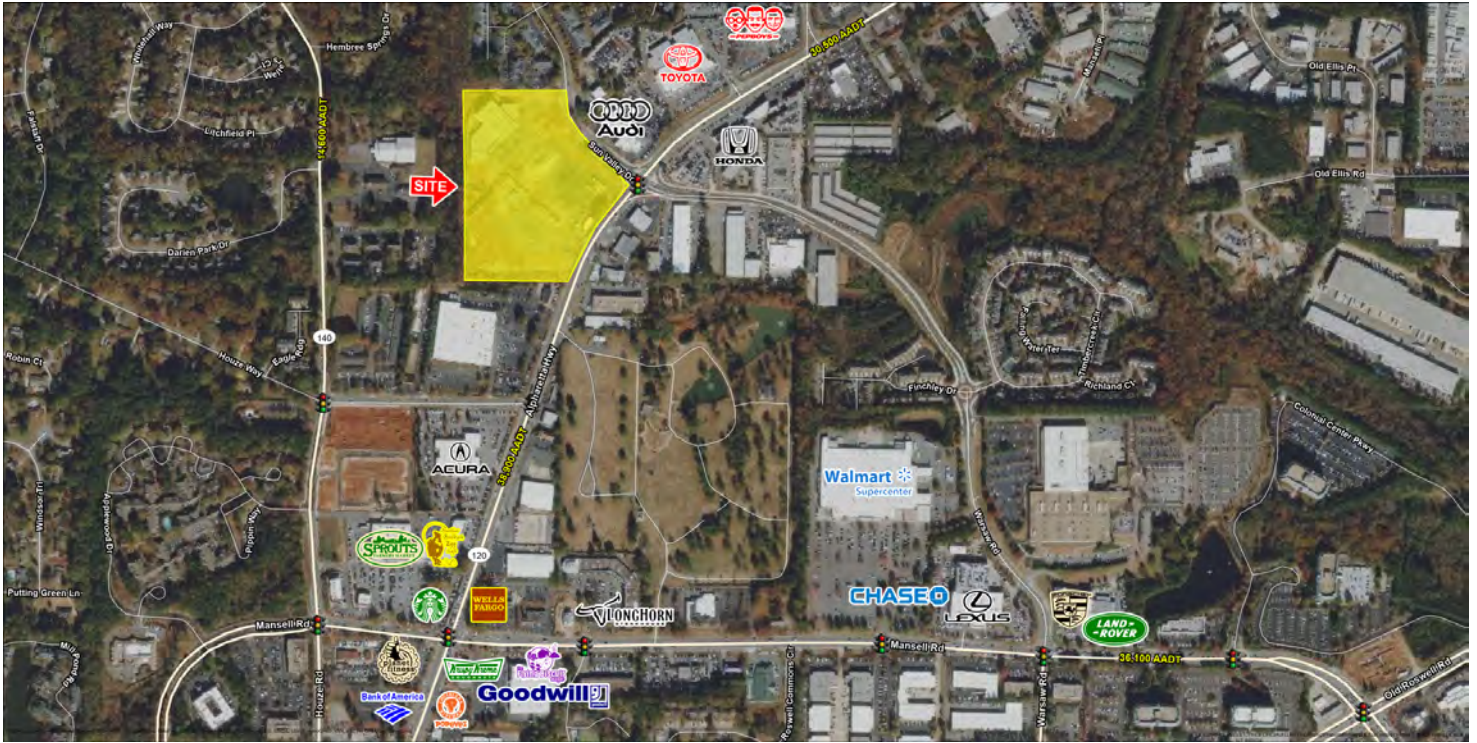


OUTPARCELS AVAILABLE

11060 ALPHARETTA HIGHWAY, ROSWELL, GA 30076

FOR SALE & LEASE



LOCATION DESCRIPTION

Outparcel opportunity at Alpharetta Hwy (Hwy 9) and Sun Valley Road

PROPERTY HIGHLIGHTS

- Outparcels available at The Catherine of Roswell; a 300 unit multi-family mixed use project which has been open since 2020 and is 97% occupied with approximately 475 residents
- Drive-thrus approved for this site
- Pad sites may be subdivided
- Excellent exposure on Alpharetta Hwy, boasting nearly 32,000 cars per day
- The site draws from both Roswell and Alpharetta, two of the highest income cities in the Atlanta MSA
- Signalized intersection



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	7,233	68,498	175,739
Average HH Income	\$151,927	\$154,194	\$166,405
Daytime Population	21,154	117,558	247,971

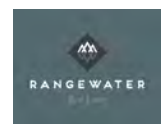


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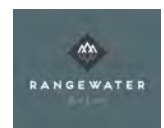
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PROJECT DATA

BUILDING 1 (OFFICE):

SQUARE FOOTAGE: 6,900 SQ. FT.
PARKING SPACES: 39 SPACES

BUILDING 2 (RESTAURANT/ RETAIL):

SQUARE FOOTAGE: 4,200 SQ. FT.
PARKING SPACES: 37 SPACES

BUILDING 3 (RESTAURANT/ RETAIL):

SQUARE FOOTAGE: 4,200 SQ. FT.
PARKING SPACES: 40 SPACES

BUILDING 4 (RESTAURANT/ RETAIL):

SQUARE FOOTAGE: 7,000 SQ. FT.
PARKING SPACES: 43 SPACES

ADDITIONAL PARKING: 32 SPACES

TOTAL SQUARE FOOTAGE: 22,300 SQ. FT.

TOTAL PARKING SPACES: 191 SPACES



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