



EVENT LAWN WITH STAGE







Property 1:

Lakeview: NW cor. Ga. 400 & Haynes Bride Rd. (Construction 2022-2024)

(View attached site plan entitled 360 Tech Village, now renamed Lakeside)

Lakeview Food Hall – 10,781 sf (Open 2024) situated at the SW cor. of Haynes Bridge RD & Lakeview Pkwy.

- 255 multi-family units - \$3.15/sf/\$3,000 monthly rents
- 64 Townhomes - \$800k+ sales price
- Colonial Pipeline Headquarters – 109,182 sf Currently 100% Leased
- Second Phase Office will be 200,000 sf. Looking for a tenant.
- Parking decks: 410 spaces & 540 spaces
- Located on the Alpha Loop, walking trail connection to downtown and Avalon

Property 2:

The Gathering: NW Cor. Haynes Bridge Rd. & Morrison Pkwy. –Under development by Brock Development

(View attached The Gathering Alpharetta Master Plan)

- 140 multi-family units
- 35 Residential Lots
- Outdoor work pavilion – 5,000 sf
- 250+ Space parking deck
- 43,800sf of commercial/retail (Fuqua)
- Located on the Alpha Loop

Property 3:

Northwinds Summit: NE Cor. Haynes Bridge Rd. & Ga. 400 – Pope & Land development/Coro developing the retail.

(View the Northwinds Summit Brochure attached and Retail Space Available Site Plan)

- Is an additional phase of the existing North Winds development on Haynes Bridge Rd.
- Multi-family: 1,000 total units – 140 new Apartment units ready for occupancy in Oct. Town homes commence construction early 2022.
- Retail Restaurant: 11,500 sf of new restaurant -retail w/ rates quoted at \$40/sf and NNN's at \$10.23/sf
Office: 4 million sf total, first new building is completed and 100% occupied.
Hotel: 300 Key – In negotiations with several brands.

Property 4:

Georgia 400 Center: Existing development includes three buildings with a total of 416,463square feet on 24.4 acres on Lakeview Parkway near North Point Mall built between 1998 and 2001.

Situated directly across Lakeview Pkwy. from the Lakeview development and the subject Lakeview Food Hall

City of Alpharetta's 'Alpha Loop' Trail System

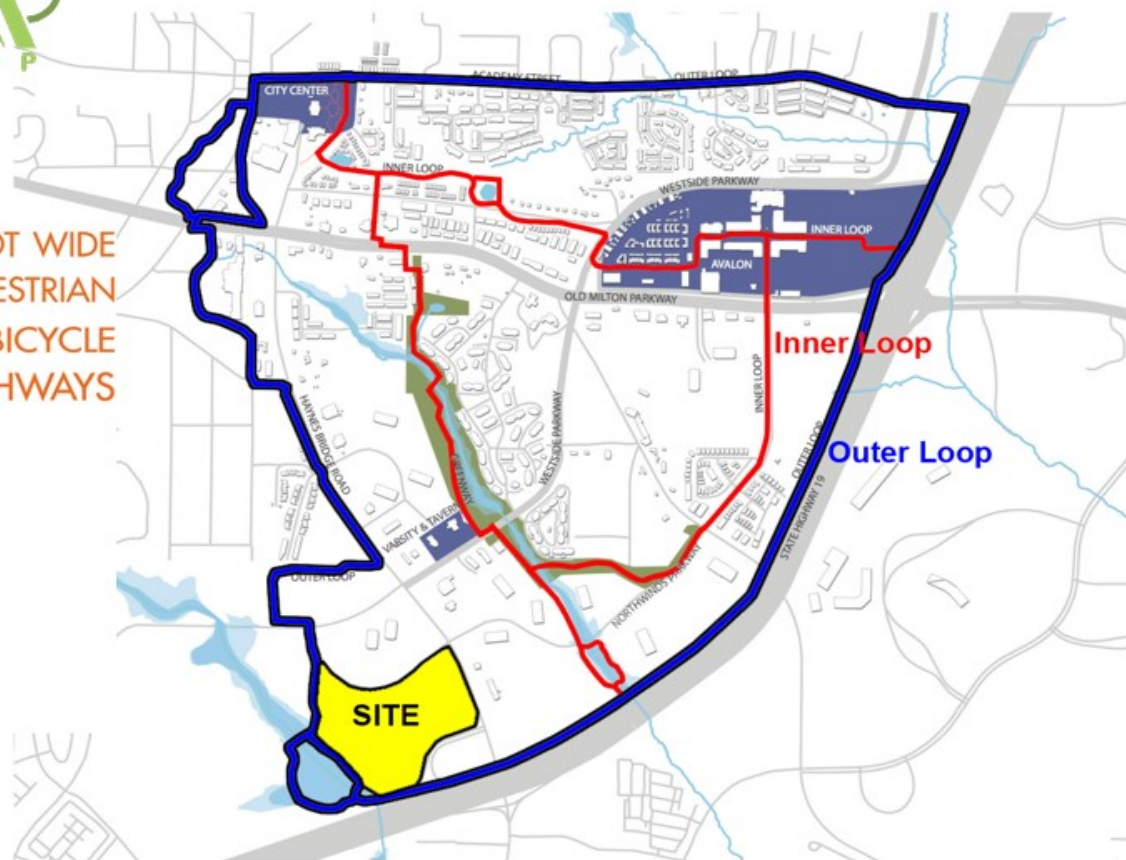


CONNECTING PEOPLE
to desirable PLACES,
ACTIVITIES, &
JOBS

12 FOOT WIDE
PEDESTRIAN
to
16 & BICYCLE
PATHWAYS

INSIDE THE ALPHA LOOP

15,000 great jobs
3 MILLION square feet of office
700,000 square feet of retail & restaurant

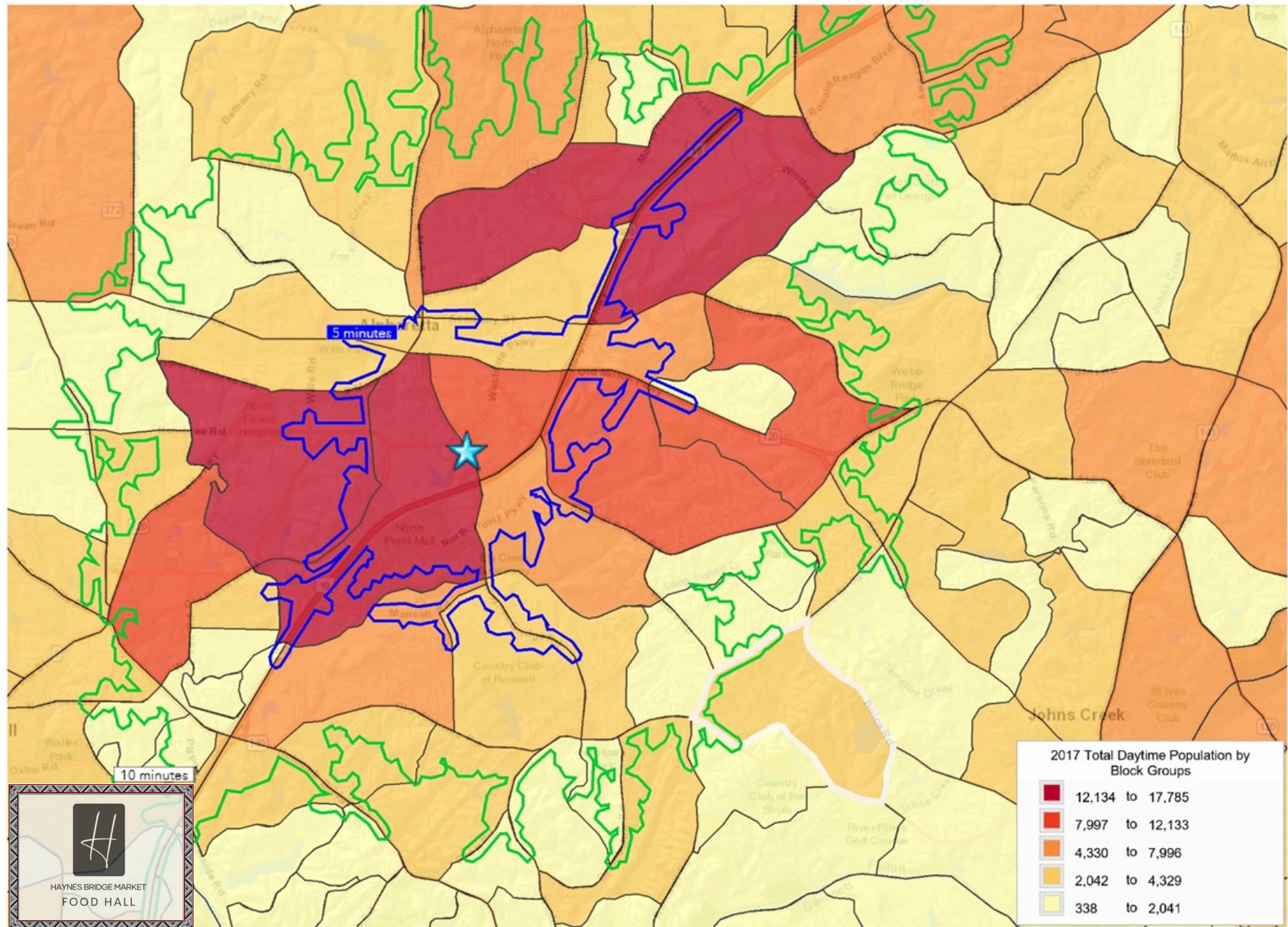


DIAGRAMMATIC OVERALL SITE PLAN
INNER & OUTER LOOP AND CONNECTIONS



HAYNES BRIDGE MARKET
FOOD HALL

Daytime Population Map



KEY FACTS

192,529

Population



2.6

Average Household Size

37.7

Median Age

\$89,008

Median Household Income

EDUCATION

5%

No High School Diploma



13%

High School Graduate



23%

Some College



60%

Bachelor's/Grad/Prof Degree

BUSINESS



10,732

Total Businesses



149,721

Total Employees

EMPLOYMENT



78%

White Collar



9%

Blue Collar



13%

Services

3.5%

Unemployment Rate

INCOME



\$59,324

Median Household Income



\$44,020

Per Capita Income



\$21,321

Median Net Worth

Households By Income

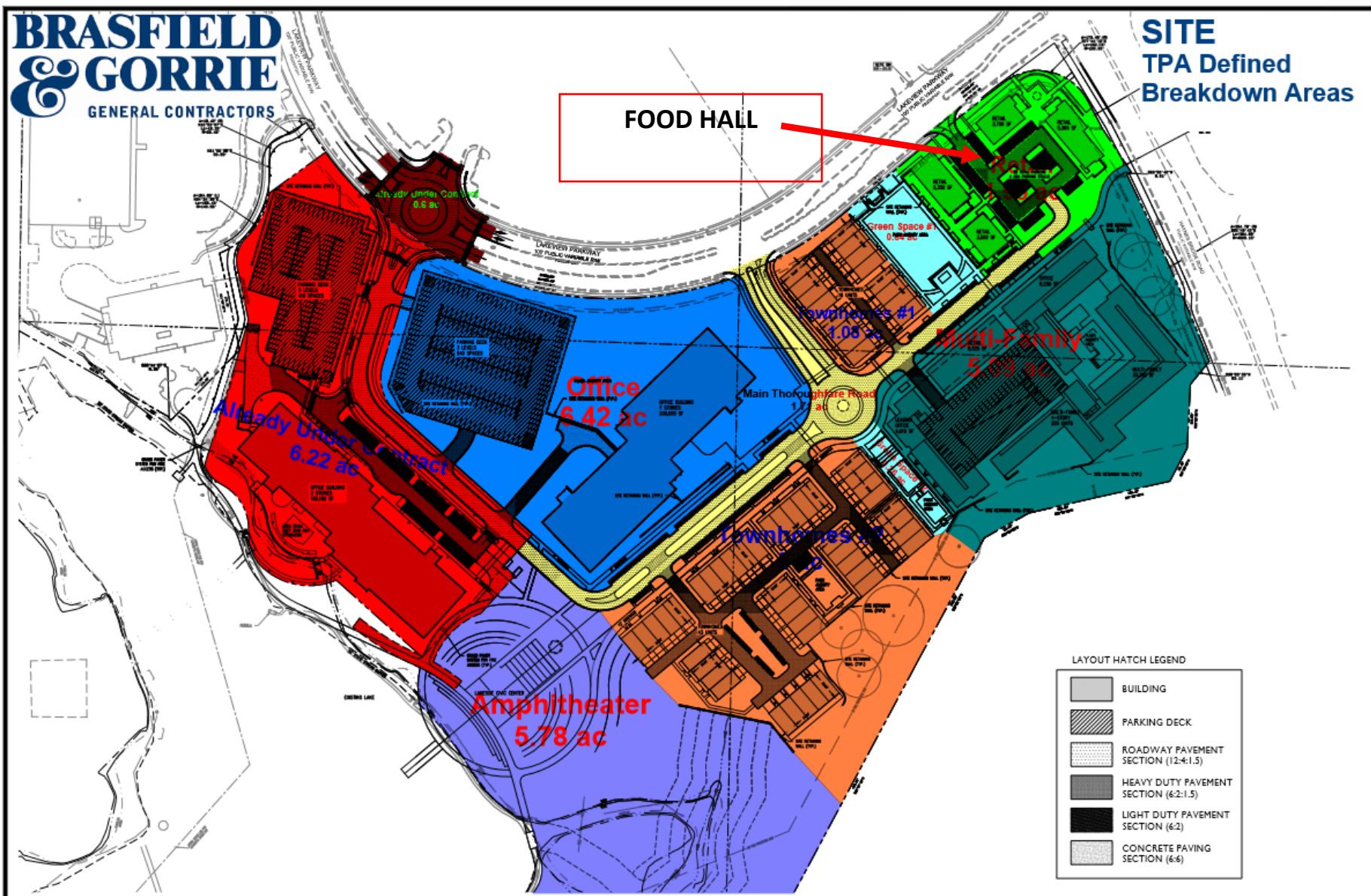
The largest group: \$100,000 - \$149,999 (20.2)

The smallest group: <\$15,000 (5.6)

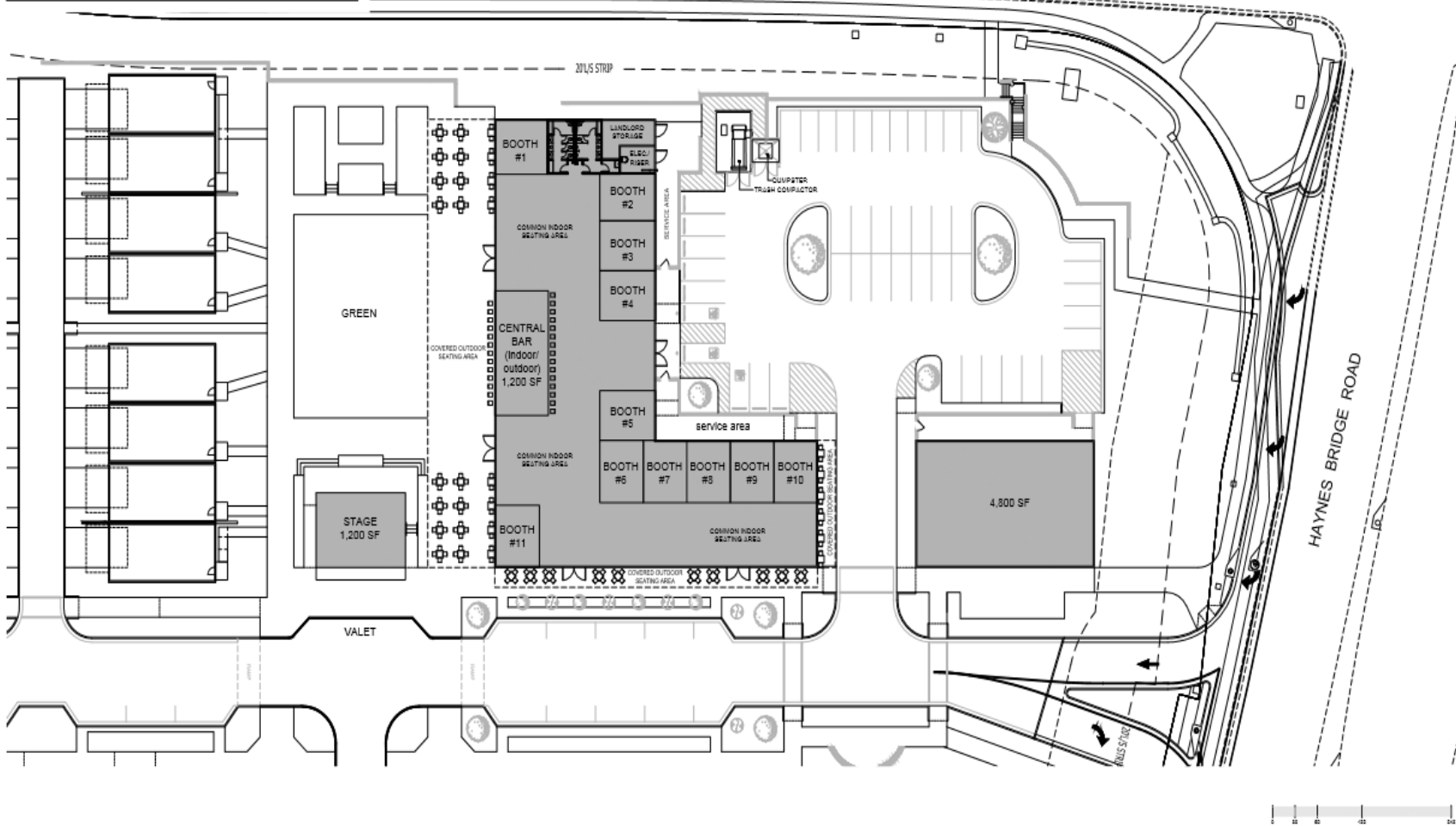
Indicator	Value	Difference	
<\$15,000	5.6	+0.1	
\$15,000 - \$24,999	5.7	+0.8	
\$25,000 - \$34,999	6.0	+1.2	
\$35,000 - \$49,999	8.9	-0.2	
\$50,000 - \$74,999	16.4	+1.4	
\$75,000 - \$99,999	12.0	-2.2	
\$100,000 - \$149,999	20.2	-4.4	
\$150,000 - \$199,999	10.9	-0.2	
\$200,000+	14.3	+3.5	

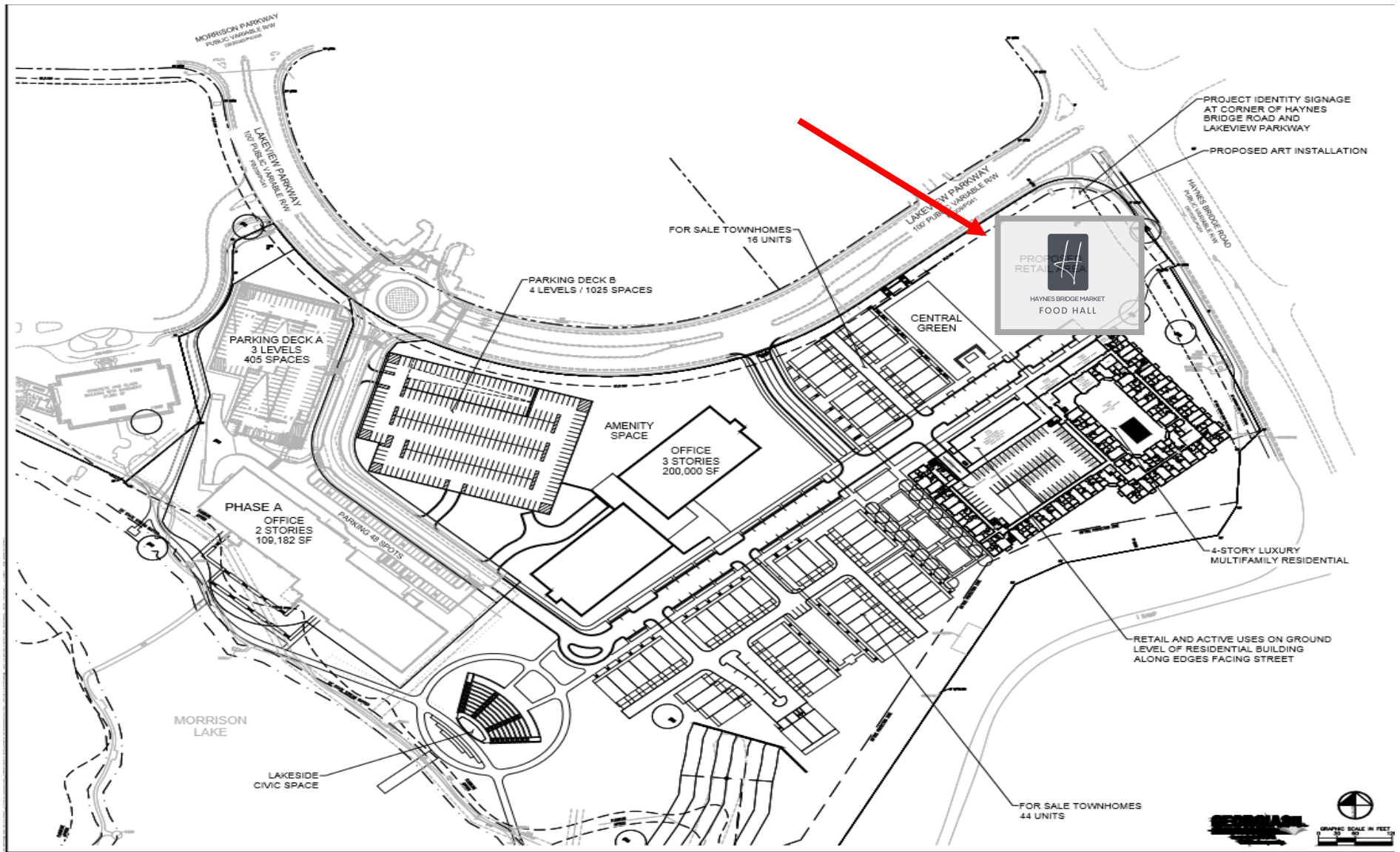
Bars show deviation from
Forsyth County

FOOD HALL



SITE STATISTICS	
FOOD HALL BUILDING	16,555 SF
COVERED OUTDOOR SEATING AREA	5,395 SF
BAR AREA	1,200 SF
BOOTH (11)	493 SF EACH
STAGE	1,200 SF
ELECTRICAL+RISER+ROOF ACCESS ROOM	150 SF
LANDLORD STORAGE	275 SF





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