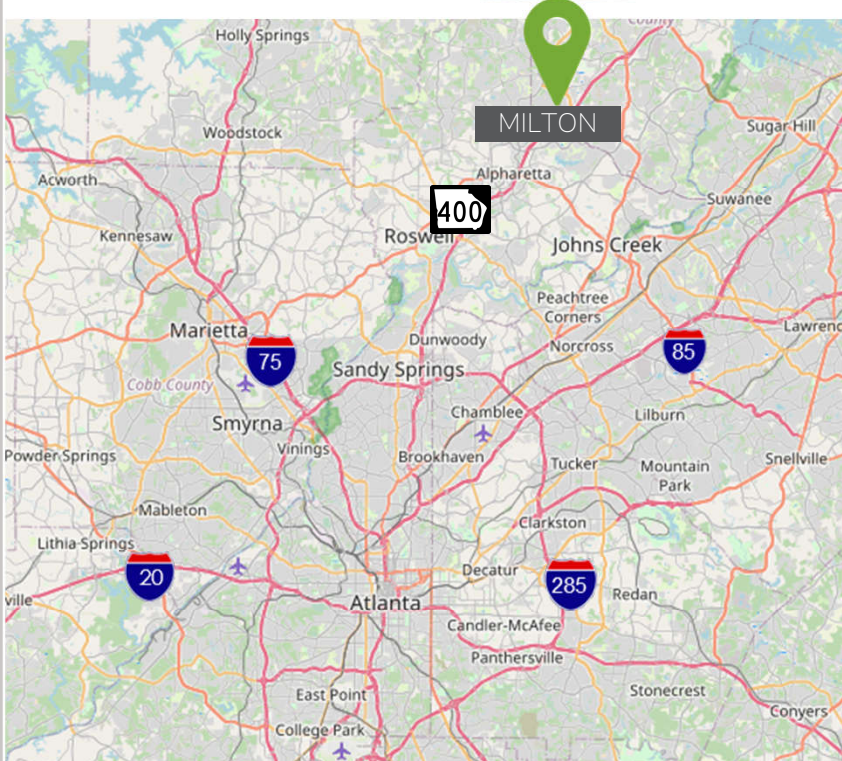


CRABAPPLE STATION

12635 Crabapple Road | Milton, GA 30004 | Fulton County



100% Leased



PROPERTY INFORMATION:

Ideally located in the 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. Milton is consistently ranked among Georgia's safest cities and offers a high quality of life with expansive green spaces, shopping and dining. With strict architectural standards and a commitment to thoughtful growth, the city blends rural charm with modern convenience.

PROPERTY HIGHLIGHTS:

Project GLA:	18,943 \pm SF
Available:	100% Leased
Monument:	Signage Available
Type:	Specialty Retail in Downtown Milton
Parks:	Code

LEASING CONTACT:

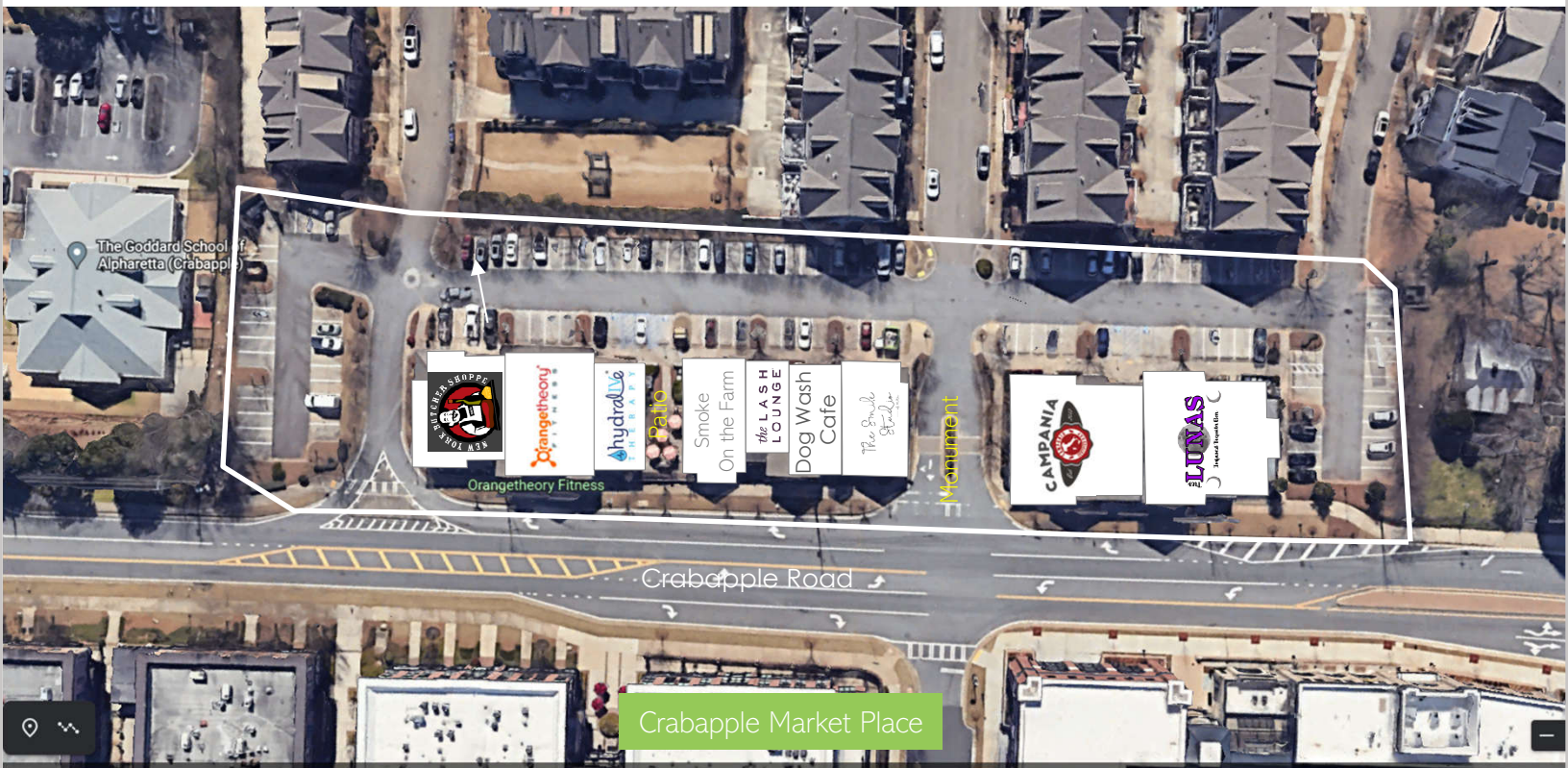
Shannon Shuman Martin
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www.RetailLeasingAdvisors.net



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SUITE	TENANTS	SF
110	New York Butcher Shoppe & Wine Bar	2,571
130	Orange Theory	2,830
140	Olympus MD	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

CRABAPPLE STATION

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DEMOGRAPHICS

	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



DRIVE TIME

	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

CRABAPPLE STATION

12635 Crabapple Road | Milton, GA 30004 | Fulton County



The principals of TriStar have been investing in core and value-add real estate since 1995. We have invested in a broad spectrum of property classes at opportune timing in the market cycles for American investors. In 2013, the principals formed TriStar as an investment platform for direct investments in American commercial real estate. Their 60 years of combined experience with over \$1 billion in transactions, asset management, and fund experience lend confidence to their clients.

PROPERTY TEAM:

Margaret A Stagmeier, Partner

W. Duncan Gibbs, Partner

Audrea N. Rease

www.TriStarinvest.com



TRISTAR

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.

LEASING CONTACT:

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RLA prides itself on being a small firm with the reach and resources of a large firm.

