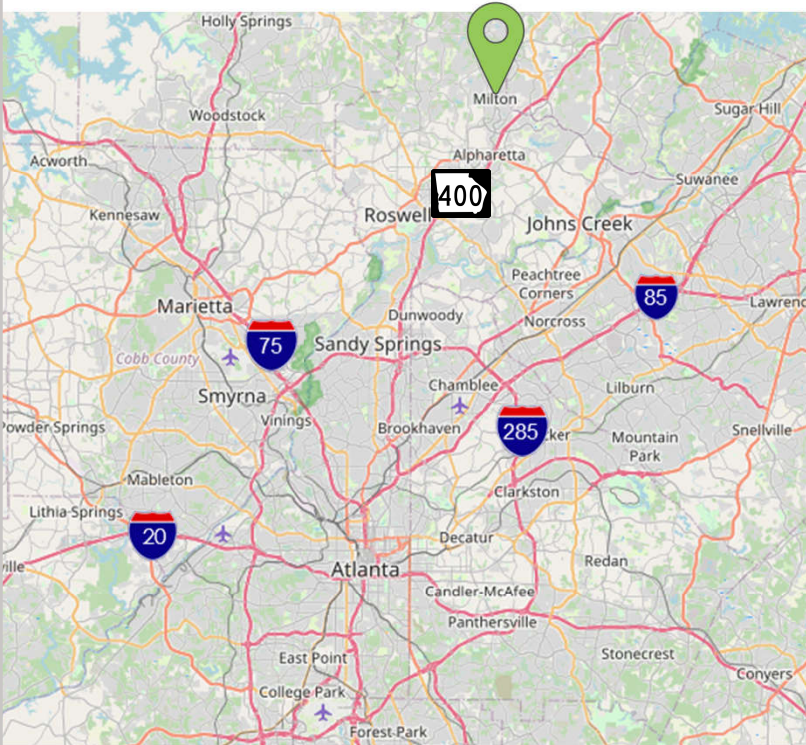


CRABAPPLE STATION

12635 Crabapple Road, Milton, GA 30004 | Fulton County



MARKET INFORMATION:

Ideally located in affluent city of Milton. The project has a strong sense of community with thriving local businesses and neighborhoods surrounded by award winning schools less than a mile away.

WALKABLE. PET FRIENDLY. GREEN SPACE.

PROPERTY HIGHLIGHTS:

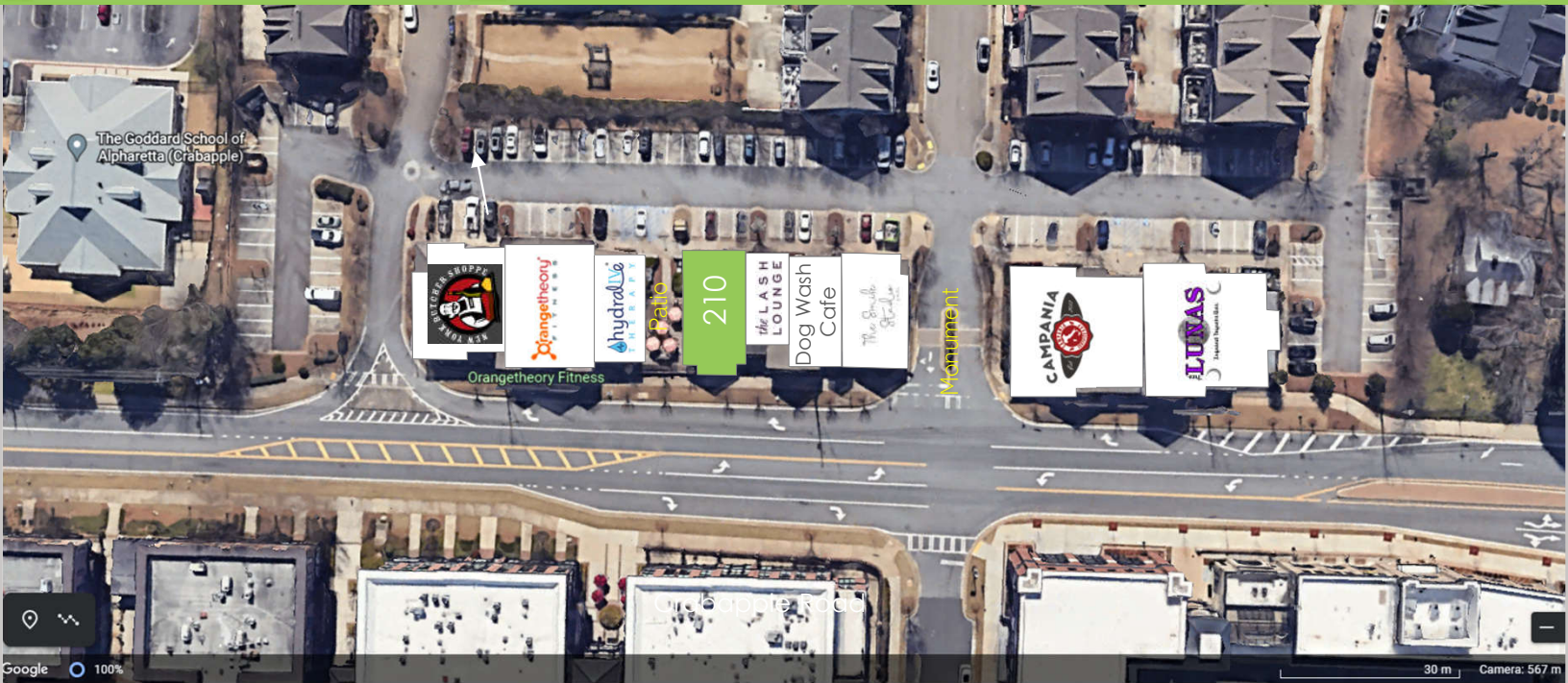
Retail Building GLA:	18,943+
Type:	Street Front Retail
Available Retail SF:	1,339 SF
Space:	2 nd Gen Restaurant
NNN:	Est. \$8.34 PSF (2022)

SHANNON SHUMAN MARTIN
404.312.4305
shannon@retailleasingadvisors.net
www.retailleasingadvisors.net

RETAIL LEASING
ADVISORS

CRABAPPLE STATION

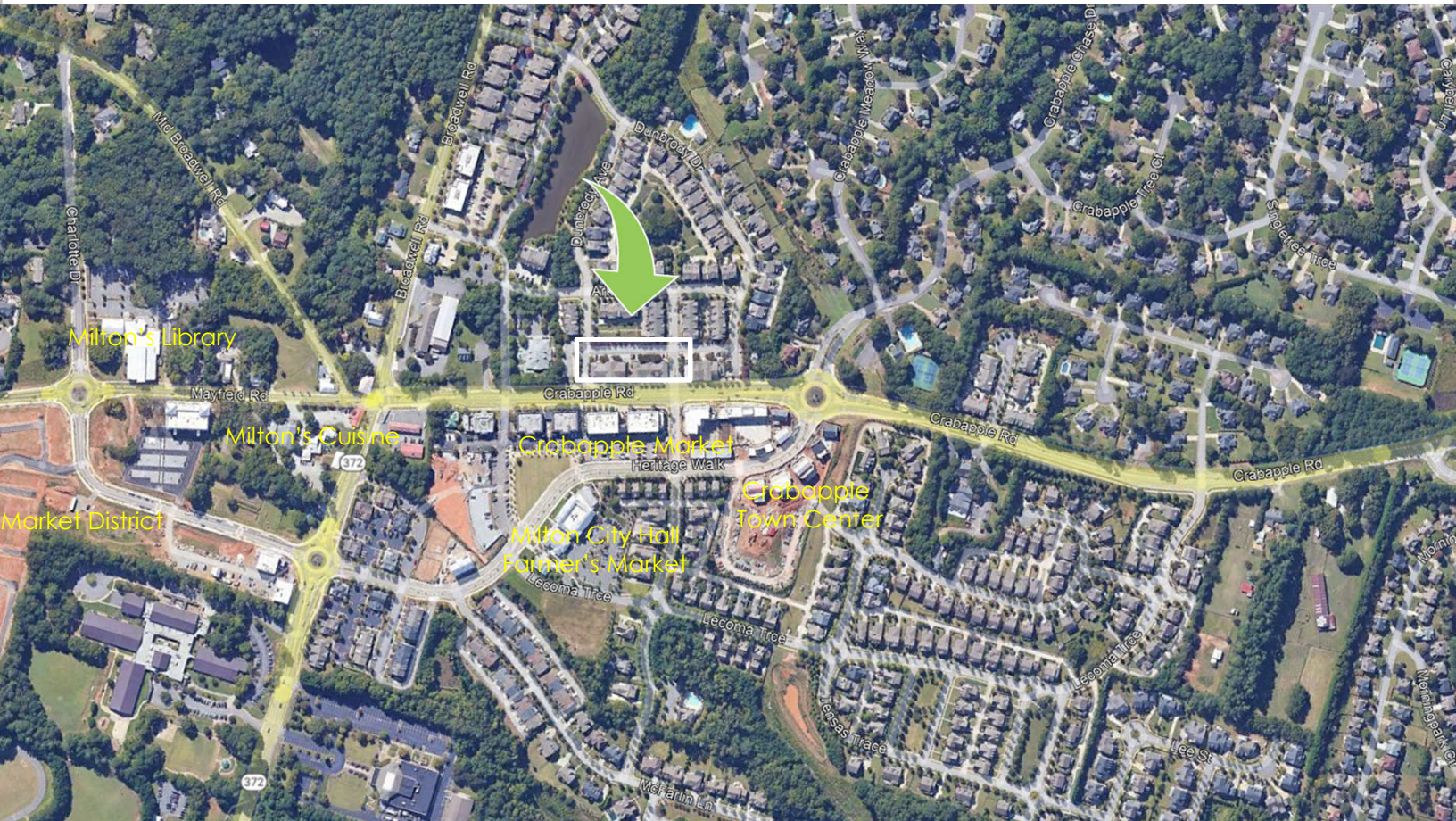
12635 Crabapple Road, Milton, GA 30004 | Fulton County



SUITE	RETAIL TENANTS	SF
110	New York Butcher Shoppe & Wine Bar	2,571
130	Orange Theory	2,830
140	Hydralive	1,321
210	AVAILABLE - 2nd Generation Restaurant (No full service)	1,339
220	Lash Lounge	1,171
230	Dog Wash Café	1,269
240	The Smile Studio of Milton	2,426
310	Campanian	2,961
320	Tres Lunas Infused Tequila Bar	3,055

CRABAPPLE STATION

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DEMOGRAPHICS

DRIVE TIME

3 Miles 5 Miles

10 Min 15 Min

Population	43,335	125,802
Households	15,280	48,181
Average HH Income	\$203,503	\$175,439
Daytime Population	50,956	180,724

Population	69,160	193,375
Households	26,017	71,494
Average HH Income	\$187,607	\$175,237
Daytime Population	94,598	167,385

LONGITUDE | LATITUDE
-84.34317 | 34.08889

TRAFFIC COUNT
17,800 AD GA 372 – Crabapple Road

CRABAPPLE STATION

12635 Crabapple Road, Milton, GA 30004 | Fulton County



Retail Leasing Advisors is a boutique commercial real estate firm servicing metropolitan Atlanta and Georgia. With over 20 years experience, we specialize in all types of retail and mixed-use developments.

We provide very individual attention to our Landlords, Developers and the Communities we serve.

We pride ourselves on being a small firm with the reach and resources of a large firm.

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