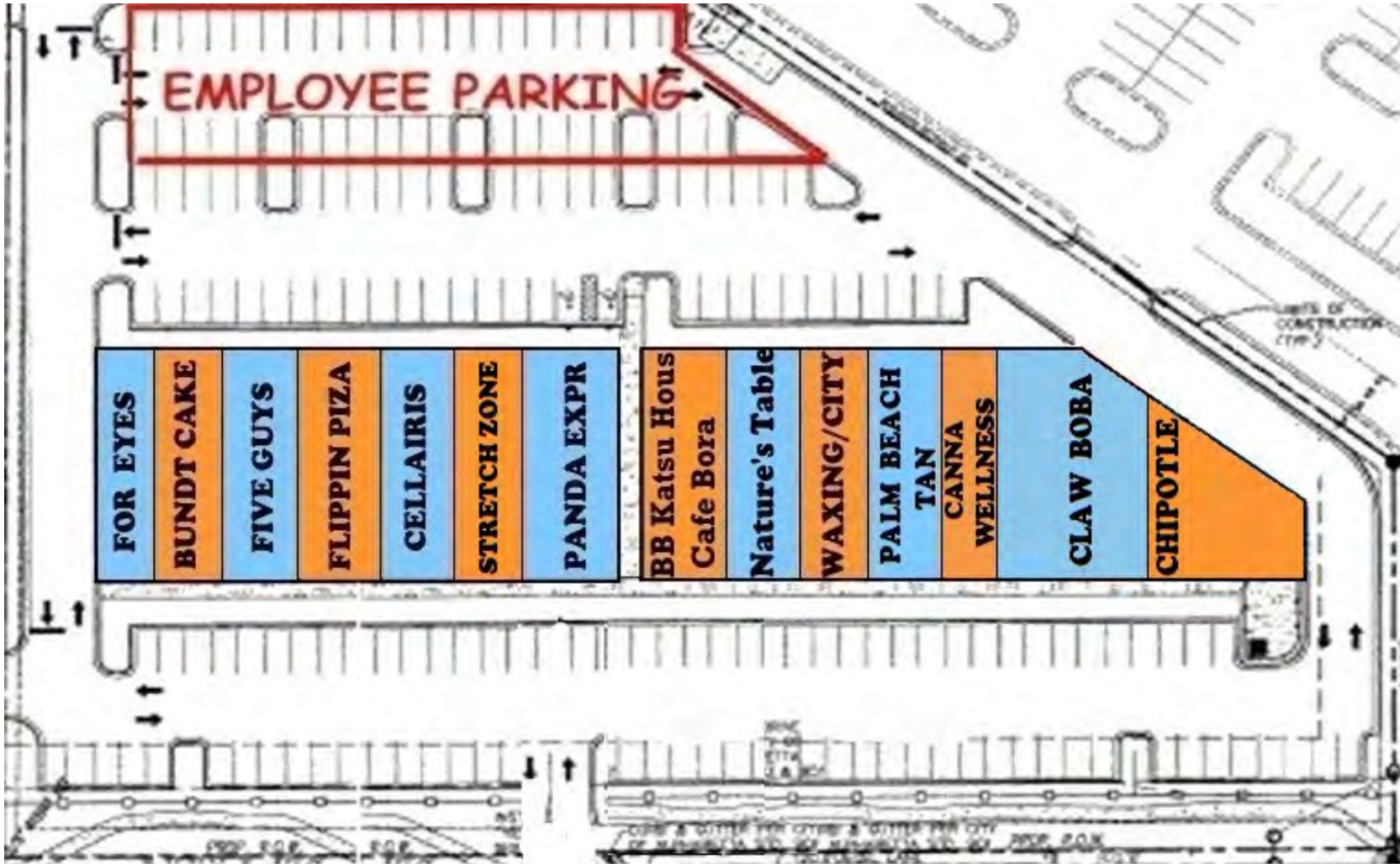
Wal-Mart (behind Subject Property)



Subject Property)

Center Stage at Windward





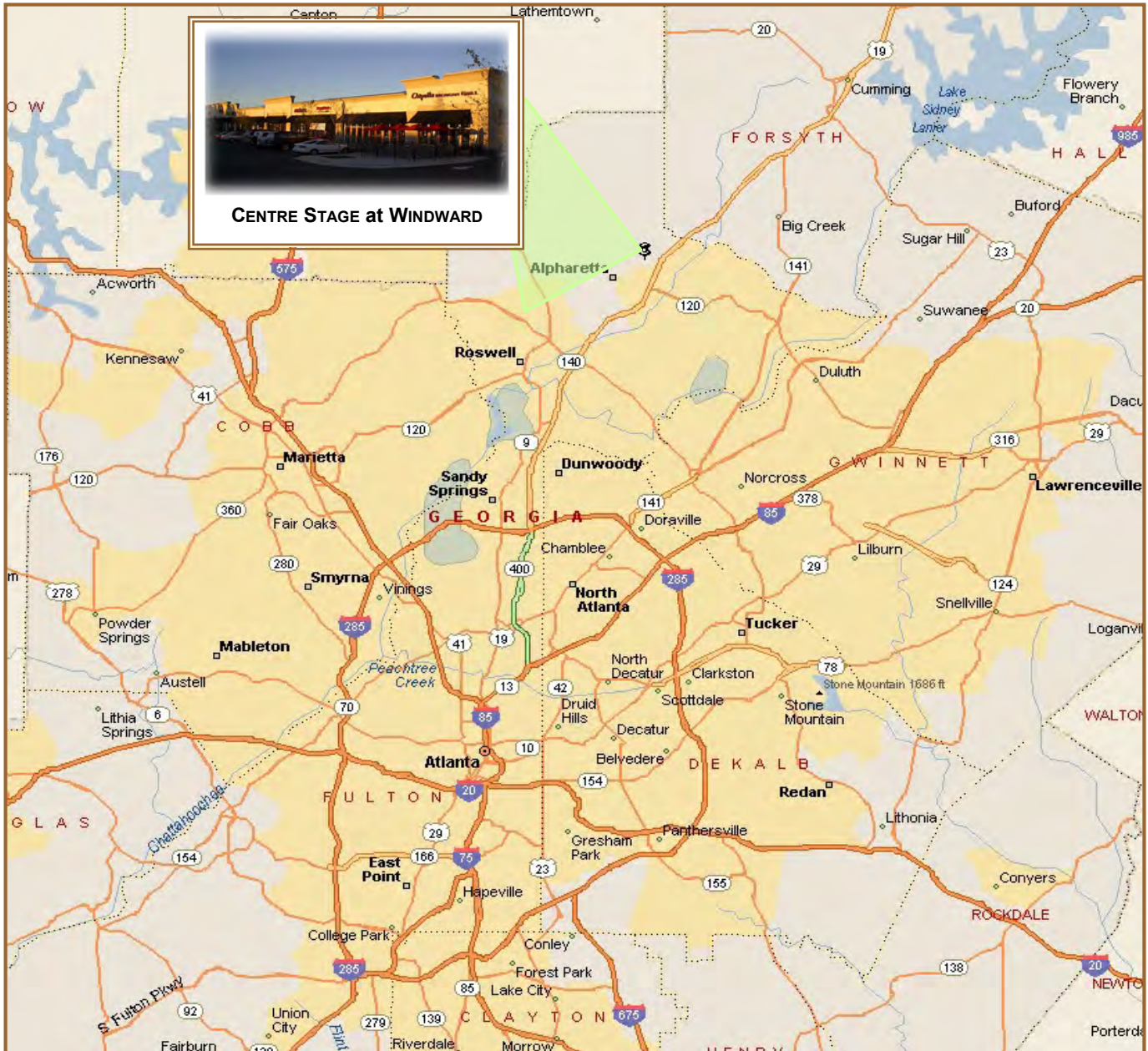
Center Stage at Windward

Atlanta (Milton), GA

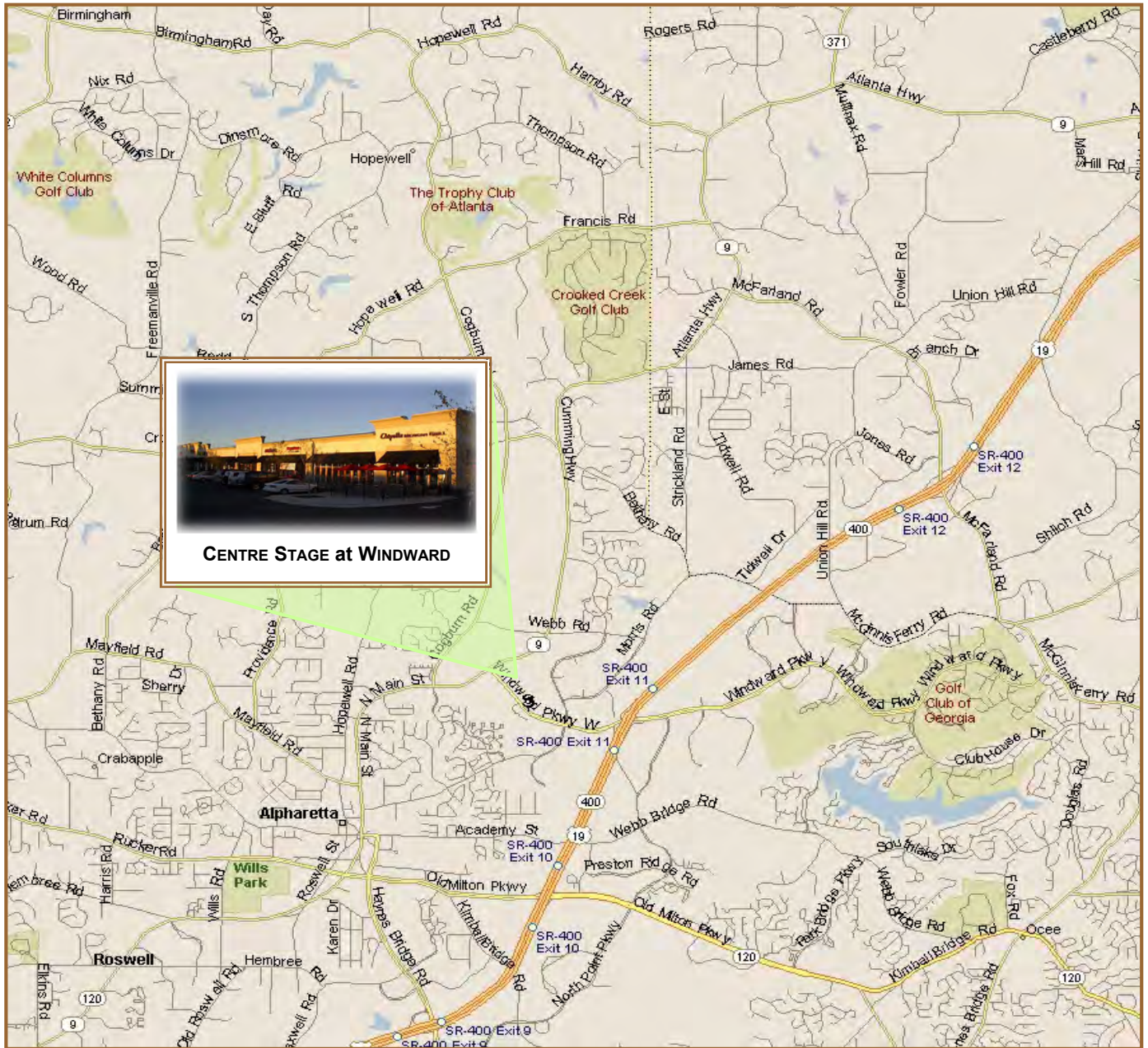


Center Stage at Windward

Atlanta (Alpharetta), GA



Center Stage at Windward





FIVE GUYS

BURGERS and FRIES

www.FiveGuys.com

The family owned **Five Guys** restaurant group has served **award winning burgers and fries for almost 30 years**. There are now over 1500 restaurants open across the country with over 1500 additional units in development. This two decade pursuit of perfection has resulted in critical acclaim from the media. The Philadelphia Magazine, the Charlotte Creative Loafing, the Richmond Magazine, the Washington Post and many others voted Five Guys #1 burger in their respective towns. In addition ZAGAT Survey said "there are no better" burgers and has included Five Guys in their annual ratings for the past eight years.



www.PandaExpress.com

Panda Express is a quick-service Chinese restaurant that began in 1973. Ming-Tsai Cherng and his son, Andrew Cherng, opened their first restaurant in Pasadena, California. Since then, Panda Express has expanded to more than 2000 restaurant locations world wide. Panda Express is part of the privately-held company, Panda Restaurant Group, which operates a successful portfolio of restaurants, including Panda Express, Panda Inn and Hibachi-San. In 2002, Panda Restaurant Group experienced annual revenues of over \$400 million, capping five consecutive years of growth at a compound annual rate of 16.5 percent. There are more than 7,000 employees company-wide.



www.chipotle.com

Chipotle began in 1993 with a very simple idea: Offer a simple menu of great food prepared fresh each day, using many of the same cooking techniques as gourmet restaurants. Today there are more than 2408 locations and Chipotle is owned by McDonalds (NYSE: MCD, Market CAP: \$13.32 Billion).



www.NothingBundtCakes.com

In 1997, long-time friends Dena Tripp and Debra Shwetz joined forces and fulfilled their life long dream of becoming entrepreneurs. For six months, Tripp and Shwetz worked to perfect their bundt cake recipe with the result being the mouth-watering **Nothing Bundt Cakes**. Made fresh daily using real eggs, real butter, and real cream cheese, **Nothing Bundt Cakes** are hand-made, premium quality desserts with an irresistible taste and a timeless aesthetic. In 2006, new marketing efforts resulted in a modern yet nostalgic Nothing Bundt Cakes brand that appeals to all age groups who love great cake coupled with great design.

Nothing Bundt Cakes are available at **260 bakeries** in numerous sizes to accommodate gatherings both large and small, from bite-sized Bundtinis, to single serving Bundtlets, to larger 8" and 10" cakes and even double-tiered cakes. In addition to cakes, our bakeries feature an assortment of artfully designed gifts and decorations with a playful, timeless quality to help make any occasion ever more special.

Nothing Bundt Cakes make great gifts or treats for holidays, anniversaries, birthdays, baby show



www.FlippinPizza.com

At **Flippin' Pizza NY Pies & Slices**, we believe great pizza is more than a box at the door, it's about bringing people together one legendary slice of pizza at a time. We're proud to be a slice of the communities we serve. Why? We love people and we love pizza--New York-style pizza to be exact. Not deep dish, not super artisanal, just your honest, old school, "I'm-from-Brooklyn-and-you're-not" pizza. Much like our Brooklyn roots, we dig authenticity and are all about realness, from our special New York-style filtered water (which makes for the best dough around) to a healthy dose of that New York attitude. Whether it's a quick meal for one, a feast for the family, or a fundraiser for the community, we are here to serve up a big slice of happiness. Every time.



www.ForEyes.com

For Eyes Optical Company is a national retail optical company with over 120 stores nationwide. As a privately held company in business since 1972, For Eyes Optical's success is largely predicated upon the company's business philosophy of providing high quality vision care at affordable prices. For Eyes Optical's commitment to providing affordable eye care has been recognized by major consumer publications. A recent publication rated For Eyes Optical one of the best retail optical providers in terms of customer satisfaction and repeat business. More than three-fifths of For Eyes customers are repeat business.



www.facebook.com/BBKatsuHouse



www.CafeBora-usa.com



www.NaturesTable.com



www.yelp.com/biz/claw-boba-alpharetta

BANG BANG KATSU HOUSE.

"Bang Bang Katsu House started from humble roots with sisters on the search for an exciting menu that can bring families and friends together. We serve Japanese inspired, daily hand cut katsu with fresh panko breadcrumbs."

CAFE BORA.

Cafe Bora, specialized in serving shaved ice and ice cream made of purple sweet potato, implies so many different elements of purple other than just food ingredients.

"Bora" means Purple in Korean language.

Purple has been known as a royal color from old times in Korea. Purple dye was very rare over 1,000 years ago so only royal family could use this color because purple was highly valuable itself. Cafe Bora is '步攀' in Chinese characters and this means 'catching steps' which expresses Cafe Bora as an attractive dessert cafe.

Cafe Bora's core concept is driven from the traditional Korean culture. We developed and distilled the core concept with modernism to create the next-gen dessert that can appeal to global people. Cafe Bora has been recognized by many other countries, and Cafe Bora in Korea is popular among foreign tourist to taste modern Korean dessert.

Cafe Bora is currently located in 4 countries: Korea, USA, Thailand, Canada, and undergoing development plan on China and South Asia.

Sensible Eating Since 1977

Nature's Table has been a family owned business since 1977. We opened our first franchise in 1987 in Orlando, Florida. Today, you can find a Table across the U.S. from Florida and Ohio to Alabama and Texas.

We started our careers in the food industry and we know the true value of the brand, so much that we have crafted a proven business system to help insure you reach your goals. Nature's Table believes the true formula for café business is created through a hands-on environment and a dedicated corporate team with consistent support.

Nature's Table is committed to capitalizing on a variety of emerging consumer trends to continue its growth within the Fast Casual Industry. To this day, our corporate team holds family values, franchise relations and pride in our product as our core values.

Discover the ultimate convenience of ordering from Claw Boba. The app offers you the best deal and promotion for refreshing tea, milkshake and coffee.

Claw Boba is a bubble tea shop located at 5250 Windward Parkway Suite 118-119, Milton, GA 30004, United States. We offer assorted drinks such as boba tea, boba milkshake, fruit tea and coffee with affordable prices and friendly service.

This convenient IOS application is designed to enhance your experience at Claw Boba. Whether you want to order takeout or delivery, our app caters to your needs. With a user-friendly interface and abundant features, you can easily browse menus, place orders, and enjoy special offers and promotions.

Key Features:

1. Menu Exploration: Browse a wide variety of drinks, unlimited items and categories, helps you easily manage items with different modifiers and categories.
2. Quick Ordering: Select desired drinks and add them to your cart with an intuitive interface. You can also order ahead and set up scheduled pick up or delivery time.
3. Customization Options: Personalize your dishes by choosing preferred flavors, sweetness level
4. Promotions and Discounts: Stay updated on various offers and special activities to enjoy discounts
5. Gift Cards option: Recharge your gift cards for fast ordering.
6. Personal Account: Conveniently register, log in, and manage your personal account details, such as
7. Order Tracking: Monitor order status, delivery progress, and estimated arrival time to stay informed
8. Customer Support: You can contact our restaurant by calling and messaging from the app
9. Membership and point redemption: The new loyalty points system that rewards you for every drink

Claw Boba App provides a convenient, quick, and personalized online ordering experience for drinks



www.Cellairis.com



PalmBeachTan.com



www.WaxingTheCity.com



www.StretchZone.com



cannaWellnessUSA.com

Cellairis. Atlanta, Georgia-based Cellairis® is fast becoming the Nation's most trusted cellular accessory specialty retailer. Cellairis® operates a vast network of sales and carrier distribution channels which strongly positions us to provide consultative support regarding all your cellular accessory needs. Ranked #9 on Franchise Times 2009 "Fast 55", Cellairis® was most recently featured this past Fall in the American Express Business Plum Card promotional campaign. Cellairis® is well-positioned for continued growth and expansion within the United States and abroad.

Palm Beach Tan is a chain of indoor tanning facilities based in Dallas, Texas. Founded in 1990, it is the largest indoor tanning chain in the United States, with over 460 locations under the Palm Beach Tan, Palm Beach Tan Sunless, and Planet Tan brands.

"THE ROAD TO WAXING THE CITY

Spurred on by their loyal clientele and the belief that waxing is a lifestyle, not an occasional treat, the founders of Waxing the City followed their hunch that a dedicated waxing studio was a good bet. And it was! Thanks to their trend-setting decision, you now have access to expert waxing services without a trip to an expensive spa.

fanatical about waxing

Summer Hartshorn Vasilas worked for several salons in Minneapolis and Denver throughout the late 1990s and into the next decade. As Summer refined her waxing skills and became more passionate about waxing, she had a dream of someday opening a studio exclusively dedicated to waxing. Taking this idea to Marilyn Hartshorn, Robin Schoh, and Alex Arlotta, Waxing the City was created to solely provide facial and body waxing—the first studio of its kind in Colorado. The four founders are still actively involved today as Waxing the City continues to expand.

dedicated to being the best

From the start, the founders were committed to hiring the best and making them better. To ensure Waxing Standards of Excellence, every licensed esthetician at

STRETCH ZONE.

STRETCH REFLEX

While traditional stretching methods attempt to make you more "flexible," we work to adjust the stretch reflex. This way, the Stretch Zone Method gradually increases your active range of motion.

Consider how a car seatbelt works. If pulled too quickly, the belt locks. If the belt is forced, you are just stretching the material itself, and that's where injury happens. When a car seatbelt is pulled smoothly and controlled, the belt will fully extend. It's the same with your body's stretch reflex.

- √ FEEL LIGHTER & YOUNGER
- √ RELIEVE STIFFNESS & SORENESS
- √ ENHANCE ATHLETIC PERFORMANCE
- √ INCREASE RANGE OF MOTION
- √ ENHANCE PHYSICAL & ATHLETIC SKILLS

CANNA WELLNESS. serves to promote hemp education, advocacy, and outreach. We are here to serve you and answer any questions you might have about hemp or our products. We carry CBG + CBD 800mg, 1600mg Tincture with the Full Spectrum Tincture Ingredients: MCT Oil, Full Spectrum Hemp Extract, Hemp Seed Oil, Cannabis-derived Terpenes, Contains CBD+CBG.

Demographic Detail Report

Center Stage at Windward 5250 Windward Pky, Alpharetta, GA 30004

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **14,987 SF**
 Year Built: **2003**

Total Available: **1,300 SF**
 % Leased: **100%**
 Rent/SF/Mo: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	9,191		73,845		188,849	
2022 Estimate	8,486		66,968		172,363	
2010 Census	6,924		51,290		139,085	
Growth 2022 - 2027	8.31%		10.27%		9.56%	
Growth 2010 - 2022	22.56%		30.57%		23.93%	
2022 Population by Age						
	8,486		66,968		172,363	
Age 0 - 4	503	5.93%	3,864	5.77%	9,393	5.45%
Age 5 - 9	499	5.88%	3,912	5.84%	9,508	5.52%
Age 10 - 14	532	6.27%	4,305	6.43%	11,035	6.40%
Age 15 - 19	556	6.55%	4,619	6.90%	12,645	7.34%
Age 20 - 24	544	6.41%	4,586	6.85%	12,997	7.54%
Age 25 - 29	594	7.00%	4,794	7.16%	13,101	7.60%
Age 30 - 34	637	7.51%	4,787	7.15%	11,666	6.77%
Age 35 - 39	658	7.75%	4,925	7.35%	10,934	6.34%
Age 40 - 44	665	7.84%	5,044	7.53%	11,276	6.54%
Age 45 - 49	674	7.94%	5,194	7.76%	12,415	7.20%
Age 50 - 54	637	7.51%	5,065	7.56%	13,048	7.57%
Age 55 - 59	556	6.55%	4,576	6.83%	12,508	7.26%
Age 60 - 64	447	5.27%	3,728	5.57%	10,543	6.12%
Age 65 - 69	337	3.97%	2,766	4.13%	7,880	4.57%
Age 70 - 74	256	3.02%	2,037	3.04%	5,725	3.32%
Age 75 - 79	175	2.06%	1,327	1.98%	3,663	2.13%
Age 80 - 84	108	1.27%	766	1.14%	2,103	1.22%
Age 85+	107	1.26%	673	1.00%	1,921	1.11%
Age 65+	983	11.58%	7,569	11.30%	21,292	12.35%
Median Age	37.90		37.70		37.70	
Average Age	37.50		37.40		37.80	



Demographic Detail Report

Center Stage at Windward 5250 Windward Pky, Alpharetta, GA 30004

Radius	1 Mile	3 Mile	5 Mile
2022 Population By Race	8,486	66,968	172,363
White	4,827 56.88%	41,880 62.54%	113,667 65.95%
Black	1,418 16.71%	9,273 13.85%	20,730 12.03%
Am. Indian & Alaskan	17 0.20%	196 0.29%	500 0.29%
Asian	1,960 23.10%	13,771 20.56%	32,950 19.12%
Hawaiian & Pacific Island	3 0.04%	35 0.05%	86 0.05%
Other	261 3.08%	1,813 2.71%	4,430 2.57%
Population by Hispanic Origin	8,486	66,968	172,363
Non-Hispanic Origin	7,743 91.24%	59,670 89.10%	155,243 90.07%
Hispanic Origin	743 8.76%	7,298 10.90%	17,119 9.93%
2022 Median Age, Male	36.00	36.40	36.10
2022 Average Age, Male	35.90	36.30	36.90
2022 Median Age, Female	39.60	38.90	39.10
2022 Average Age, Female	39.00	38.30	38.80
2022 Population by Occupation Classification	6,839	53,962	139,894
Civilian Employed	4,747 69.41%	37,761 69.98%	95,626 68.36%
Civilian Unemployed	282 4.12%	1,861 3.45%	4,279 3.06%
Civilian Non-Labor Force	1,806 26.41%	14,318 26.53%	39,935 28.55%
Armed Forces	4 0.06%	22 0.04%	54 0.04%
Households by Marital Status			
Married	1,639	13,699	37,785
Married No Children	768	5,953	15,907
Married w/Children	871	7,745	21,879
2022 Population by Education	6,361	48,731	124,393
Some High School, No Diploma	336 5.28%	2,755 5.65%	5,664 4.55%
High School Grad (Incl Equivalency)	631 9.92%	4,242 8.70%	11,816 9.50%
Some College, No Degree	1,309 20.58%	8,698 17.85%	21,830 17.55%
Associate Degree	511 8.03%	3,050 6.26%	7,608 6.12%
Bachelor Degree	1,843 28.97%	17,276 35.45%	46,512 37.39%
Advanced Degree	1,731 27.21%	12,710 26.08%	30,963 24.89%



Demographic Detail Report

Center Stage at Windward 5250 Windward Pky, Alpharetta, GA 30004

Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	8,976		71,593		180,883	
Real Estate & Finance	633	7.05%	4,401	6.15%	10,918	6.04%
Professional & Management	3,813	42.48%	32,886	45.93%	80,251	44.37%
Public Administration	78	0.87%	557	0.78%	1,685	0.93%
Education & Health	699	7.79%	5,444	7.60%	14,043	7.76%
Services	602	6.71%	3,868	5.40%	9,875	5.46%
Information	291	3.24%	1,889	2.64%	5,178	2.86%
Sales	1,039	11.58%	7,623	10.65%	21,154	11.69%
Transportation	64	0.71%	527	0.74%	1,205	0.67%
Retail	307	3.42%	3,006	4.20%	8,644	4.78%
Wholesale	232	2.58%	1,424	1.99%	3,578	1.98%
Manufacturing	413	4.60%	3,587	5.01%	8,355	4.62%
Production	238	2.65%	1,843	2.57%	4,848	2.68%
Construction	88	0.98%	1,310	1.83%	3,506	1.94%
Utilities	204	2.27%	1,541	2.15%	3,396	1.88%
Agriculture & Mining	16	0.18%	42	0.06%	135	0.07%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	0	0.00%
Other Services	259	2.89%	1,645	2.30%	4,112	2.27%
2022 Worker Travel Time to Job	4,336		33,953		83,874	
<30 Minutes	2,950	68.04%	21,263	62.62%	46,776	55.77%
30-60 Minutes	869	20.04%	8,365	24.64%	24,838	29.61%
60+ Minutes	517	11.92%	4,325	12.74%	12,260	14.62%
2010 Households by HH Size	3,010		20,466		50,904	
1-Person Households	1,011	33.59%	5,920	28.93%	11,580	22.75%
2-Person Households	906	30.10%	5,888	28.77%	14,381	28.25%
3-Person Households	533	17.71%	3,652	17.84%	9,436	18.54%
4-Person Households	382	12.69%	3,271	15.98%	9,934	19.52%
5-Person Households	126	4.19%	1,230	6.01%	3,844	7.55%
6-Person Households	33	1.10%	354	1.73%	1,196	2.35%
7 or more Person Households	19	0.63%	151	0.74%	533	1.05%
2022 Average Household Size	2.30		2.50		2.70	
Households						
2027 Projection	4,102		29,922		70,784	
2022 Estimate	3,771		27,105		64,425	
2010 Census	3,009		20,466		50,904	
Growth 2022 - 2027	8.78%		10.39%		9.87%	
Growth 2010 - 2022	25.32%		32.44%		26.56%	



Demographic Detail Report

Center Stage at Windward 5250 Windward Pky, Alpharetta, GA 30004

Radius	1 Mile		3 Mile		5 Mile	
2022 Households by HH Income	3,772		27,107		64,424	
<\$25,000	321	8.51%	1,884	6.95%	3,556	5.52%
\$25,000 - \$50,000	608	16.12%	3,156	11.64%	6,688	10.38%
\$50,000 - \$75,000	628	16.65%	3,718	13.72%	7,631	11.84%
\$75,000 - \$100,000	424	11.24%	3,167	11.68%	6,642	10.31%
\$100,000 - \$125,000	499	13.23%	3,584	13.22%	8,087	12.55%
\$125,000 - \$150,000	238	6.31%	1,926	7.11%	5,289	8.21%
\$150,000 - \$200,000	649	17.21%	4,043	14.91%	10,334	16.04%
\$200,000+	405	10.74%	5,629	20.77%	16,197	25.14%
2022 Avg Household Income	\$114,662		\$139,550		\$152,695	
2022 Med Household Income	\$94,398		\$111,359		\$123,787	
2022 Occupied Housing	3,771		27,105		64,424	
Owner Occupied	2,150	57.01%	16,144	59.56%	45,550	70.70%
Renter Occupied	1,621	42.99%	10,961	40.44%	18,874	29.30%
2010 Housing Units	3,928		27,981		66,358	
1 Unit	2,391	60.87%	17,414	62.24%	50,094	75.49%
2 - 4 Units	293	7.46%	1,143	4.08%	1,778	2.68%
5 - 19 Units	756	19.25%	6,185	22.10%	9,029	13.61%
20+ Units	488	12.42%	3,239	11.58%	5,457	8.22%
2022 Housing Value	2,150		16,144		45,549	
<\$100,000	11	0.51%	186	1.15%	315	0.69%
\$100,000 - \$200,000	261	12.14%	1,323	8.19%	2,394	5.26%
\$200,000 - \$300,000	592	27.53%	3,114	19.29%	7,644	16.78%
\$300,000 - \$400,000	596	27.72%	3,371	20.88%	10,201	22.40%
\$400,000 - \$500,000	223	10.37%	2,860	17.72%	9,012	19.79%
\$500,000 - \$1,000,000	467	21.72%	5,049	31.27%	14,962	32.85%
\$1,000,000+	0	0.00%	241	1.49%	1,021	2.24%
2022 Median Home Value	\$335,402		\$402,727		\$424,639	
2022 Housing Units by Yr Built	3,928		28,331		67,017	
Built 2010+	727	18.51%	6,595	23.28%	13,170	19.65%
Built 2000 - 2010	1,470	37.42%	6,922	24.43%	14,836	22.14%
Built 1990 - 1999	1,165	29.66%	10,138	35.78%	24,129	36.00%
Built 1980 - 1989	362	9.22%	3,037	10.72%	10,539	15.73%
Built 1970 - 1979	80	2.04%	785	2.77%	2,585	3.86%
Built 1960 - 1969	60	1.53%	372	1.31%	791	1.18%
Built 1950 - 1959	35	0.89%	225	0.79%	434	0.65%
Built <1949	29	0.74%	257	0.91%	533	0.80%
2022 Median Year Built	2001		1998		1997	

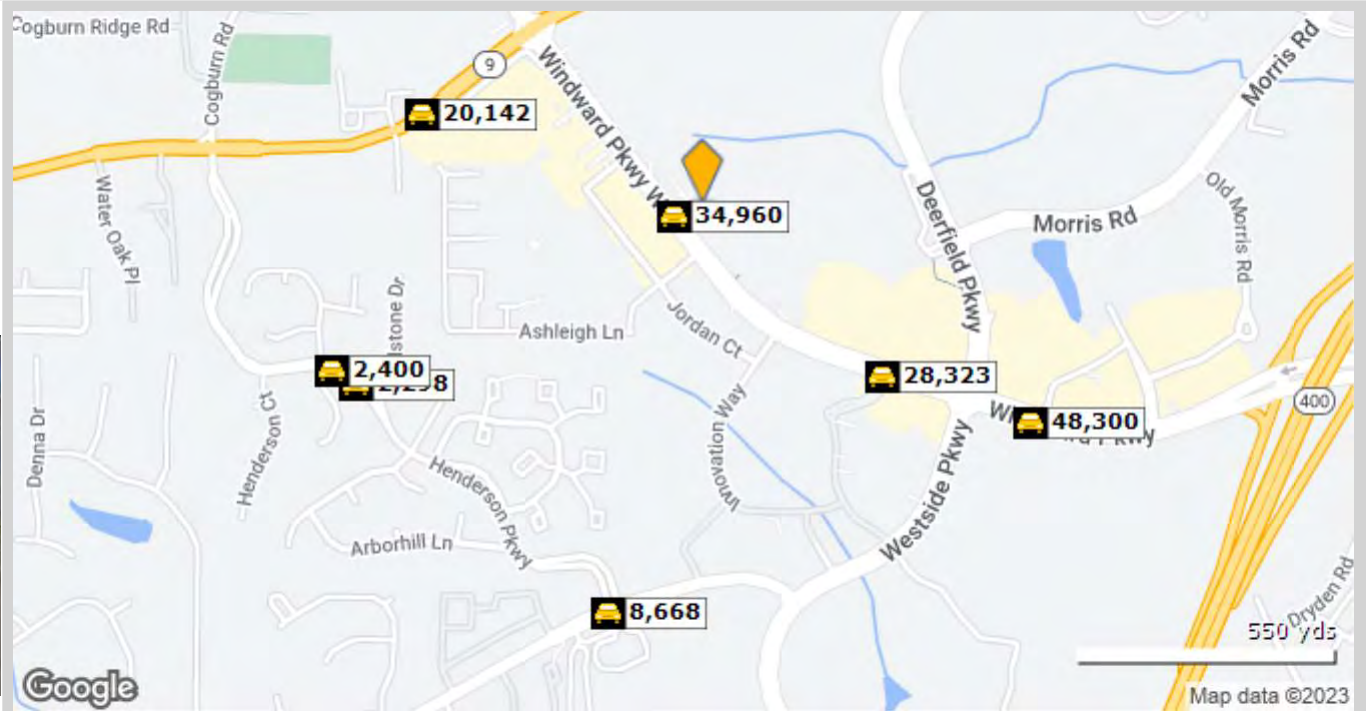


Traffic Count Report

Center Stage at Windward

5250 Windward Pky, Alpharetta, GA 30004

Building Type: General Retail
 Secondary: Freestanding
 GLA: 14,987 SF
 Year Built: 2003
 Total Available: 1,300 SF
 % Leased: 100%
 Rent/SF/Mo: Negotiable



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Windward Parkway	Windward Pkwy	0.06 SE	2020	35,389	MPSI	.04
2	Windward Parkway	Windward Pkwy	0.06 SE	2022	34,960	MPSI	.04
3	Windward Pkwy	Westside Pkwy	0.10 E	2022	28,323	MPSI	.30
4	N Main St	Alpharetta Hwy	0.18 NE	2022	19,822	MPSI	.36
5	North Main Street	Alpharetta Hwy	0.18 NE	2020	20,142	MPSI	.36
6	Henderson Parkway	Millstone Dr	0.03 SE	2020	2,323	MPSI	.48
7	Henderson Pkwy	Millstone Dr	0.03 SE	2022	2,298	MPSI	.48
8	Windward Parkway	Westside Pkwy	0.14 W	2019	48,300	AADT	.48
9	Henderson Parkway	Millstone Dr	0.03 SE	2019	2,400	AADT	.50
10	Union Hill Rd	Henderson Pkwy	0.00 NE	2015	8,668	MPSI	.51

