MATTHEWS™



ASPEN STATION PLAZA

3665 Old Milton Parkway | Alpharetta, GA



Tenants

Tiff's TREATS

HAMMER NAILS

HW グルメ SUSHI
Hole in the Wall

Vito's
Pizza & Ristorante

HIGHLIGHTS

Coveted location in the heart of Alpharetta, GA along Atlanta's highly affluent and ever growing northern arc

Minutes from Avalon - one of the biggest consumer draws in the Southeast

Mark-to-market Opportunity

Equates to strong rental growth with 35% of the GLA (two tenants) paying approximately $21/SF in a $30/SF+ market

Phenomenal trade area demographics

Underscored by a growing population of 191K people within 5 miles of the Property and an Avg. HH Income of $186,500 within three miles

High-quality design and building aesthetics

Giving Aspen Station Plaza a unique, attractive retail identity

Extremely high traffic position less than a mile from GA-400 (138,000 VPD) and fronting Old Milton Pkwy (54,500 VPD)

One of north Atlanta's busiest retail and traffic corridors, which connects Downtown Alpharetta with nearby communities like Johns Creek, Duluth, Suwanee, and Peachtree Corners

100% occupied, 5-tenant essential services retail strip

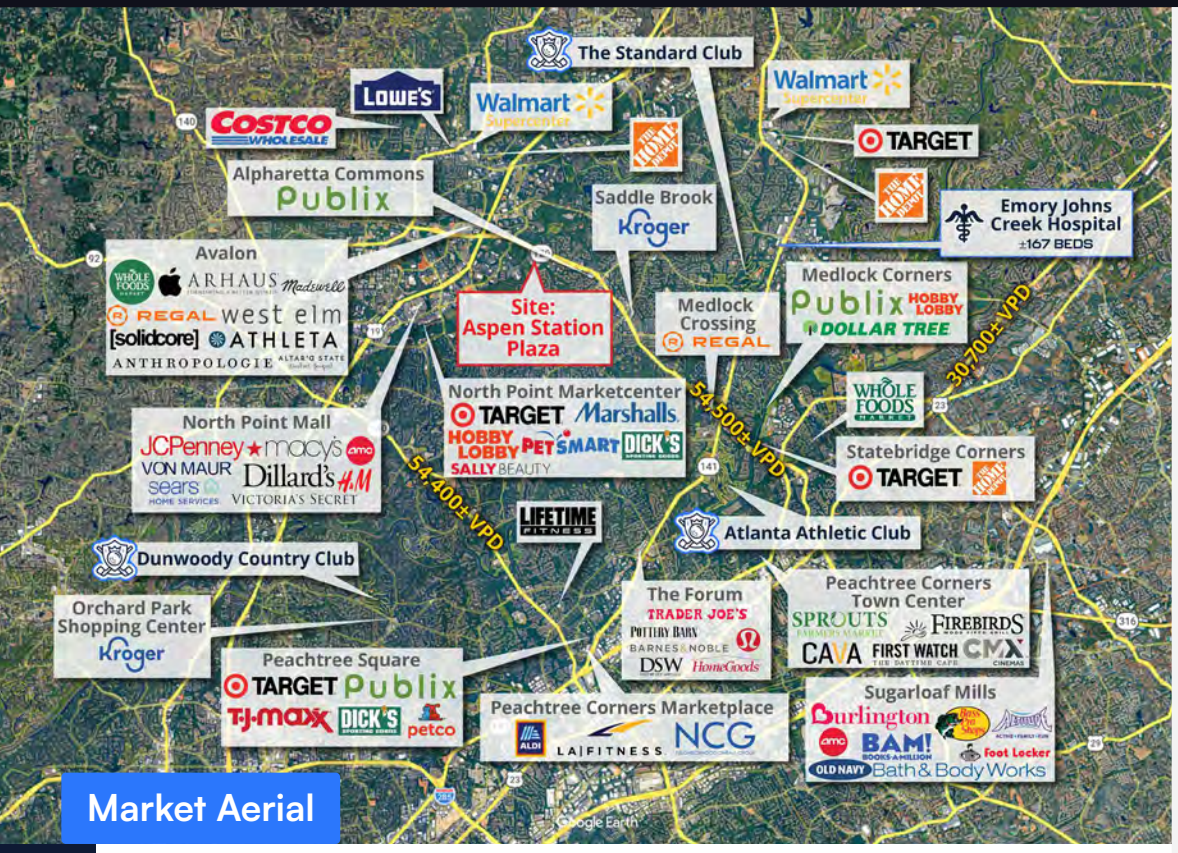
Comprised of a solid mix of food and beverage, fitness, and beauty services providers

8,550± SF	100%	0.83± SF	$230,280	$3.975M
Offering GLA	Occupancy	Land Area	NOI	5.79% Cap Rate

MULTI-TENANT INVESTMENT OPPORTUNITY

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Market Aerial



Property Aerial

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MULTI-TENANT INVESTMENT OPPORTUNITY