

FOR LEASE & FOR SALE

5580 WINDWARD PARKWAY

ALPHARETTA, GA 30004

2nd Generation Restaurant Space
±10,000 Square Feet



Brian Mason, SIOR | EB Mason CRE | +1 408-472-9498 | brian@ebmasoncre.com | CA Lic. 01229363
Whitney Spangler | Colliers International | +1 404-574-1046 | whitney.spangler@colliers.com | GA Lic. 334272
David Martos | Colliers International | +1 404-574-1003 | david.martos@colliers.com | GA Lic. 394354

This Offering Memorandum has been performed by EB Mason CRE ("EB") and is NOT AN APPRAISAL, but solely the opinion of EB. EB has endeavored to include information which it believes to be relevant for the purpose of user's evaluation. User acknowledges that some of the information contained herein is provided to EB and has not been independently verified by EB and is not guaranteed as to the completeness or accuracy of the information. User expressly agrees that use of the information contained herein is at user's sole risk. Neither EB, its Affiliates, Employees, Agents, Contractors, Third Party Content Providers, Licensors or Business Partners warrant nor do they make any warranty as to the results that user may obtain from use of this material. User acknowledges that this information is provided on an "as-is" basis without warranties of any kind, either express or implied.

EB Mason
CRE



Executive Summary

EB Mason CRE & Colliers is pleased to present the opportunity to acquire 5580 Windward Parkway, Alpharetta, Georgia, a compelling value user investment opportunity in North Alpharetta, one of Silicon Valley of the South's most desirable and supply-constrained sub-markets. The property consists of a well-located one-story restaurant totaling **±10,000 square feet**, situated on a generous **±1.61 acre parcel**. The asset benefits from exceptional proximity to premier retail, dining, and lifestyle amenities, including walking-distance access to local amenities, close proximity to Central Alpharetta as well as immediate connectivity via Interstate 19. The Property is currently 100% leased, offering investors and users significant upside through lease-up and repositioning strategies. The building features market ready restaurant, making the property highly attractive to professionals, and boutique users seeking flexible footprints in a high-barrier-to-entry location.

INVESTMENT HIGHLIGHTS

Exceptional Location

- Prime Alpharetta address near premier shopping, medical, school and entertainment
- Immediate access to Interstate 19
- Surrounded by housing and affluent neighborhoods

Strong Market Fundamentals

- Highly desirable North Atlanta sub-market
- Robust demographics and income profiles
- Consistent tenant demand for restaurants
- Located within a hi-tech area considered the Technology Capital of the South.



18+
SHOPS

40+
RESTAURANTS

30+
SERVICES

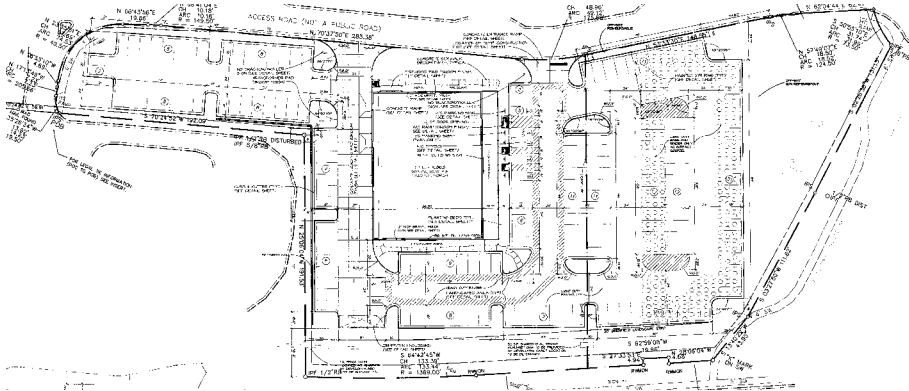
8+
AUTO

Property Overview

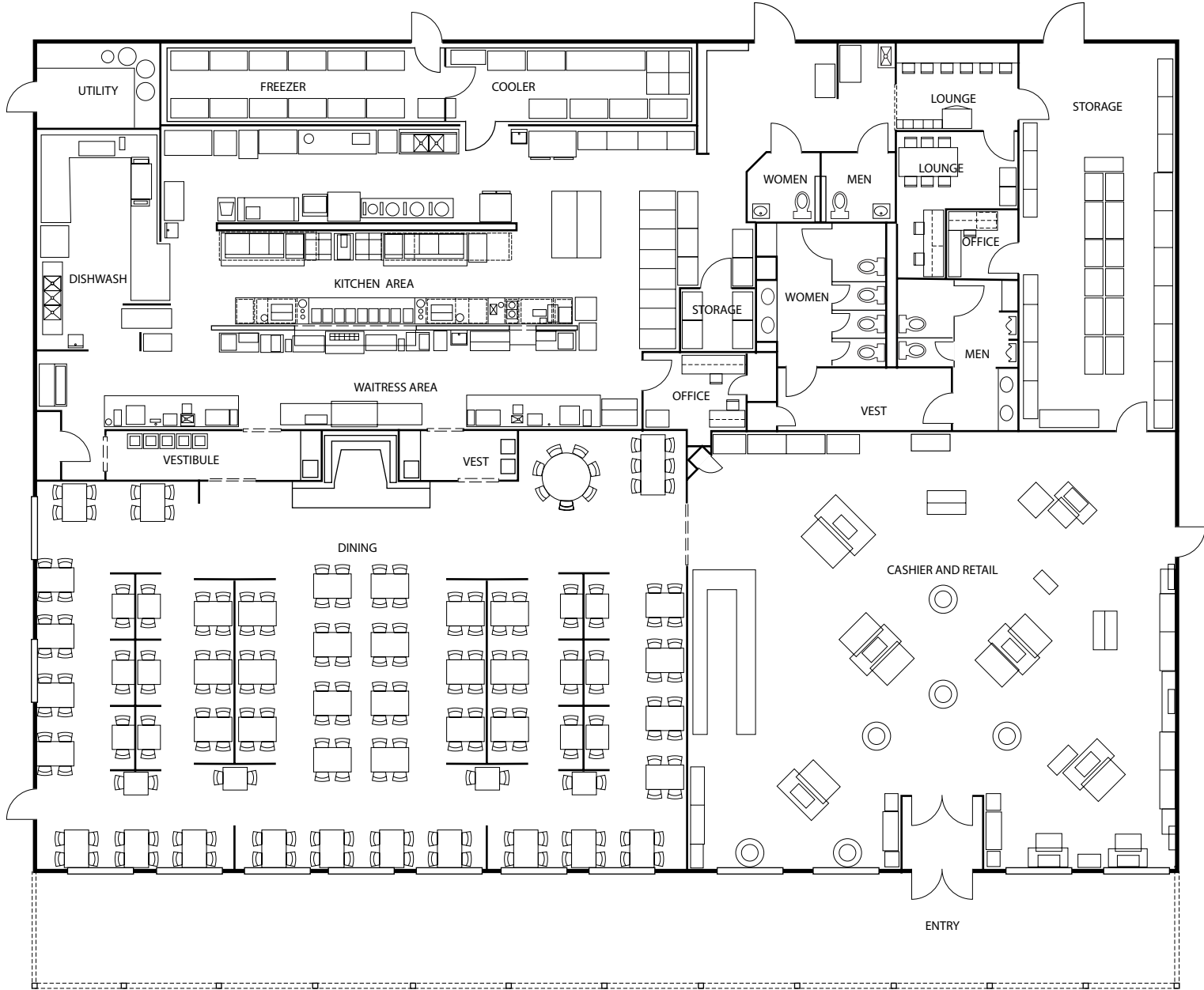
5580 WINDWARD PARKWAY, ALPHARETTA, GA 30004

Building: ±10,000 SF Two-Story Office
Lot: ±1.61 Acres (±70,132 SF)
Tenancy: Vacant 8/31/26
Condition: Market Ready
Parking: 83 Standard Stalls
3 ADA Stalls
Location: Exceptional proximity to premier retail, dining and life-style amenities on Windward Parkway, including immediate connectivity via Interstate 19.
Year Built: 2006
Zoning: C-2
Approved Uses: [Click to Download PDF](#)
Traffic Count: Windward Parkway ADT 40,300
APN: 22-5450-1187-065

DO NOT DISTURB TENANTS



Floor Plan



Building Photos



Area Overview

ALPHARETTA GA

Whether you're new to Alpharetta or a lifelong resident, there's just so much to discover in this beautiful and vibrant Southern city. Alpharetta truly has it all. A unique blend of excellent schools, incredible job opportunities, great shopping and cultural events, and abundant green space. Through all of its progress, the city has kept its down-to-earth character, which may be why people who live here usually stay here. And why there's always something new and exciting happening.

Perfectly positioned between the enchanting and adventurous North Georgia Mountains and the vibrant international city of Atlanta, Alpharetta conveniently gives you quick access to more than 300 things to do. Alpharetta is located 36 miles from Hartsfield-Jackson Atlanta International Airport.

THE MARKET

Alpharetta, GA, known as the "Technology Capital of the South," hosts over 700 tech companies, including major firms like Microsoft, LexisNexis, McKesson, Verizon Wireless, Equifax, HP, ADP, and UPS. The city features significant IT, software, biotech, and health tech firms, supported by numerous enterprise data centers and a strong local tech ecosystem.

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HH INCOME



DAYTIME
POPULATION

	POPULATION	AVERAGE HH INCOME	DAYTIME POPULATION
1 MILE	7,136	\$138,805	29,035
3 MILES	72,343	\$186,530	121,416
5 MILES	177,703	\$201,855	248,806



Nearby Amenities



RESTAURANTS

Wing Wing Cafe
Betos Tacos The Original
Pancake House
Cabernet Steakhouse
ODOBA Mexican Eats
Pista House
Smoothie King
Smash Burger
Norexitz Tea
Curry Pizza House
Bao Gogo
Einstein Bros. Bagels
Thai Squared
HotBreads Eatery & Bakery
BurgerFi
Luci's Ristorante Italiano

Little Tokyo
Such & Grill
Roam Alpharetta
Nalan Indian Cuisine
Subway
Sushi Nami
Khan's Kitchen
Nahm Fine Foods
Taziki's Mediterranean Cafe
Volcan Sushi and Ramen
Vinny's on Windward
Taste the Flavor Brunch Bar
Local Expedition
Wood Fired Grill
Panera Bread
Sarku Japan

Willy's Mexican Grill
Chipotle Mexican Grill
Dumont Creamery
Panda Express
Nothing bundt Cakes
Five Guys
McDonalds
Brindavan Cafe
Chic-Fil-A
Jim 'N Nick's BBQ
7 Brew Coffee
Knuckles Hoagies (Walmart)
Cake World
Yan's Cafe
Express Wings & More
Menchie's Frozen Yogurt

Little Caesar's Pizza
Lin's Chinese Cuisine
Ippolito's (Italian)
Mambo's Cafe
Burger King
Fuel Coffee Roasters
Jimmy John's
Charminar Indian Restaurant
Taco Mac Taqueria Taquito Express
First Watch (Breakfast)
Connors Steak & Seafood
Kakatiya Indian Kitchen
Aunty's Kitchen
Just Love Coffee Cafe
Shodo Ramen & Sushi

Dunkin
Red Chilez indian Cuisine
Bobby G's Chicago Eatery
Dumpling Master | Bubble Tea & Noodles
Rice and Spice Thai Sushi
Caribou Coffee
Cafe Lavande
Brooklyn Joe's Pizza Pasta
La Parrilla Mexican Rest.
Revolving Sushi Factory
Mellow Mushroom
Ya Man Jamaican Cuisine
J Christopher's
Lagham Express
Firefly

Secreto Kitchen & Bar
Starbucks
Tarahumata Mexican Grill
Waffle House
Bezona
Popeye's
Schotzsky's / Cinnabon
Caribbean Fiesta
Shibam Coffee
Blockbuster Cafe & Bakery
Georgia Potato Factory
Smoothie King
Boarding Pass Coffee



SHOPS

Florist at Windward
Pure Reef
Be Jewel
Giant Sports Cards
All Time Wine & Spirits
Walgreens
The Home Depot
Verizon
Top Shelf Liquors

Davids Vacuums
Line Art Studio
Primo Water Exchange
McMichael & Gray PC
Madurai Foods Inc
goGlow
Ez Agape
The UPS Store
All in One Exteriors

MoneyGram
Kroger
Hand & Stone Massage
Mane Cove Hair
Image Studios
Beloved Hair Studio
Wolcow Gaming
Martin's Firearms
Costco

Home Fashion Interiors
Queen of Hearts
Antiques & Interiors
Suvridha International Market
Shades of Color Salon
Lux Barber Shop
Target
Bath & Body Works
Petco

Dollar Tree
Golftec
Aldi
Posh Nails
Mattress Firm
AT&T Store
Ritual The Salon
Sally Beauty
Five Below

Gretchen's Hallmark
Super Games
Kohl's
Activate Games



SERVICES & AUTO

Skin Envy Aesthetics
Phoenix Salon Suites
Salon Da'jour Barber & Beauty Bar
Hair Messy
Spring Studio
Divinity Loc/d Rooted
Tamara's Shear Artistry
Classic Nails Alpharetta
Skin Affair
Resha Barber Shop
Lashes by Ju
Legacy Lengthz
A-1 Driving School
Wash Me Fast
California Hand Car Wash
Safelite Auto Glass

Lucky's Taxi and Car Care Srv
Discount Tires
Caliber Car Wash
Titanium Dental
Mooching Beauty Salon
Massage Envy
Sola Salon Studios
District Hair Studio 124
One Beauty Spa
LA Fitness
Deerfield Cleaners
The Salty Mane
Corporate Head Shots ATL
Bangkok Boxing Fitness
Flynn's Quick Ed
Royal Banquet Hall
Georgia's Own

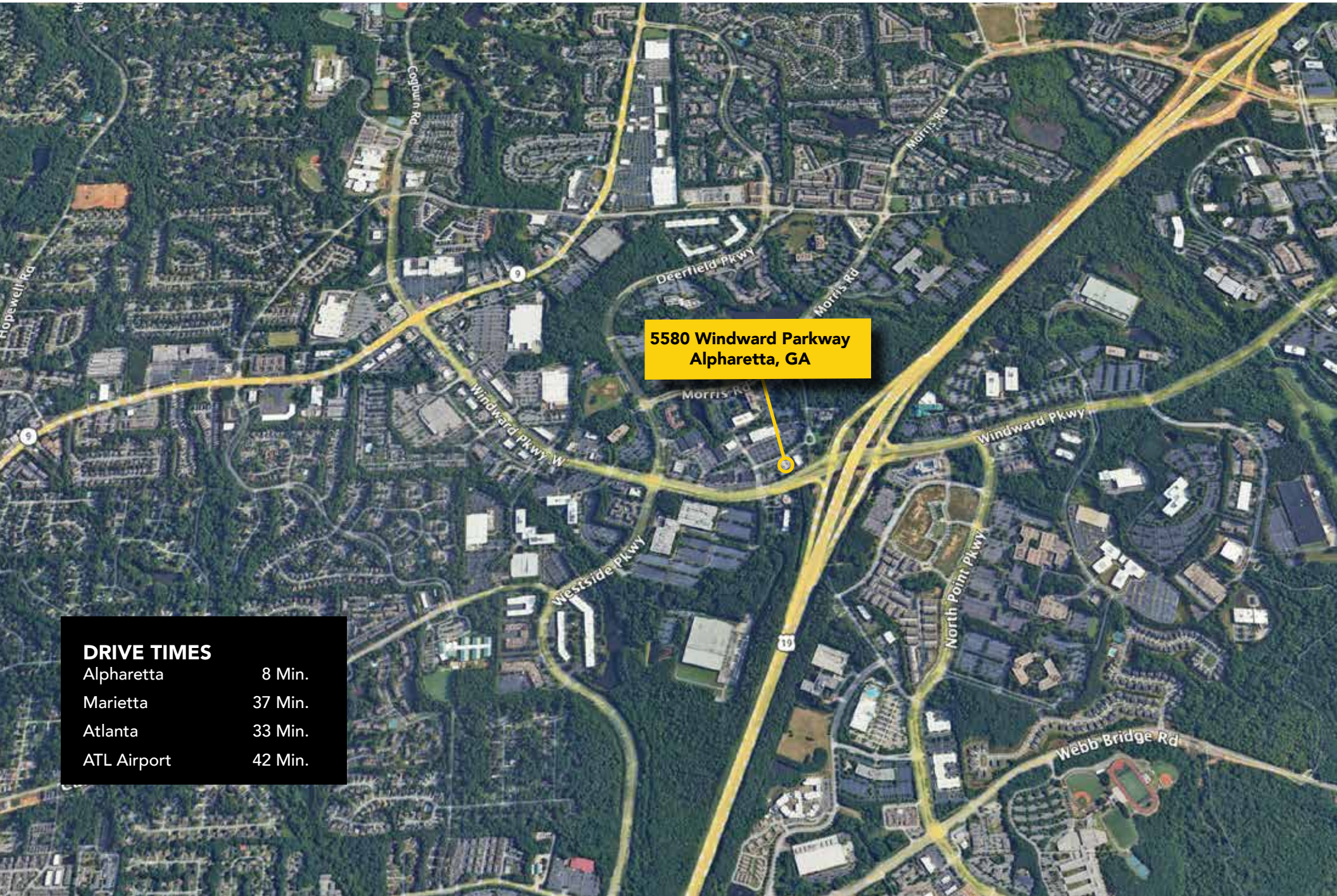
Credit Union
Trust
Masters Barbershop
Live Fit
For Eyes
Canna Wellness
Cellairs
Heavenly Pet Spa
Lotus Animal Hospital
Eye Level
H&R Block
Bank of America
Chase Bank
Navy Federal Credit Union
PNC Bank
Courtyard by Marriott
Hampton Inn

Hilton
Atlanta Marriott
Hyatt Place
Comfort Inn
Sonesta ES Suite
Holiday Inn Express
DoubleTree by Hilton
Easyvet Veterinarian
KeyMe Locksmiths
Renascent Bank
QuickTrip
Peachtree Immediate Care
Firestone Complete
Auto Care
AutoZone Auto Parts
Express Oil Change
Tides Mobile Vet

American Landscaping Serv.
Advance Auto Parts
Milton Self Storage
Cube Smart
U-Haul
Extra Space Storage
Public Storage
Safe-Dry Carpet Cleaning
Mavis Tire & Brakes
Ankle & Foot Centers
of America
Planet Fitness
123 Total Fitness
Georgia Orthodontics
Hotworx (fitness)
Ameris Bank
Arrow Exterminators

Urban Air Trampoline and Adventure Park
Windward Cleaners
The UPS Store
Hilton Garden Inn
Shell
Windward Cleaners
Helium Comedy Club
Ukrainian National Federal Credit Union
Extended Stay America
Northside/Alpharetta
Medical Campus
Sonesta ES Suites Atlanta
Orangetheory Fitness

Aerial Map



**5580 Windward Parkway
Alpharetta, GA**

DRIVE TIMES	
Alpharetta	8 Min.
Marietta	37 Min.
Atlanta	33 Min.
ATL Airport	42 Min.

FOR LEASE & FOR SALE

5580 WINDWARD PARKWAY

ALPHARETTA, GA 30004



Brian Mason, SIOR | EB Mason CRE | +1 408-472-9498 | brian@ebmasoncre.com | CA Lic. 01229363
Whitney Spangler | Colliers International | +1 404-574-1046 | whitney.spangler@colliers.com | GA Lic. 334272
David Martos | Colliers International | +1 404-574-1003 | david.martos@colliers.com | GA Lic. 394354

This Offering Memorandum has been performed by EB Mason CRE ("EB") and is NOT AN APPRAISAL, but solely the opinion of EB. EB has endeavored to include information which it believes to be relevant for the purpose of user's evaluation. User acknowledges that some of the information contained herein is provided to EB and has not been independently verified by EB and is not guaranteed as to the completeness or accuracy of the information. User expressly agrees that use of the information contained herein is at user's sole risk. Neither EB, its Affiliates, Employees, Agents, Contractors, Third Party Content Providers, Licensors or Business Partners warrant nor do they make any warranty as to the results that user may obtain from use of this material. User acknowledges that this information is provided on an "as-is" basis without warranties of any kind, either express or implied.

EB Mason
CRE

Colliers