



**Terraces at Windward**  
 3050-3070 Windward Plaza

**Alpharetta, GA**

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# Property Details

## 924 - 6,692 SF Available

- 83,000 SF specialty multi-level retail center
- Ample on-grade parking
- Convenient location just east of GA-400
- Situated in Atlanta's award winning mixed-use development, Windward, a 3,400 acre community including 6.8 million square feet of office space and luxury residential community with over 2,000 homes
- Significant daytime population base of approximately 14,568 within one mile
- Affluent residential base of over 72,000 within three miles

|                           | 1 mile    | 3 miles   | 5 miles   |
|---------------------------|-----------|-----------|-----------|
| <b>Total Population</b>   | 7,838     | 74,201    | 179,443   |
| <b>Total Households</b>   | 3,327     | 27,948    | 64,489    |
| <b>Average HH Income</b>  | \$119,103 | \$173,783 | \$190,406 |
| <b>Daytime Population</b> | 18,433    | 118,313   | 242,105   |



**26,700 VPD**  
Windward Pkwy

**9,260 VPD**  
Academy Street



# Site Plan



| SUITE   | TENANT          | SF     |
|---------|-----------------|--------|
| 3020    | ACTIVATE        | 10,880 |
| 3050A   | AVAILABLE       | 1,552  |
| 3050C-D | AVAILABLE       | 2,250  |
| 3050E   | AVAILABLE       | 945    |
| 3050F   | AVAILABLE       | 1,021  |
| 3050G   | AVAILABLE       | 924    |
| 3070A   | MELLOW MUSHROOM | 3,692  |
| 3070B   | AVAILABLE       | 1,305  |

| SUITE   | TENANT                  | SF     |
|---------|-------------------------|--------|
| 3070C   | YA MON JAMICAN CUISINE  | 2,358  |
| 3070D   | AVAILABLE               | 1,942  |
| 3070E   | DICKEY'S BBQ            | 2,053  |
| 3070F   | UPS STORE               | 1,445  |
| 3070G   | HANNA'S NAILS           | 1,435  |
| 3070H-I | AVAILABLE               | 2,822  |
| 3070J   | ALLOY PERSONAL TRAINING | 1,787  |
| 3070K/M | HELIUM COMEDY CLUB      | 12,127 |

| SUITE   | TENANT            | SF    |
|---------|-------------------|-------|
| 3070N   | AVAILABLE         | 1,421 |
| 3070O   | AVAILABLE         | 2,295 |
| 3070P   | FIREFLY           | 6,770 |
| 3070Q   | GOLF ENVY         | 1,532 |
| 3070R   | GOLF ENVY         | 1,746 |
| 3070S   | WINDWARD CLEANERS | 1,370 |
| 3070T-U | IMAGE STUDIOS     | 8,304 |
| 3070X1  | LAGHMAN EXPRESS   | 4,797 |

| SUITE  | TENANT                | SF    |
|--------|-----------------------|-------|
| 3070X1 | CHAMPION CHIROPRACTIC | 1,540 |
| 3070X3 | AVAILABLE             | 1,515 |
| 3070Y  | J. CHRISTOPHER'S      | 4,867 |

| KEY                          |
|------------------------------|
| SECOND GEN. RESTAURANT SPACE |