



METRO BROKERS



## A single-story Alpharetta office building / 4,000 ± 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

**11381 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 - 6   |
| Floor Plan                | 7       |
| Maps & Aerials            | 8 - 9   |
| Demographics              | 10 - 13 |
| Contact Information       | 14      |

Old Milton Professional Park

## EXECUTIVE SUMMARY

### THE PROPERTY

 11381 Southbridge Parkway  
 Alpharetta, GA 30022

### PROPERTY SPECIFICATIONS

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| <b>Property Type:</b>               | Office                              |
| <b>Class:</b>                       | A                                   |
| <b>Building Size:</b>               | 4,000 ± SF                          |
| <b>Land:</b>                        | 0.54 ± Acres                        |
| <b>Number of Stories:</b>           | 1                                   |
| <b>Year Built/Renovated:</b>        | 1999                                |
| <b>Typical Floor Size:</b>          | 4,000 ± SF                          |
| <b>Type:</b>                        | Free standing office building.      |
| <b>Taxes (Fulton County):</b>       | \$4,668.16 per year / Tax Year 2017 |
| <b>Taxes (Alpharetta City)</b>      | \$920.00 per year / Tax Year 2017   |
| <b>Office Park Association Fees</b> | \$650.00 per month                  |

### PRICE

**Sale Price** Offered at \$799,000

### INVESTMENT HIGHLIGHTS

- Single story / free standing 4,000 ± SF office building
- Currently laid out as a single tenant building with sixteen (16) individual offices, lobby / reception area, two (2) restrooms, kitchenette area
- Can be easily divided into two equal size separate office suites (see page #7 – 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



**PROPERTY PHOTOS**



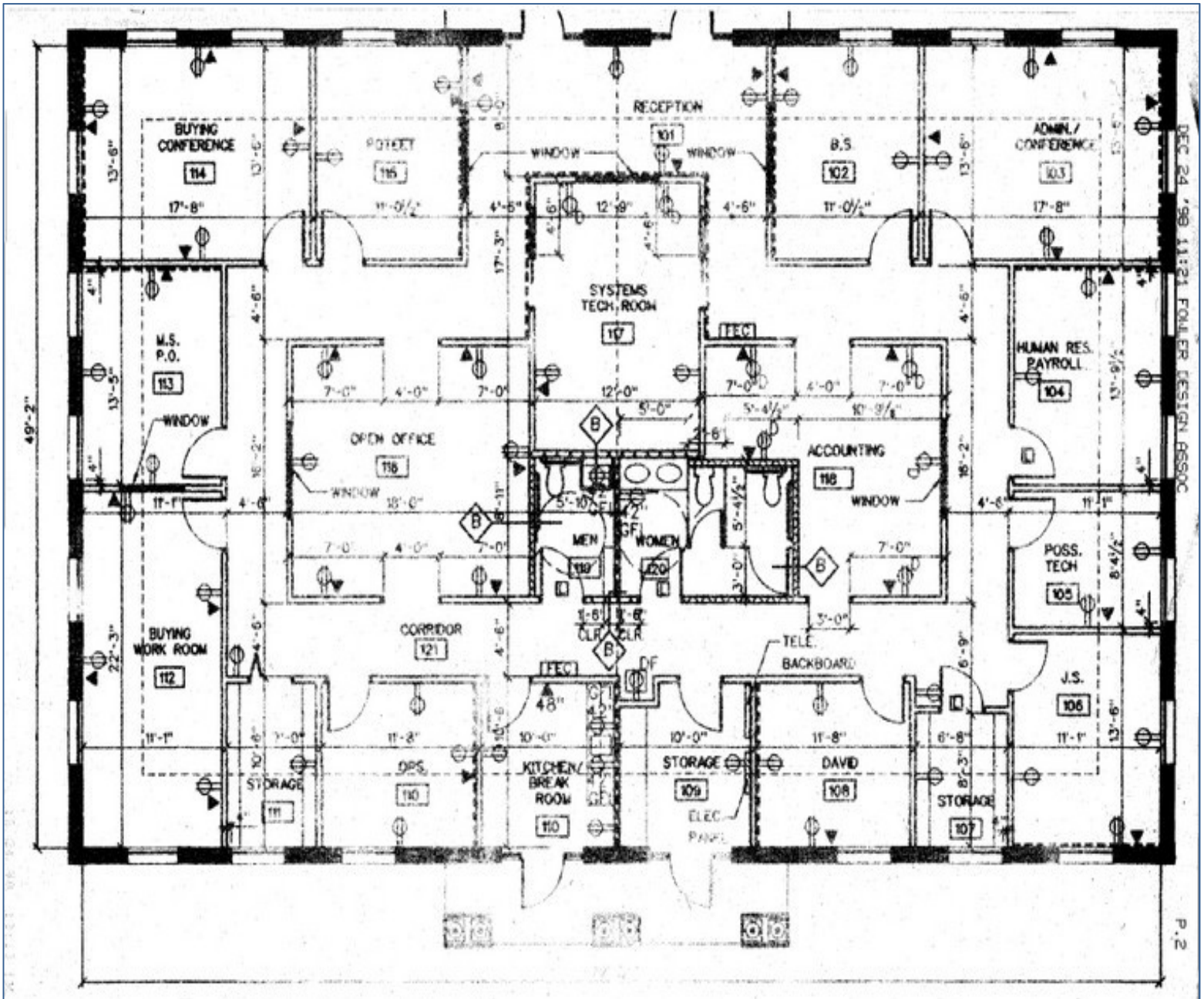


**PROPERTY PHOTOS**



Old Milton Professional Park

**FLOOR PLAN**

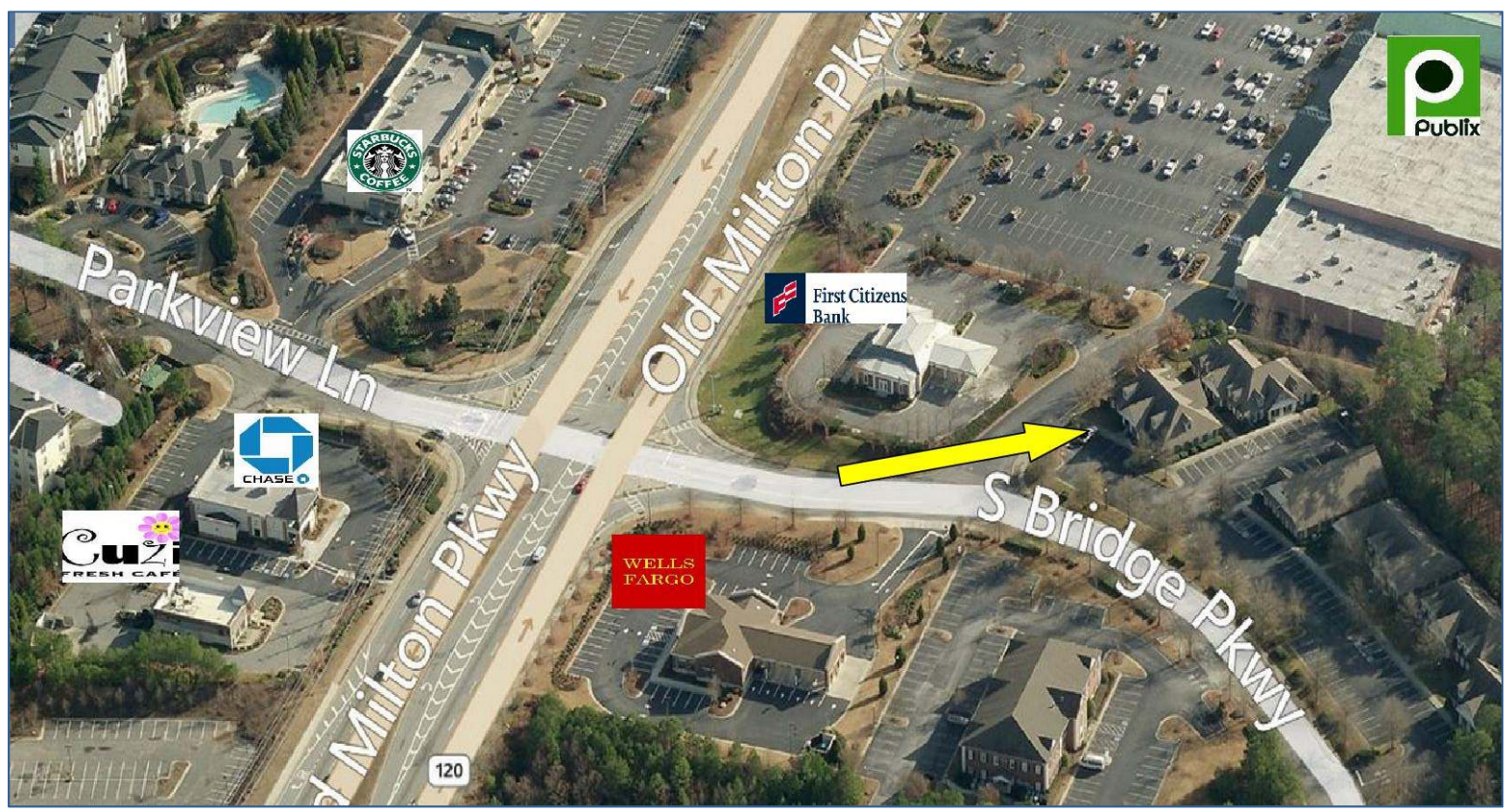


The floor plan is subject to errors and/or omissions and may not be drawn to scale. No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein.



Old Milton Professional Park

MAPS & AERIALS



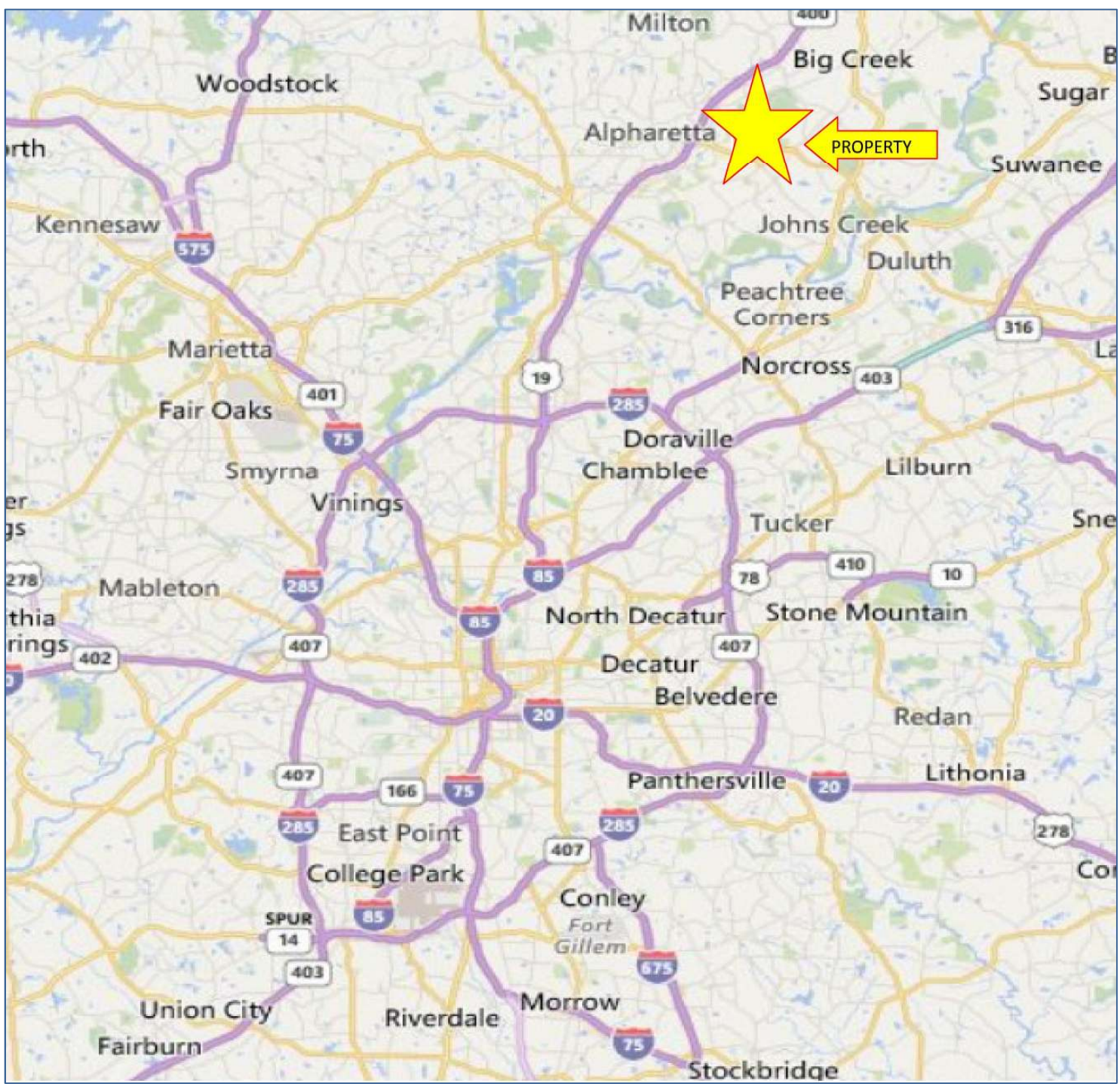
All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.





Old Milton Professional Park

MAP



**Old Milton Professional Park**
**DEMOGRAPHICS**

| <b>Population</b>                             | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
|---|--------------|--------------|--------------|
| 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        |
| <b>Age</b>                                    | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
| 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%        |
| <b>Ethnicity</b>                              | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
| % 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%        |
| <b>5 Year Projections</b>                     | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
| 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      |
| <b>5 Year Ethnicity Projections</b>           | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
| % 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**

| <b>% Households by Income</b>                          | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
|--|--------------|--------------|--------------|
| % 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%        |
| <b>Education</b>                                       | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
| College undergraduate                                  | 330          | 3,805        | 9,258        |
| Graduate or prof school                                | 148          | 1,092        | 2,301        |
| <b>Employment and Occupation</b>                       | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
| Total Civilian employed population aged 16+            | 5,397        | 40,541       | 96,565       |
| <b>% Employment by Industry</b>                        | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
| % 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](mailto:ben.choi@cbcworldwidemetro.com)