



METRO BROKERS



A single-story Alpharetta office building / 4,100 ± SF

PREPARED BY:

Coldwell Banker Commercial
METRO BROKERS

Ben Choi
678-320-4800 OFFICE
678-241-5658 MOBILE
ben.choi@cbcworldwidemetro.com

5775 Glenridge Drive Bldg. D, Second Floor
Atlanta, GA 30328

FOR SALE

11371 Southbridge Parkway
Alpharetta, GA 30022

CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



METRO BROKERS

Old Milton Professional Park

TABLE OF CONTENTS

Confidentiality Statement	2
Executive Summary	4
Property Photos	5 - 7
Floor Plan	8
Maps & Aerials	9 - 10
Demographics	11 - 14
Contact Information	15

Old Milton Professional Park

EXECUTIVE SUMMARY

THE PROPERTY

 11371 Southbridge Parkway
 Alpharetta, GA 30022

PROPERTY SPECIFICATIONS

Property Type:	Office
Class:	A
Building Size:	4,100 ± SF
Land:	0.76 ± Acres
Number of Stories:	1
Year Built/Renovated:	1999
Typical Floor Size:	4,100 ± SF
Type:	Free standing office building.
Taxes (Fulton County):	\$5,325.80 per year / Tax Year 2017
Taxes (Alpharetta City)	\$1,049.61 per year / Tax Year 2017
Office Park Association Fees	\$650.00 per month

PRICE

Sale Price Offered at \$799,000

INVESTMENT HIGHLIGHTS

- Single story / free standing 4,100 ± SF office building
- Currently laid out as a single tenant building with six (6) large individual offices (two additional offices can be added creating a total of eight individual offices), three (3) of the six individual offices are large enough to be used as conference rooms, one open work area large enough to hold six (6) spacious individual workstations, lobby / reception area, three (3) restrooms, breakroom (see page #8 – floor plan)
- Flexible layout
- Ideal for professional service firms



MARKET HIGHLIGHTS (ALPHARETTA)

- One of the most prosperous communities in the United States
- Alpharetta ranked 12th largest city in Georgia
- Outstanding nationally ranked public schools
- Known as the *Technology City of the South* due to a large concentration of tech-focused companies
- Home to a wide variety of national and internationally recognized companies

LOCATION HIGHLIGHTS

- Strategic location in Alpharetta
- Highly affluent area
- Signalized entrance/exit to the property
- Easy access to Old Milton Parkway
- Close to State Bridge Road and Kimball Bridge Road
- 2.3 ± miles east of GA 400 (Exit #10)
- Located in a core Alpharetta commercial district
- Near GSU Alpharetta Campus, NCR Corporation, and a host of other Fortune 1000 companies
- Publix, Starbucks, FedEx Office, etc... immediately nearby
- Close to numerous shops and entertainment including Avalon

Old Milton Professional Park

PROPERTY PHOTOS



Old Milton Professional Park

PROPERTY PHOTOS



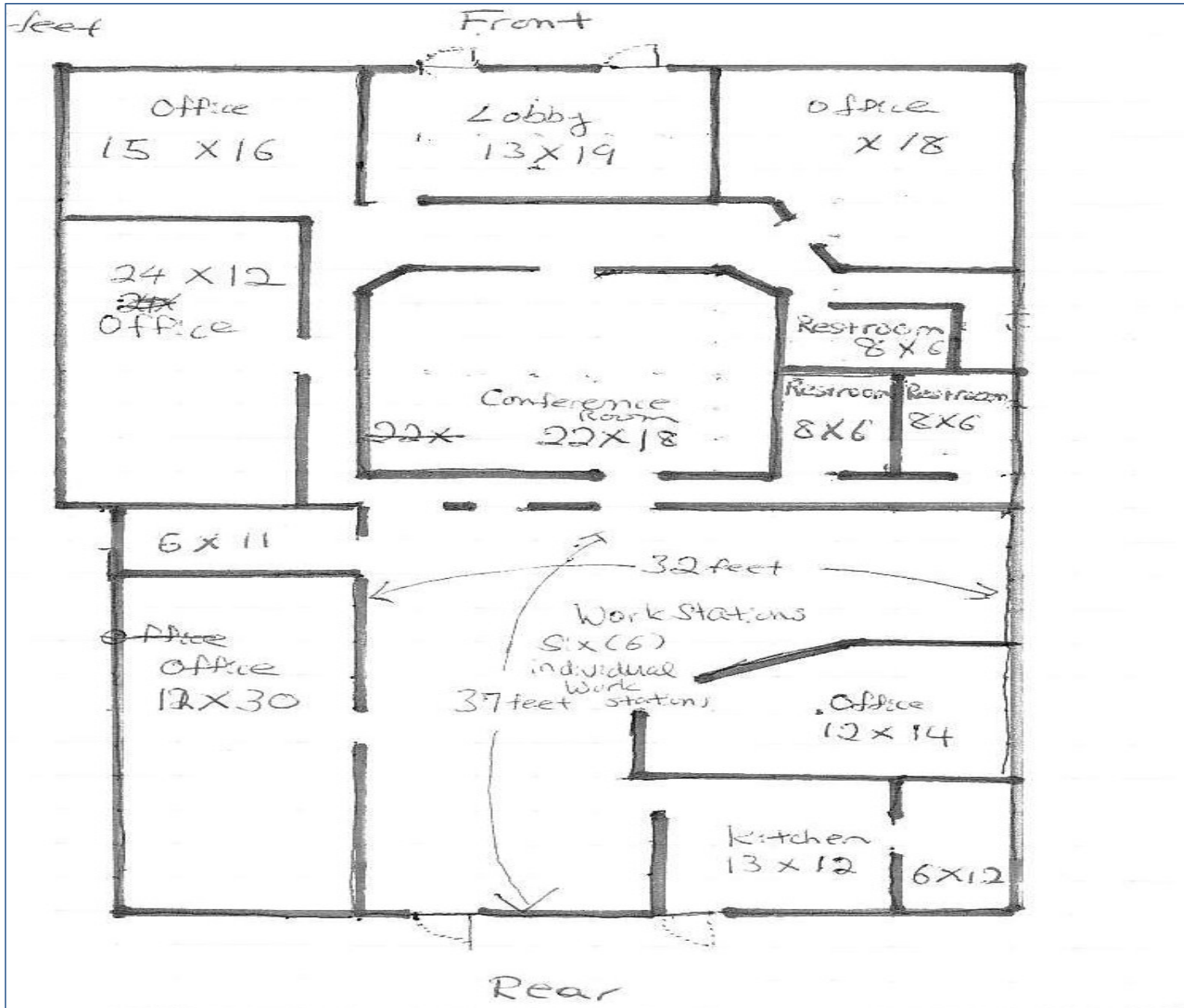
Old Milton Professional Park

PROPERTY PHOTOS



Old Milton Professional Park

FLOOR PLAN

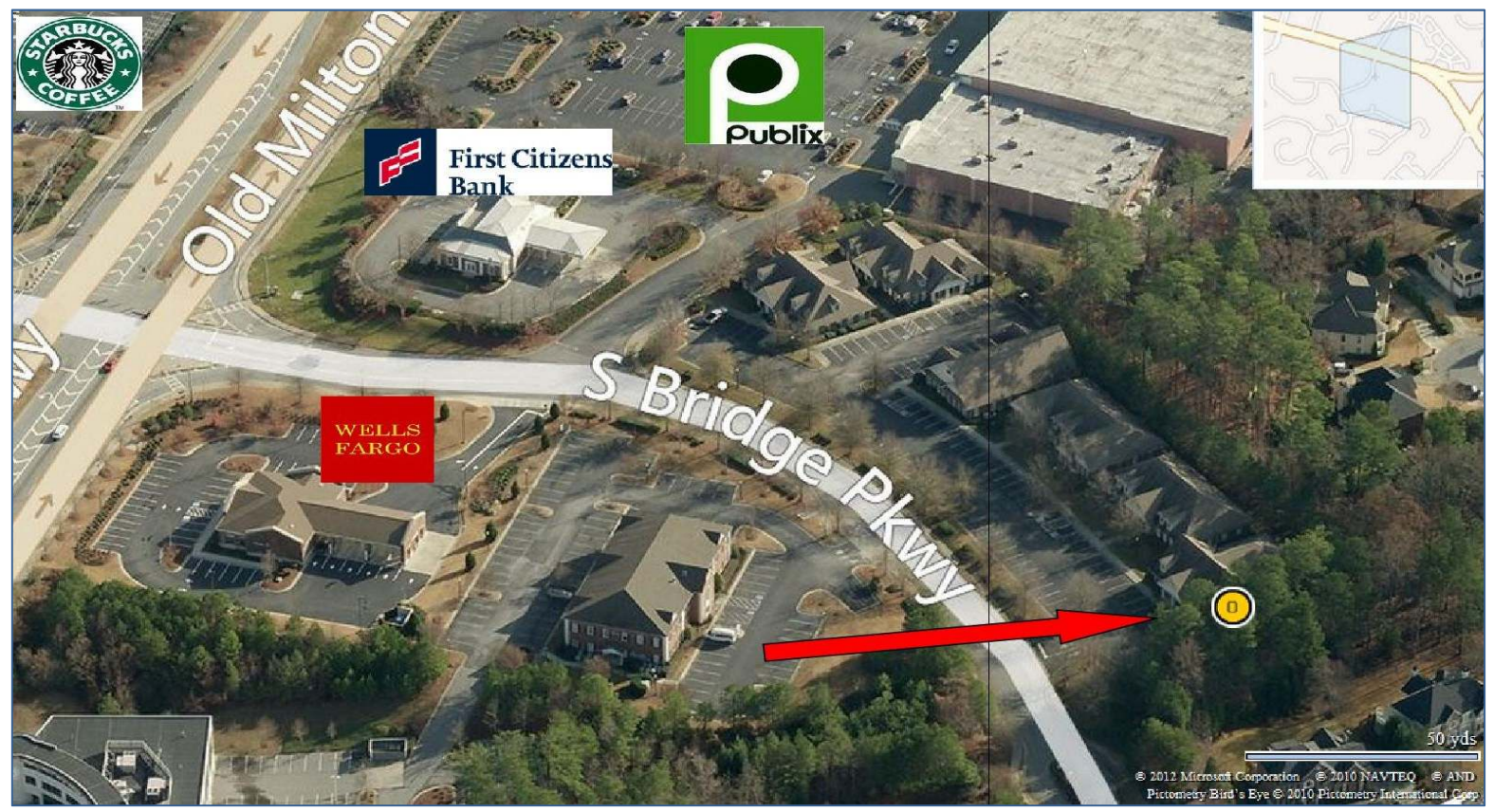


Not drawn to scale. Subject to errors and/or omissions. No warranty or guarantee is made as to the accuracy of the information.



Old Milton Professional Park

MAPS & AERIALS

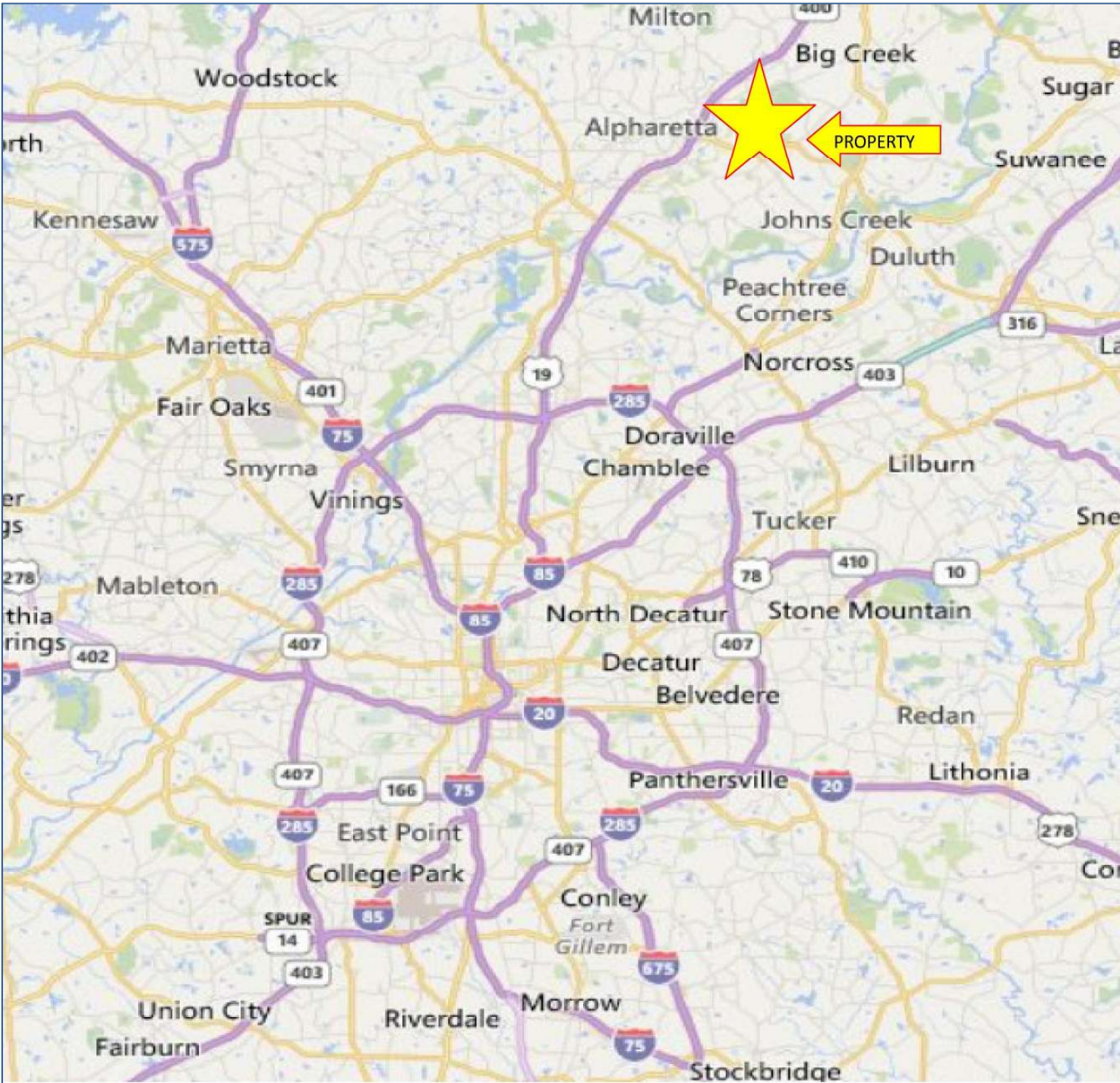


© 2012 Microson Corporation © 2010 NAVTEQ © AND Pictometry Bird's Eye © 2010 Pictometry International Corp.



Old Milton Professional Park

MAP



Old Milton Professional Park
DEMOGRAPHICS

Population	1-mi.	3-mi.	5-mi.
Total Population	10,573	85,649	199,398
Group Quarters Population	0	35	136
Urban Population	10,573	85,649	199,398
Rural Population	0	0	0
Adult Population	7,710	60,933	143,186
Ratio of Males to Females	0.89	0.94	0.94
Female Population	5,581	44,039	102,682
Male Population	4,991	41,611	96,716
Land Area (Square Miles)	3.12	27.96	77.84
Age	1-mi.	3-mi.	5-mi.
Median Age, Total	37.36	37.61	37.56
Median Age, Male	36.61	36.63	36.54
Median Age, Female	37.94	38.38	38.38
% Age 18+	72.93%	71.14%	71.81%
% Age 21+	69.75%	66.89%	68%
% Age 55+	18.66%	18.35%	19.68%
% Age 65+	8.15%	6.8%	8.23%
Ethnicity	1-mi.	3-mi.	5-mi.
% White	57.91%	62.03%	63.23%
% Black/African American	11.25%	9.28%	9.96%
% American Indian / Alaska Native	0.23%	0.14%	0.17%
% Asian	24.28%	23.53%	20.89%
% Native Hawaiian / Other Pacific Islander	0.03%	0.03%	0.03%
% Other	2.97%	2.04%	2.71%
% Two or More Races	3.31%	2.95%	3.01%
5 Year Projections	1-mi.	3-mi.	5-mi.
Total Population	10,456	91,961	218,169
Group Quarters Population	0	36	136
Adult Population	7,875	67,568	160,621
Total Households	4,126	33,058	80,644
Per Capita Income (based on Total Population)	60,511	59,912	58,915
Total Population 16+	8,225	71,153	168,410
5 Year Ethnicity Projections	1-mi.	3-mi.	5-mi.
% White	55.95%	59.73%	60.7%
% Black/African American	11.12%	9.22%	9.99%
% American Indian / Alaska Native	0.22%	0.14%	0.17%
% Asian	25.7%	25.4%	22.8%
% Native Hawaiian / Other Pacific Islander	0.04%	0.04%	0.03%
% Other	3.13%	2.13%	2.87%
% Two or More	3.84%	3.34%	3.44%

Old Milton Professional Park

DEMOGRAPHICS

Housing & Households	1-mi.	3-mi.	5-mi.
Total Housing Units	4,140	31,051	74,820
Total Households	4,065	30,462	73,016
Owner-Occupied: Owned with a mortgage or loan	2,106	18,113	42,219
Owner-Occupied: Owned free and clear	423	3,009	7,585
Renter-Occupied	1,536	9,341	23,212
Aggregate Contract Rent	\$1,485,406	\$9,697,605	\$23,330,675
Average (Mean) Number of Vehicles Available	1.83	1.95	1.93

Housing Value	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	13	74	112
Housing Value \$10,000-\$14,999	6	45	66
Housing Value \$15,000-\$19,999	6	26	56
Housing Value \$20,000-\$24,999	10	56	114
Housing Value \$25,000-\$29,999	0	26	73
Housing Value \$30,000-\$34,999	0	26	62
Housing Value \$35,000-\$39,999	0	43	73
Housing Value \$40,000-\$49,999	1	58	91
Housing Value \$50,000-\$59,999	0	25	89
Housing Value \$60,000-\$69,999	0	62	113
Housing Value \$70,000-\$79,999	2	21	75
Housing Value \$80,000-\$89,999	8	37	141
Housing Value \$90,000-\$99,999	22	100	264
Housing Value \$100,000-\$124,999	45	298	867
Housing Value \$125,000-\$149,999	102	577	1,453
Housing Value \$150,000-\$174,999	94	942	2,267
Housing Value \$175,000-\$199,999	126	1,094	2,761
Housing Value \$200,000-\$249,999	200	1,854	4,802
Housing Value \$250,000-\$299,999	301	2,789	6,832
Housing Value \$300,000-\$399,999	525	4,428	10,316
Housing Value \$400,000-\$499,999	465	3,636	8,271
Housing Value \$500,000-\$749,999	438	3,415	7,294
Housing Value \$750,000-\$999,999	115	974	2,349
Housing Value \$1,000,000 or more	52	513	1,265
Total Owner-occupied housing units (OOHU)	2,529	21,122	49,804

Income	1-mi.	3-mi.	5-mi.
Per Capita Income (based on Total Population)	\$51,190	\$49,732	\$49,139
Average (Mean) Household Income	\$128,779	\$140,816	\$135,213
Median Household Income	\$95,066	\$102,254	\$98,262
Aggregate Income	\$523,496,115	\$4,290,068,156	\$9,874,508,371

Old Milton Professional Park

DEMOGRAPHICS

% Households by Income	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	2.31%	2.24%	2.6%
% Household Income \$10,000-\$14,999	0.9%	1.03%	1.48%
% Household Income \$15,000-\$19,999	2.43%	2.08%	2.14%
% Household Income \$20,000-\$24,999	2.4%	1.87%	2.48%
% Household Income \$25,000-\$29,999	2.34%	1.8%	2.25%
% Household Income \$30,000-\$34,999	3.78%	3.06%	2.94%
% Household Income \$35,000-\$39,999	2.74%	2.77%	2.73%
% Household Income \$40,000-\$44,999	3.47%	3.06%	2.93%
% Household Income \$45,000-\$49,999	2.67%	2.23%	2.77%
% Household Income \$50,000-\$59,999	7.99%	6.75%	6.69%
% Household Income \$60,000-\$74,999	8.15%	8.19%	8.33%
% Household Income \$75,000-\$99,999	13.48%	13.67%	13.57%
% Household Income \$100,000-\$124,999	13.42%	13.14%	12.73%
% Household Income \$125,000-\$149,999	8.66%	9.4%	9.2%
% Household Income \$150,000-\$199,999	11.65%	12.6%	12.19%
% Household Income \$200,000-\$249,999	5.94%	6.6%	6.26%
% Household Income \$250,000-\$499,999	4.81%	5.93%	5.33%
% Household Income \$500,000+	2.86%	3.58%	3.37%
Education	1-mi.	3-mi.	5-mi.
College undergraduate	330	3,805	9,258
Graduate or prof school	148	1,092	2,301
Employment and Occupation	1-mi.	3-mi.	5-mi.
Total Civilian employed population aged 16+	5,397	40,541	96,565
% Employment by Industry	1-mi.	3-mi.	5-mi.
% Armed Forces	0%	0.02%	0.03%
% Civilian, Employed	96.1%	95.79%	95.59%
% Civilian, Unemployed	3.9%	4.19%	4.38%
% Not in Labor Force	30.31%	34.16%	32.78%
% Agriculture, forestry, fishing/hunting, mining	0.08%	0.23%	0.17%
% Construction	2.88%	3.36%	3.42%
% Manufacturing	8%	8.53%	8.8%
% Wholesale trade	5.87%	5.99%	5.41%
% Retail trade	8.97%	9.44%	10.38%
% Transportation and warehousing and utilities	4.21%	3.33%	3.32%
% Information	8.62%	6.17%	5.7%
% Finance and ins, real estate, rental and leasing	8.95%	8.95%	9.26%
% Professional, sci, mgmt, admin and waste mgmt svcs	21.87%	22.16%	21.96%
% Educational svcs, health care and social asst	18.7%	17.79%	17.53%
% Arts, entertainmnt, recreation, accom. and food svcs	7.45%	8.47%	8.59%
% Other svcs, except public admin	1.98%	2.88%	3.2%
% Public admin	2.4%	2.68%	2.25%

Old Milton Professional Park

DEMOGRAPHICS

Transportation to Work	1-mi.	3-mi.	5-mi.
Total Workers 16+	5,397	40,541	96,565
Car, truck, or van	4,632	34,742	82,797
Public transport (not taxi)	43	268	757
Taxicab	0	0	138
Motorcycle	0	3	42
Bicycle	0	41	80
Walked	232	929	1,409
Other means	23	202	572
Worked at home	467	4,356	10,770
Consumer Expenditures	1-mi.	3-mi.	5-mi.
Average Apparel	\$2,292.64	\$2,217.61	\$2,222.15
Average Education	\$2,171.84	\$2,403.65	\$2,234.84
Average Entertainment	\$2,876.93	\$2,983.47	\$2,898.66
Average Food and Beverages	\$7,220.18	\$7,433.63	\$7,241.6
Average Gifts	\$1,281.09	\$1,359.4	\$1,319.7
Average Health Care	\$5,153.79	\$5,341.43	\$5,278.11
Average Household Furnishings and Equipment	\$1,366.6	\$1,449.56	\$1,400.79
Average Household Operations	\$1,338.72	\$1,274.42	\$1,271.95
Average Personal Care	\$738.14	\$772.61	\$750.31
Average Personal Expenditure	\$464.32	\$457.24	\$456.96
Average Reading	\$100.61	\$95.86	\$96.58
Average Shelter	\$10,161.51	\$10,342.88	\$10,094.58
Average Transportation	\$10,277	\$10,473.86	\$10,239.34
Average Utilities	\$4,306.21	\$4,381.54	\$4,315.05
Demand by Store Type	1-mi.	3-mi.	5-mi.
Motor Vehicle & Parts Dealers	\$16,999,014	\$132,402,166	\$305,554,050
Furniture & Home Furnishings Stores	\$1,405,746	\$11,096,420	\$25,792,180
Electronics & Appliance Stores	\$1,293,491	\$10,211,466	\$23,523,659
Building Material & Garden Equipment & Supply Dealers	\$3,848,775	\$28,912,670	\$68,197,547
Food & Beverage Stores	\$12,943,035	\$99,471,329	\$233,567,787
Health & Personal Care Stores	\$2,479,744	\$18,760,017	\$44,952,425
Gasoline stations	\$7,828,758	\$59,661,576	\$138,065,023
Clothing & Clothing Accessories Stores	\$4,416,290	\$33,639,179	\$80,414,717
Sporting Goods, Hobby, Book, & Music Stores	\$1,687,940	\$13,296,222	\$30,624,394
General Merchandise Stores	\$11,794,260	\$90,709,751	\$213,156,773
Miscellaneous Store Retailers	\$1,335,599	\$10,312,467	\$24,211,737
Nonstore retailers	\$4,812,033	\$37,183,209	\$87,441,654
Foodservice & Drinking Places	\$12,119,865	\$96,155,610	\$221,393,895
General Merchandise, Apparel and Accessories, Furniture and Other Sales	\$21,000,605	\$162,127,793	\$380,909,953

2016/2017 Demographics provided by Experian through Alteryx



METRO BROKERS

Old Milton Professional Park

CONTACT INFORMATION

For more information, please contact:

BEN CHOI
COLDWELL BANKER COMMERCIAL
Metro Brokers
5775 Glenridge Drive Bldg. D, Second Floor
Atlanta, GA 30328

Phone: (678) 320-4800
Fax: (404) 495-8960
Mobile: (770) 241-5658
ben.choi@cbcworldwidemetro.com