

# Ground Lease or BTS

**1.2 Acres Available**

**11725 Cotton Creek Entry**

**Alpharetta, GA 30005**



**CAPITAL GROWTH  
BUCHALTER**

**Contact**

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**May 2022**

CAPITAL GROWTH  
BUCHALTER  
Alpharetta, GA

LIFETIME  
FITNESS

Alpharetta High School  
Approx. 2,300 students

GA-400  
160,000 AADT

EST. 2014  
**AVALON**

NH  
NORTHSIDE HOSPITAL

**SITE**

EST. 1965  
**GWINNETT**  
TECHNICAL COLLEGE  
LAWRENCEVILLE | ALPHARETTA-NORTH FULTON

Old Milton Pkwy  
52,400 AADT

Publix  
STARBUCK COFFEE  
Walgreens  
MAVIS TIRES, BRAKES  
Chick-fil-A  
Wendy's

Kimball Bridge Rd  
32,000 AADT


North Point Parkway  
Business Park

Kroger  
ALDI  
goodwill  
McDonald's  
TACO BELL  
ACE Hardware  
Advance Auto Parts  
PEPBOYS AUTO  
PETCO





**NH**  
NORTHSIDE HOSPITAL

 North Point Pkwy  
17,000 AADT

 FIRST WATCH  
THE DAYTIME CAFE

 SMOOTHIE KING

 Orangetheory  
FITNESS


  POPEYES

Schlotzsky's Deli

**SITE**



Brookside  
Business Park

 Old Milton Pkwy  
52,400 AADT

 Georgia State  
University

 BRU-STER'S  
real ice cream

 TIRES PLUS  
TOTAL CAR CARE

 Arby's

 Broken Egg Cafe

 Jersey Mike's  
SUBS



**SITE**



**DUNKIN'  
DONUTS**

**Valvoline**  
Instant Oil Change

**Andy's**  
Frozen Custard

**MOE's**  
SOUTHWEST GRILL



**TOUCHMARK  
NATIONAL BANK**



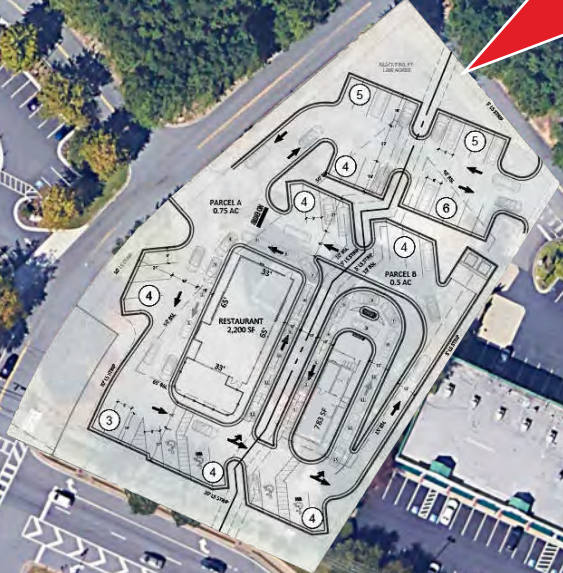
Old Milton Pkwy  
52,400 AADT

Loyal Q & Brew

Aspen Station

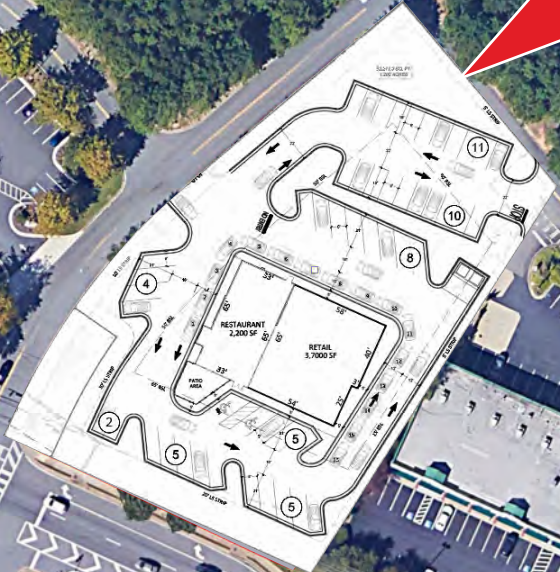


**SITE**





**SITE**

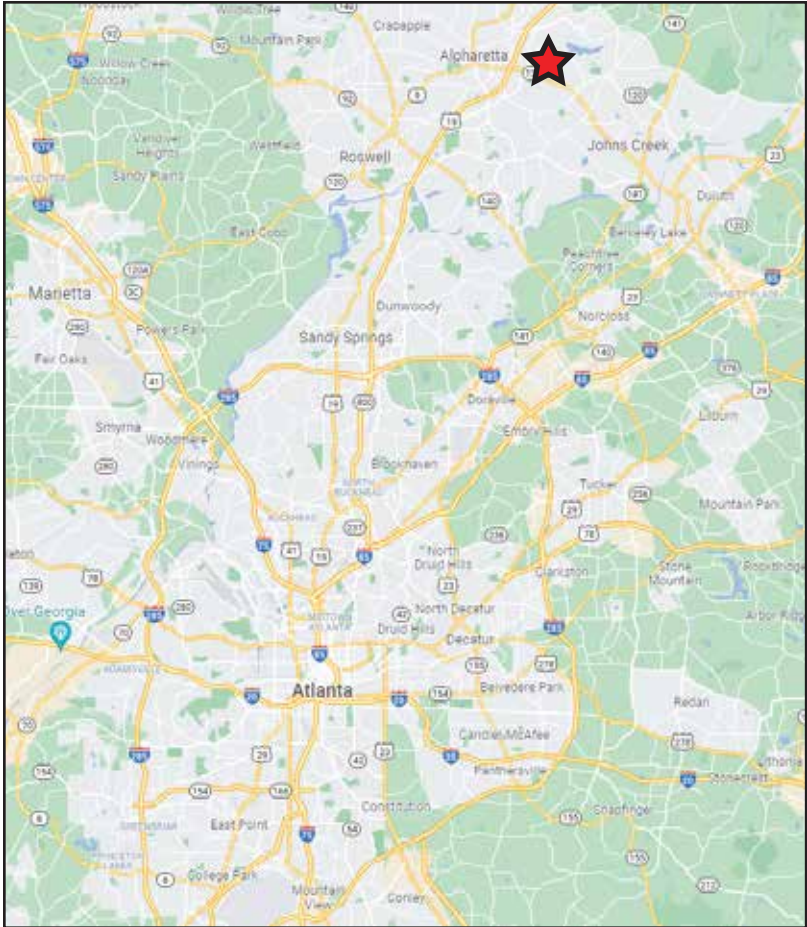


# Site Information

## Site Highlights

- Site is located just over 1 mile from Avalon lifestyle center. Avalon includes 570,000 sf of retail, 750,000 sf Class-A office space, a 330 room hotel & more.
- Site benefits from excellent access to over 50,000 VPD on a lighted hard corner, as well as being less than 1 mile from heavily trafficked GA-400.
- Site is located nearby to multiple daily needs tenants such as Publix, Kroger & ALDI.

## Map



## Demographics

	1 Mile	3 Miles	5 Miles
Population	10,406	82,509	207,604
Avg. HH Income	\$141,361	\$147,368	\$150,330
Daytime Workers	11,687	80,969	158,530