

860 MAYFIELD ROAD
• MILTON, GA •

THE CHATHAM CO.

WELCOME TO 860 MAYFIELD ROAD

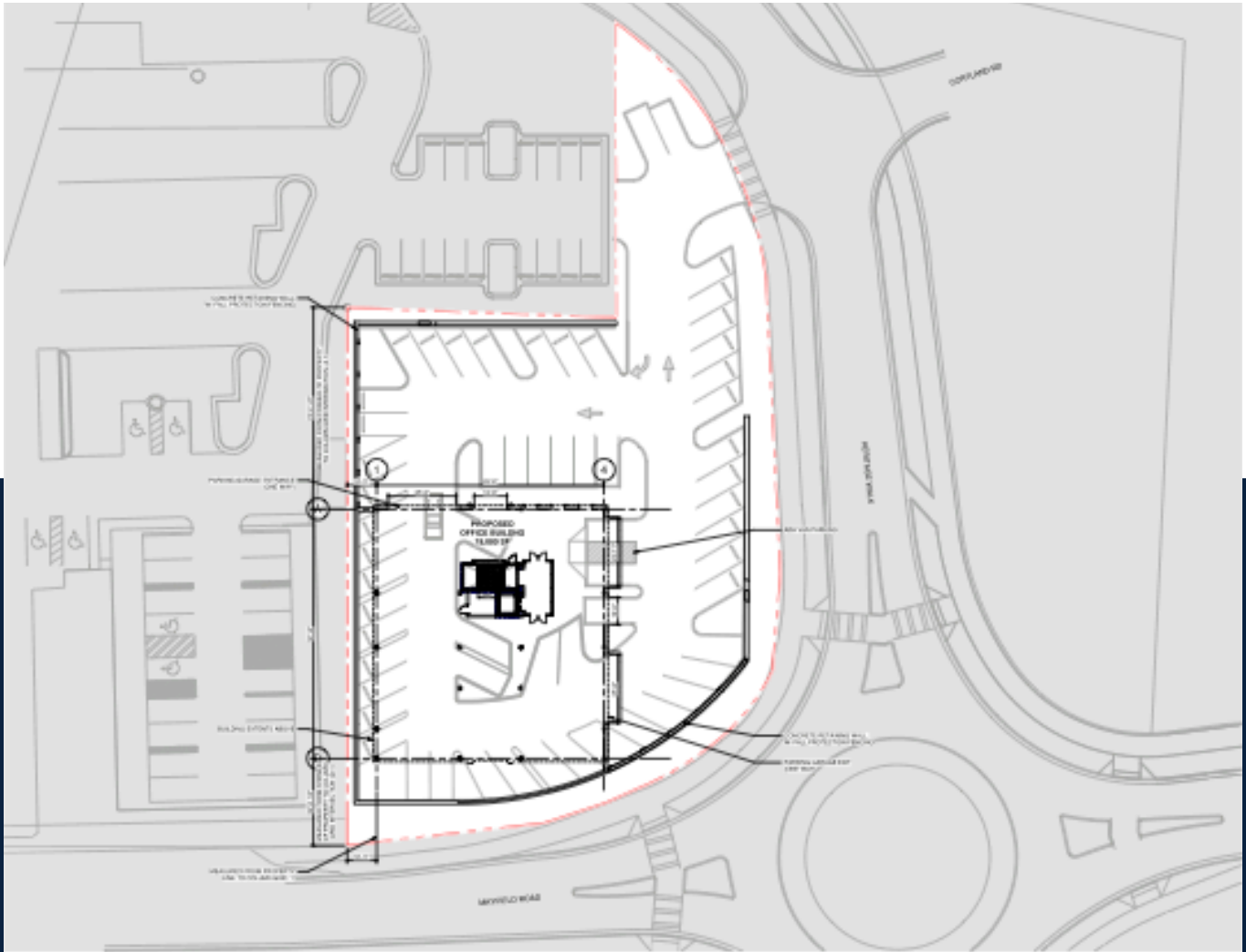


0.742 ACRE PRIME CORNER COMMERCIAL LOT IN MILTON

Located on a **high visibility corner** that landmarks the entrance to the Crabapple mixed-use district of Milton.

- Perhaps the most **prime corner lot** and main gateway to one of the wealthiest cities in the southeast.
- Projects in Milton face significant **sewer** constraints—this property’s approvals provide a **major head start**, saving time and reducing development risk.
- Rough graded lot with off site detention.
- Liberal **T-4 open zoning** allows residential, office, retail, and lodging with minimal setbacks.
- Can accommodate an **18,000+/- sf building**.
- **Parking**

APPROVED OFFICE SITE PLAN WITH PARKING CALCULATIONS

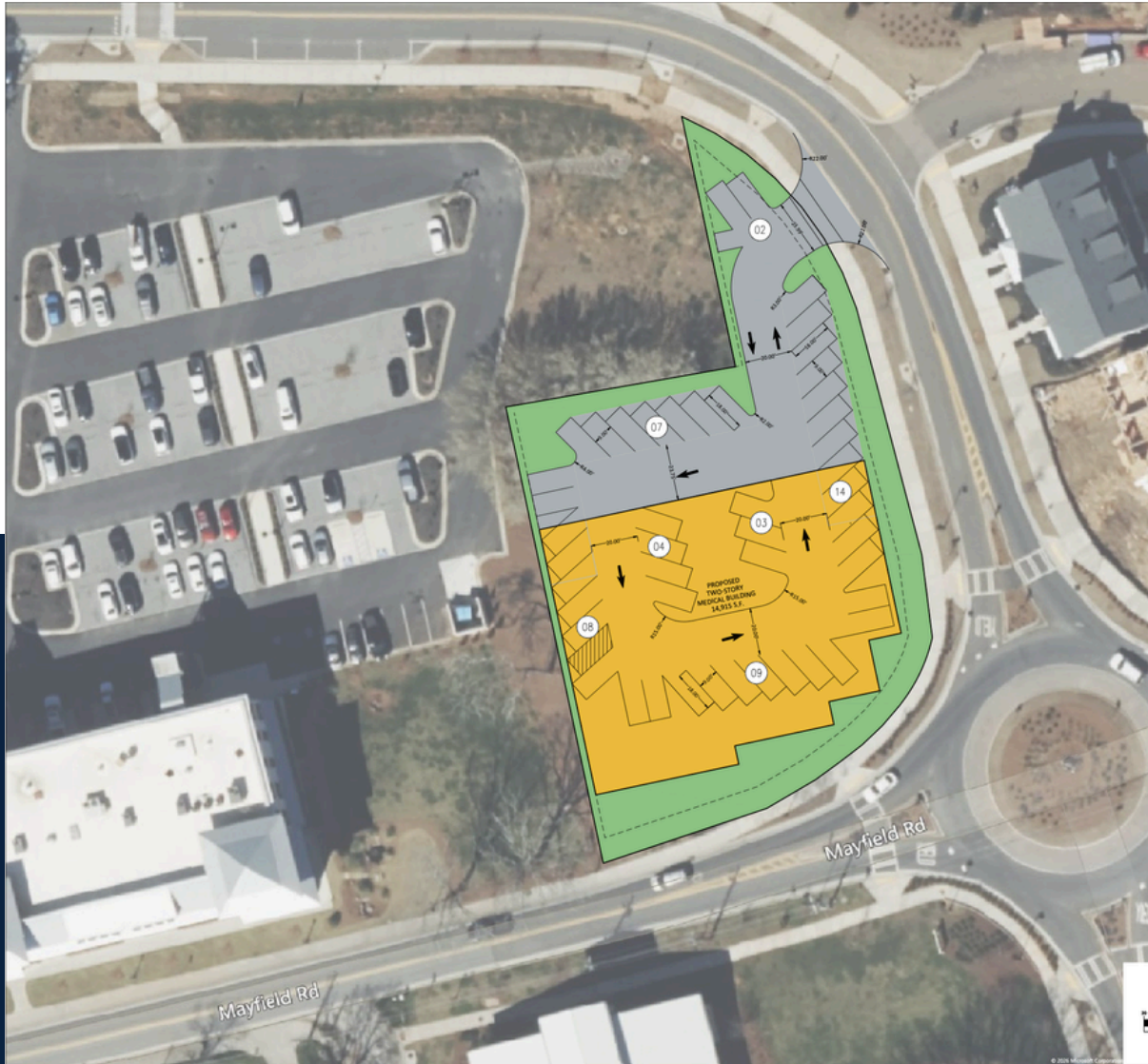


All utilities located in right-of-way

- Fully **engineered and approved** site layout
- **Parking requirements satisfied** per municipal standards
- Utilities **readily accessible** at frontage (water, sewer, power)
- Site is **rough graded**, reducing upfront sitework time and cost

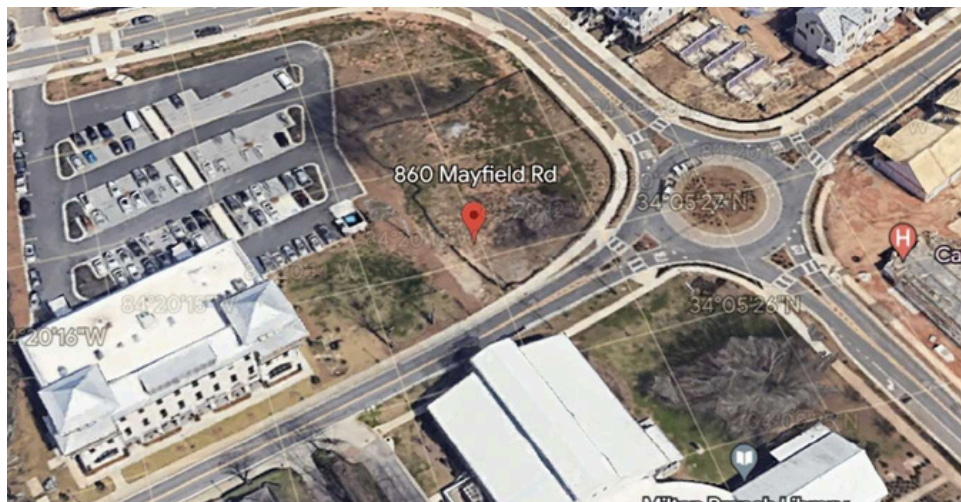
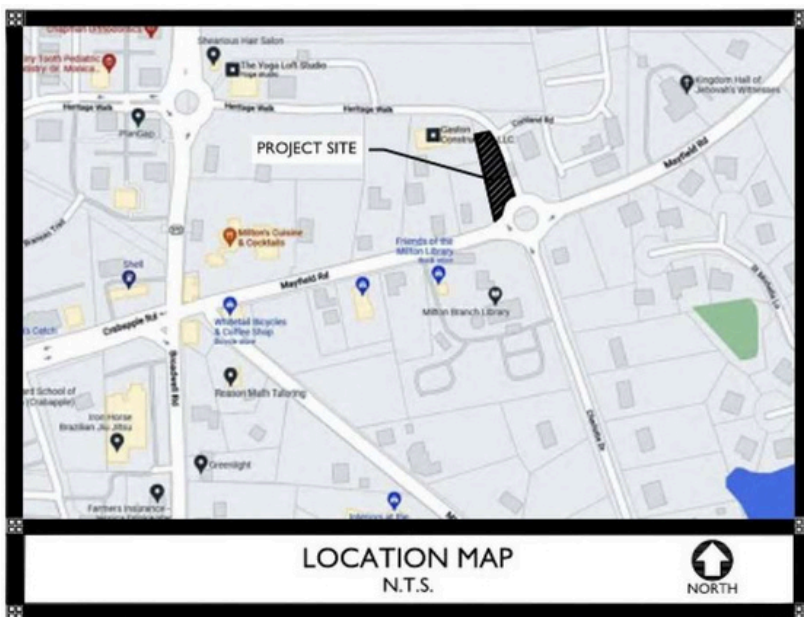
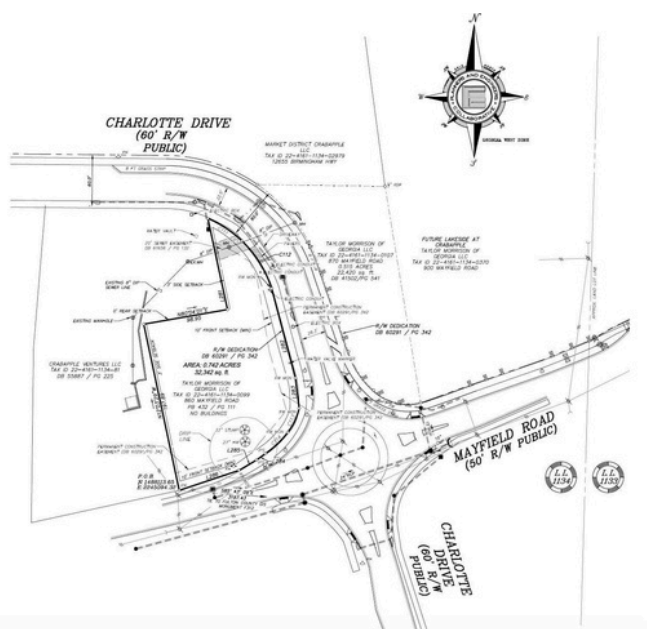
MEDICAL SITE PLAN

APPROVED FOR MEDICAL OFFICE USE



- **Zoning and layout accommodate medical office development**
- Designed for **efficient patient flow and access**
- Parking and circulation **aligned** with medical use requirements
- Rare opportunity in Milton with **limited sewer** availability — **this site is already approved**

THE MILTON LIFESTYLE

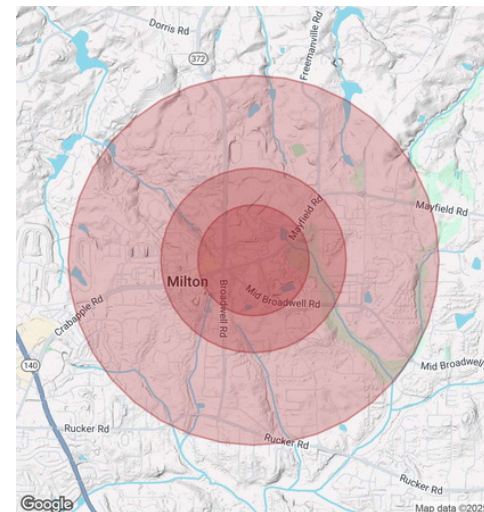
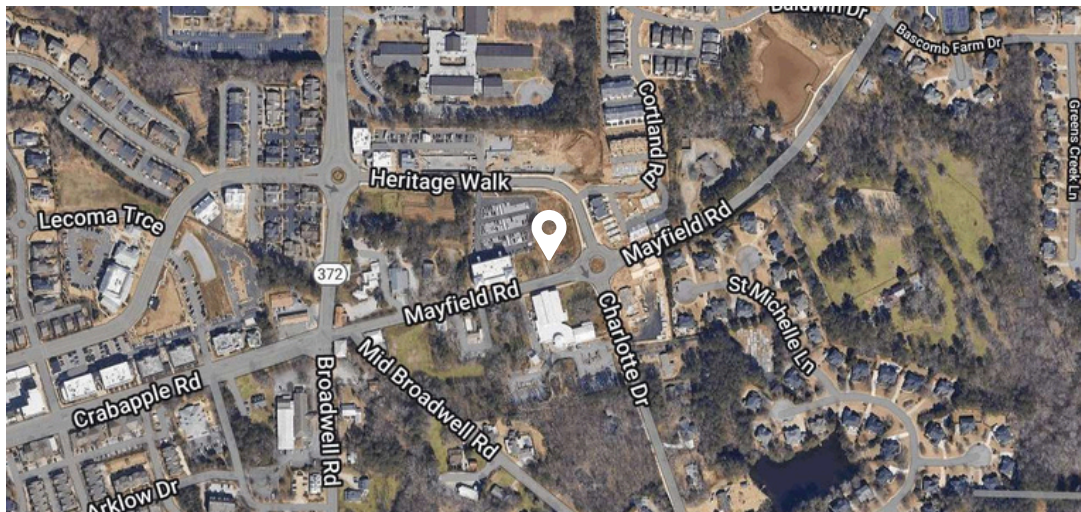


MILTON DEMOGRAPHICS

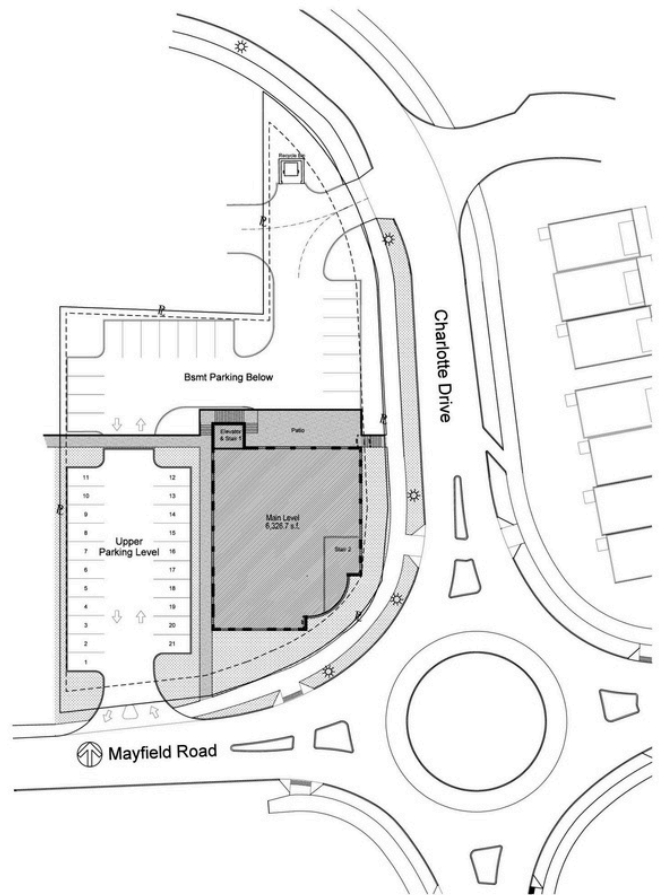
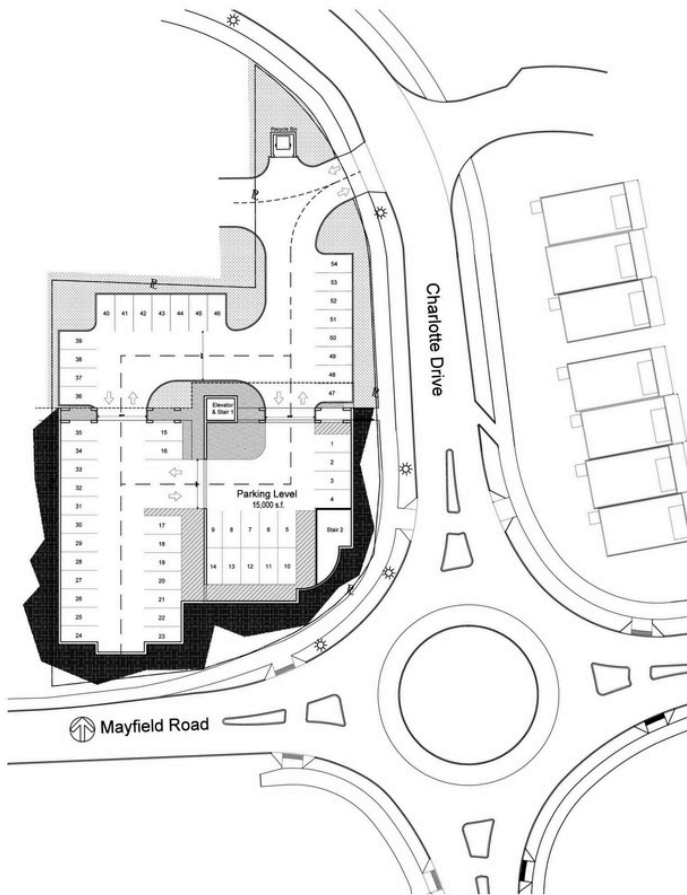
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	326	1,476	6,098
Average Age Average	38	39	39
Age (Male) Average	38	38	39
Age (Female)	38	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households # of	100	462	1,907
Persons per HH Average	3.3	3.2	3.2
HH Income Average	\$282,184	\$256,005	\$250,586
House Value	\$820,671	\$758,696	\$738,839

Demographics data derived from AlphaMap



WELCOME TO OPPORTUNITY,
located on a high visibility corner that landmarks the
entrance to the Crabapple mixed-use district of Milton.



MILTON, GA

CONTACT



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