

Legacy Crossing

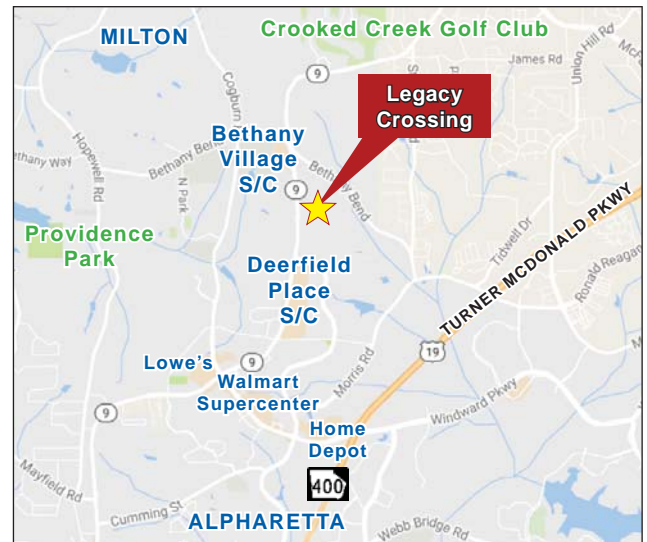
High Traffic, Strong Demographics, Convenient Access

2 Spaces Available in Vibrant Retail Market



13695 Hwy 9, Alpharetta, GA 30004

- Built in 1998, Legacy Crossing is a 24,570 SF retail shopping center situated on 2.73 acres with ample parking.
- Located in an upper level income residential area where average income is \$120,000
- Center is located on busy Georgia Highway, a major road traveling from Alpharetta to Atlanta (Traffic Count of 20,300 Vehicles per Day)
- Anchored by Domino's Pizza, Montana's Bar & Grill, Jiu-Jitsu Academy, and Drive Safe GA
- Ideally located in vibrant retail market in an area with strong growth



FOR LEASE

Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	9,709	47,646	124,545
Population Growth 2010-2017	25.05%	22.50%	18.83%
Projected Growth 2017-2022	10.89%	9.69%	8.92%
Total Households	3,783	18,173	45,036
Average Household Income	\$119,113	\$124,103	\$139,071
Bachelor's Degree or Above	55.79%	59.14%	60.8%

Traffic Count

20,300 Georgia Highway 9

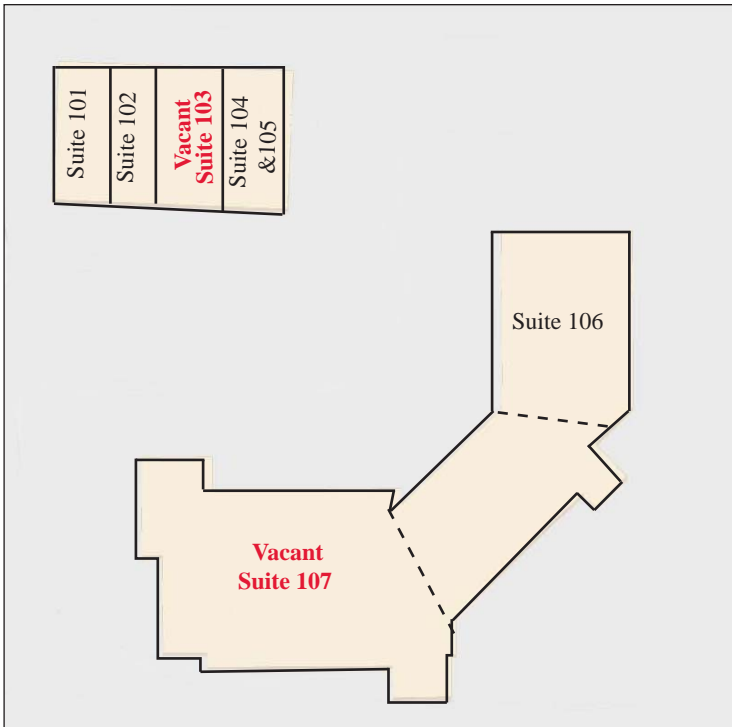
FOR MORE INFORMATION, CONTACT:

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LEASE AT Legacy Crossing

13695 Hwy 9
Alpharetta, GA 30004



Suite 101 Domino's
Suite 102 Drive Smart GA
Suite 103 Available 1,950 SF
Suite 104 & 105 Jiu-Jitsu
Suite 106 Montana's
Suite 107 9,767 Available SF

24,570 SF (52% Occupied)



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