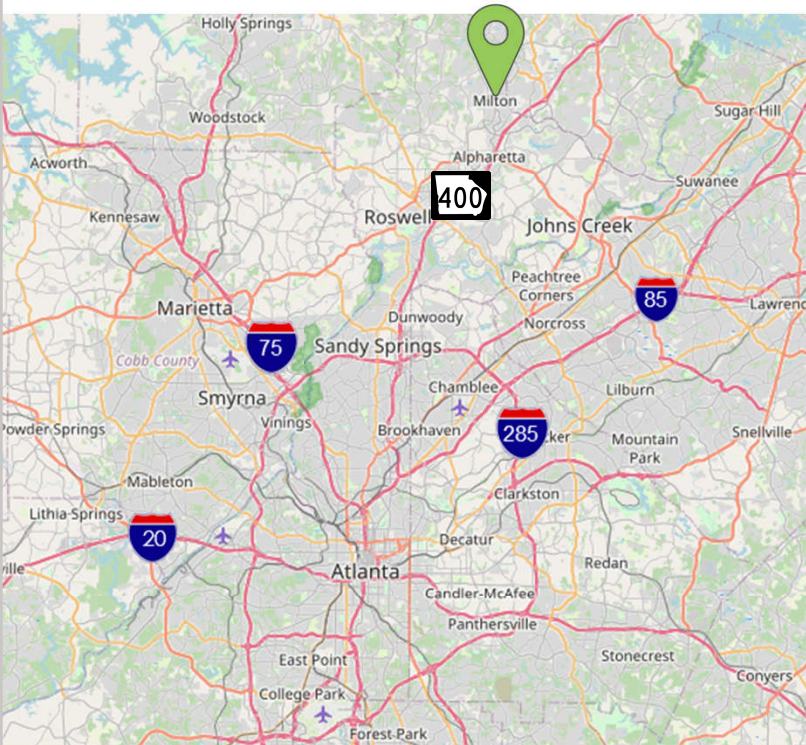


# CRABAPPLE STATION

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:

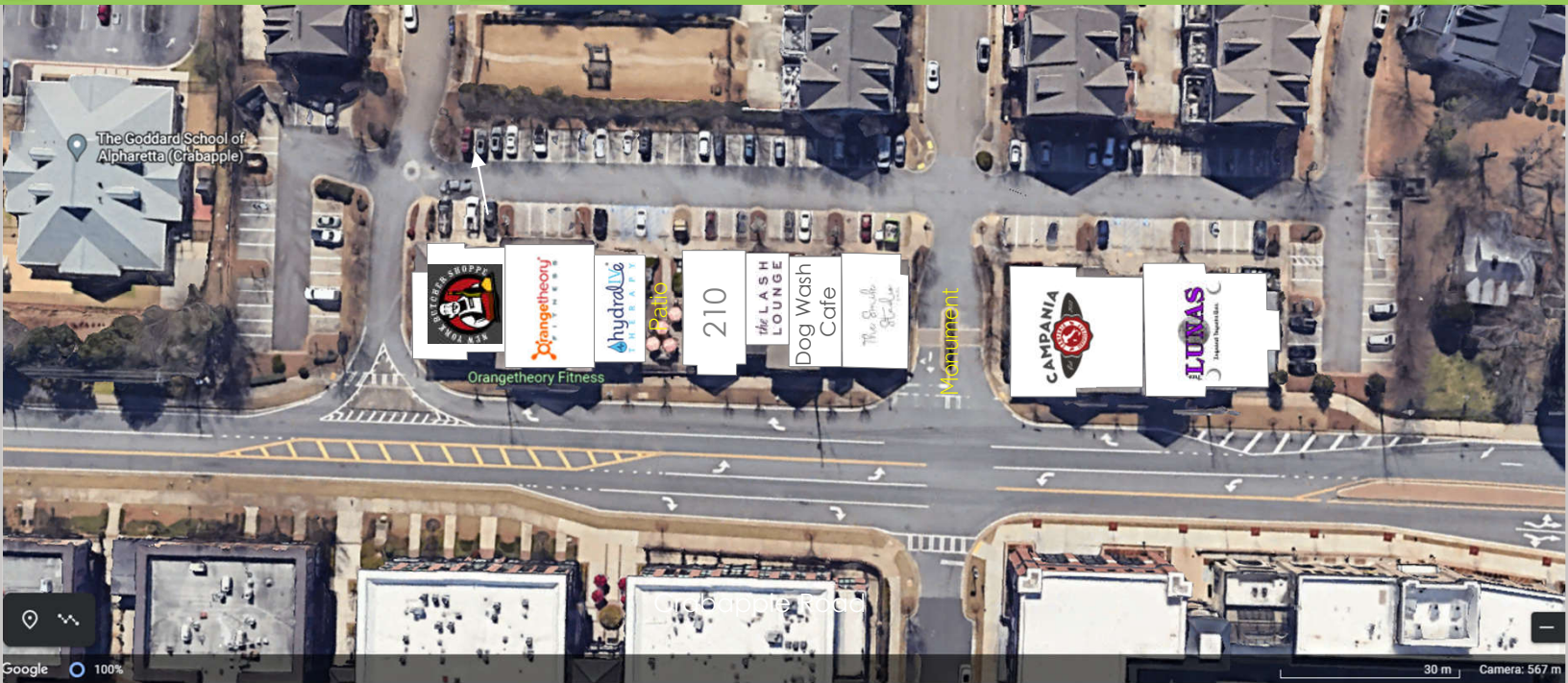
Retail Building GLA:	18,943+
Type:	Street Front Retail
Available Retail SF:	100% Leased
NNN:	Est. \$8.34 PSF (2022)

**SHANNON SHUMAN MARTIN**  
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SUITE	RETAIL TENANTS	SF
110	New York Butcher Shoppe & Wine Bar	2,571
130	Orange Theory	2,830
140	Hydralive	1,321
210	Smoke on the Farm BBQ	1,339
220	Lash Lounge	1,171
230	Dog Wash Café	1,269
240	The Smile Studio of Milton	2,426
310	Campania	2,961
320	Tres Lunas Infused Tequila Bar	3,055

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## DEMOGRAPHICS

## DRIVE TIME

	3 Miles	5 Miles
Population	36,913	84,119
Households	13,393	33,518
Average HH Income	\$199,987	\$159,305
Daytime Population	48,474	145,527

	10 Min	15 Min
Population	49,480	139,397
Households	17,591	51,852
Average HH Income	\$200,699	\$182,669
Daytime Population	58,660	217,704

**LONGITUDE | LATITUDE**  
-84.34252 | 34.08897

**TRAFFIC COUNT**  
19,000 AD GA 372 – Crabapple Road

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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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