



SIZE

102,867 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|---------|---------|---------|
| Population | 8,899 | 70,777 | 209,432 |
| Households | 3,272 | 26,982 | 80,626 |
| Median HH Income (\$) | 132,762 | 119,634 | 109,718 |

MAJOR TENANT(S)

The Fresh Market
Walgreens
Aqua Tots Swim School



LOCATION

3005 Old Alabama Road | Johns Creek, GA 30022

PROPERTY HIGHLIGHTS

- Anchored by Fresh Market with additional national tenants: Walgreens, Aqua Tots Swim School, Firehouse Subs, Club Pilates and Duck Donuts
- The center is located on Old Alabama Road which benefits from more than 19,900 vehicles per day
- High income area surrounded by large neighborhoods including Country Club of Roswell (700 homes) and Country Club of the South (745 homes)
- The average Old Alabama Square customer stays in the shopping center for 67 minutes

LEASING CONTACT

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MORE INFO

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OLD ALABAMA SQUARE

3005 Old Alabama Road | Johns Creek, GA 30022

| SPACE | TENANT | SQ. FT. | SPACE | TENANT | SQ. FT. |
|-------|--------------------------------|----------|----------------------|------------------------------|----------------|
| 10 | Tumbles | 5,000 SF | 300 | Occulist Optique | 2,325 SF |
| 30 | Java and The Juice | 1,423 SF | 310 | CH HOME | 2,361 SF |
| 40 | Hot Worx Yoga | 2,109 SF | 320 | Stephanie Fransoso, DMD, LLC | 2,133 SF |
| 60 | Spavia | 3,652 SF | 400 | Newtown Hearing Center | 1,086 SF |
| 70 | The Lash Lounge | 1,595 SF | 410 | Sola Salons | 7,830 SF |
| 100 | Santorini | 2,561 SF | 430 | Pure Barre | 2,071 SF |
| 120 | John's Creek Police Department | 1,402 SF | 440 | Sushi Sumo | 1,432 SF |
| 130 | Santino's Restaurant | 2,215 SF | 1000 | Walgreens | 15,120 SF |
| 150 | Club Pilates | 1,633 SF | 2000 | Señor Patron | 5,089 SF |
| 160 | Hazel Minx Salon | 1,396 SF | 3000 | The Fresh Market | 18,400 SF |
| 170 | Duck Donuts | 1,387 SF | 4000 | Aqua Tots Swim School | 6,600 SF |
| 210 | F45 Training | 3,222 SF | 6000 | Mibab Orthodontics | 4,000 SF |
| 220 | Village Burger | 1,707 SF | 6001 | Firehouse Subs | 1,800 SF |
| 230 | Pavilion Nail Lounge | 2,293 SF | TOTAL SQ. FT. | | 102,867 |
| 240 | Edible Arrangements | 1,025 SF | | | |

SITE LEGEND

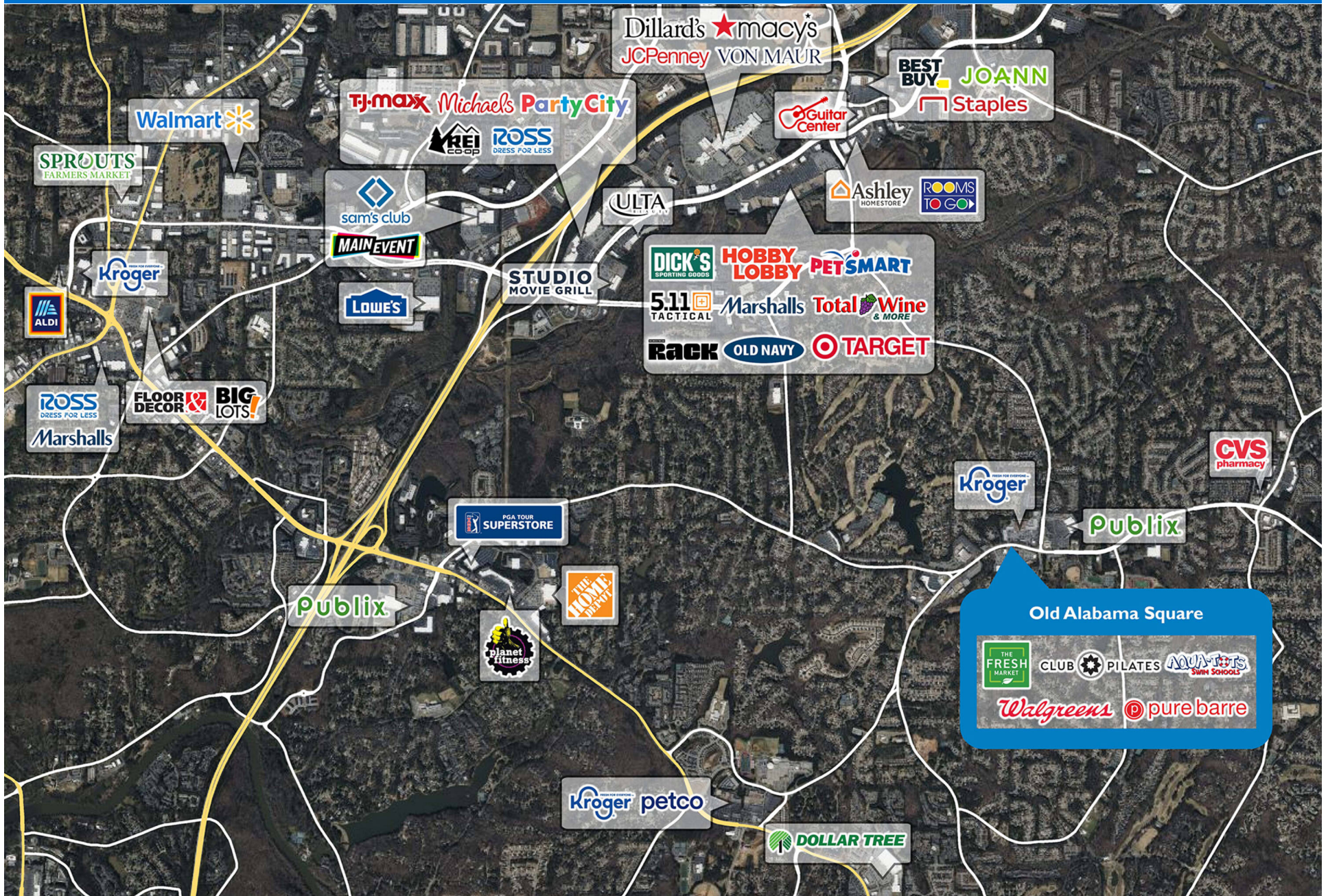
- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

OLD ALABAMA SQUARE

3005 Old Alabama Road | Johns Creek, GA 30022



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



| Old Alabama Square Alpharetta, GA | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--------------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q2 2022 Estimated Population | 8,899 | 70,777 | 209,432 |
| | 2027 Projected Population | 8,987 | 72,162 | 216,823 |
| | 2010 Census Population | 8,538 | 66,806 | 192,433 |
| | 2000 Census Population | 7,878 | 60,576 | 171,199 |
| | 1990 Census Population | 5,282 | 37,352 | 104,762 |
| | Historical Annual Growth 1990 to 2000 | 4.08% | 4.95% | 5.03% |
| | Historical Annual Growth 2000 to 2010 | 0.81% | 0.98% | 1.18% |
| | Estimated Annual Growth 2010 to 2022 | 0.33% | 0.45% | 0.67% |
| | Projected Annual Growth 2022 to 2027 | 0.20% | 0.39% | 0.70% |
| | Median Age | 44.5 | 41.0 | 40.1 |
| Households | Q2 2022 Estimated Households | 3,272 | 26,982 | 80,626 |
| | 2027 Projected Households | 3,306 | 27,565 | 83,629 |
| | 2010 Census Households | 3,135 | 25,348 | 73,733 |
| | 2000 Census Households | 2,664 | 22,199 | 64,961 |
| | 1990 Census Households | 1,754 | 13,947 | 40,919 |
| | Historical Annual Growth 1990 to 2000 | 4.26% | 4.76% | 4.73% |
| | Historical Annual Growth 2000 to 2010 | 1.64% | 1.34% | 1.27% |
| | Estimated Annual Growth 2010 to 2022 | 0.34% | 0.49% | 0.70% |
| | Projected Annual Growth 2022 to 2027 | 0.21% | 0.43% | 0.73% |
| | Population per Household | 2.72 | 2.62 | 2.59 |
| Population by Race | White | 71.7% | 64.6% | 57.3% |
| | Black or African American | 10.4% | 11.4% | 13.8% |
| | Asian & Pacific Islander | 6.9% | 9.8% | 12.4% |
| | Other Races | 4.2% | 3.8% | 4.1% |
| | Hispanic Population | 6.8% | 10.4% | 12.4% |
| Income | Average Household Income | \$164,187 | \$157,374 | \$149,891 |
| | Median Household Income | \$132,762 | \$119,634 | \$109,718 |
| | Per Capita Income | \$60,359 | \$60,019 | \$57,784 |
| Education (Age 25+) | Elementary | 2.5% | 1.5% | 2.6% |
| | Some High School | 2.1% | 2.6% | 2.4% |
| | High School Graduate | 9.5% | 10.0% | 11.8% |
| | Some College | 13.5% | 13.4% | 13.7% |
| | Associates Degree Only | 2.7% | 5.2% | 6.2% |
| | Bachelors Degree Only | 45.9% | 41.8% | 37.8% |
| | Graduate Degree | 23.8% | 25.5% | 25.6% |
| Business | Number of Businesses | 228 | 2,440 | 9,163 |
| | Total Number of Employees | 3,427 | 36,857 | 154,671 |
| | Employees per Business | 15.05 | 15.10 | 16.88 |
| | Residential Population per Business | 39.09 | 29.00 | 22.86 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.