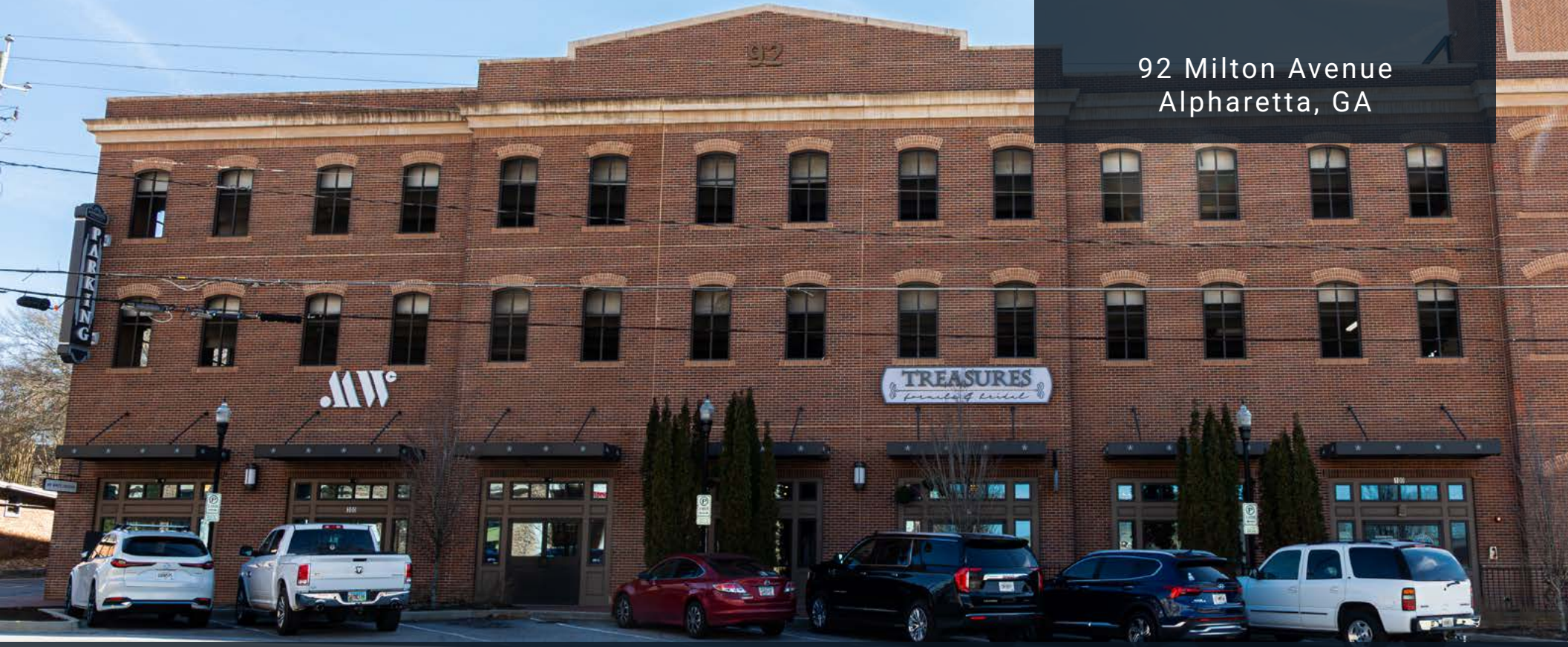


Offering Memorandum

92

MILTON AVENUE

92 Milton Avenue  
Alpharetta, GA



Marcus & Millichap

# CONFIDENTIALITY & DISCLAIMER

## CONFIDENTIALITY AND DISCLAIMER

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- 03 FINANCIAL ANALYSIS
- 04 MARKET OVERVIEW

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# 01

## INVESTMENT OVERVIEW

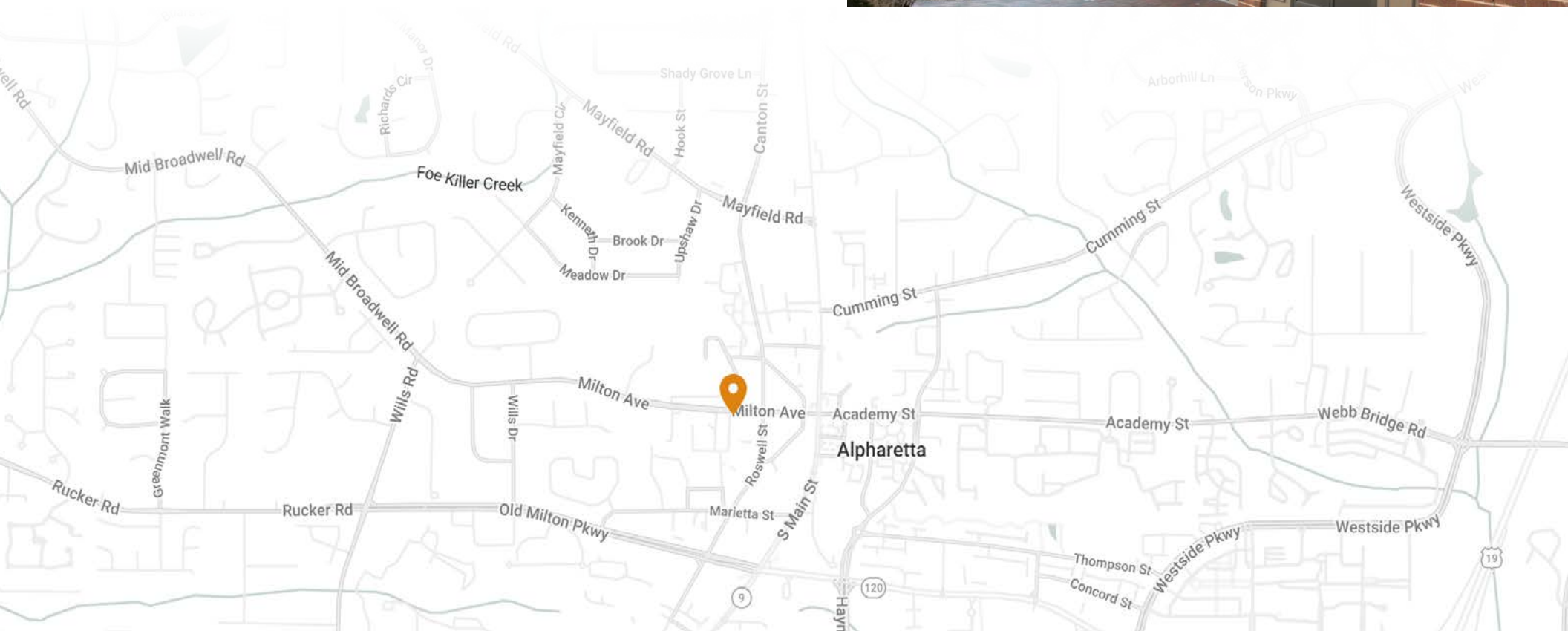
The Offering  
Property Summary

Marcus & Millichap



# THE OFFERING

Property Address	92 Milton Ave Alpharetta, GA
Asking Price	\$3,250,000
Total Square Feet	4,700
Lot Size	0.9028
CAP Rate	5.5%





# PROPERTY SUMMARY

92 Milton Avenue is a Class A mixed-use commercial condominium located in Downtown Alpharetta, Georgia. Developed in 2019, the property consists of a multi-story structured parking facility with integrated retail and civic space situated on approximately 0.90 acres.

The condominium is comprised of two commercial units governed by a professionally managed owners' association. Ownership interests, expenses, and voting rights are allocated by square footage, with the parking unit representing the majority interest and control. Uses are restricted to non-residential, Class A commercial and civic uses, preserving long-term asset quality.

The property benefits from strong downtown fundamentals, walkability, and continued public and private investment, making it a stable, well-structured commercial asset within one of Metro Atlanta's most desirable submarkets.



## HIGHLIGHTS

- **Institutional-Quality Mixed-Use Asset**  
Class A commercial condominium featuring a multi-story structured parking facility with integrated retail and civic space, developed in 2019 and located in the heart of Downtown Alpharetta.
- **Clear Governance & Control Structure**  
Two-unit condominium with ownership interests, expenses, and voting rights allocated by square footage, providing transparent operations and professionally managed association oversight.
- **Prime Downtown Alpharetta Location**  
Walkable, high-demand setting supported by strong demographics, sustained public and private investment, and long-term parking and retail demand drivers.

# 02

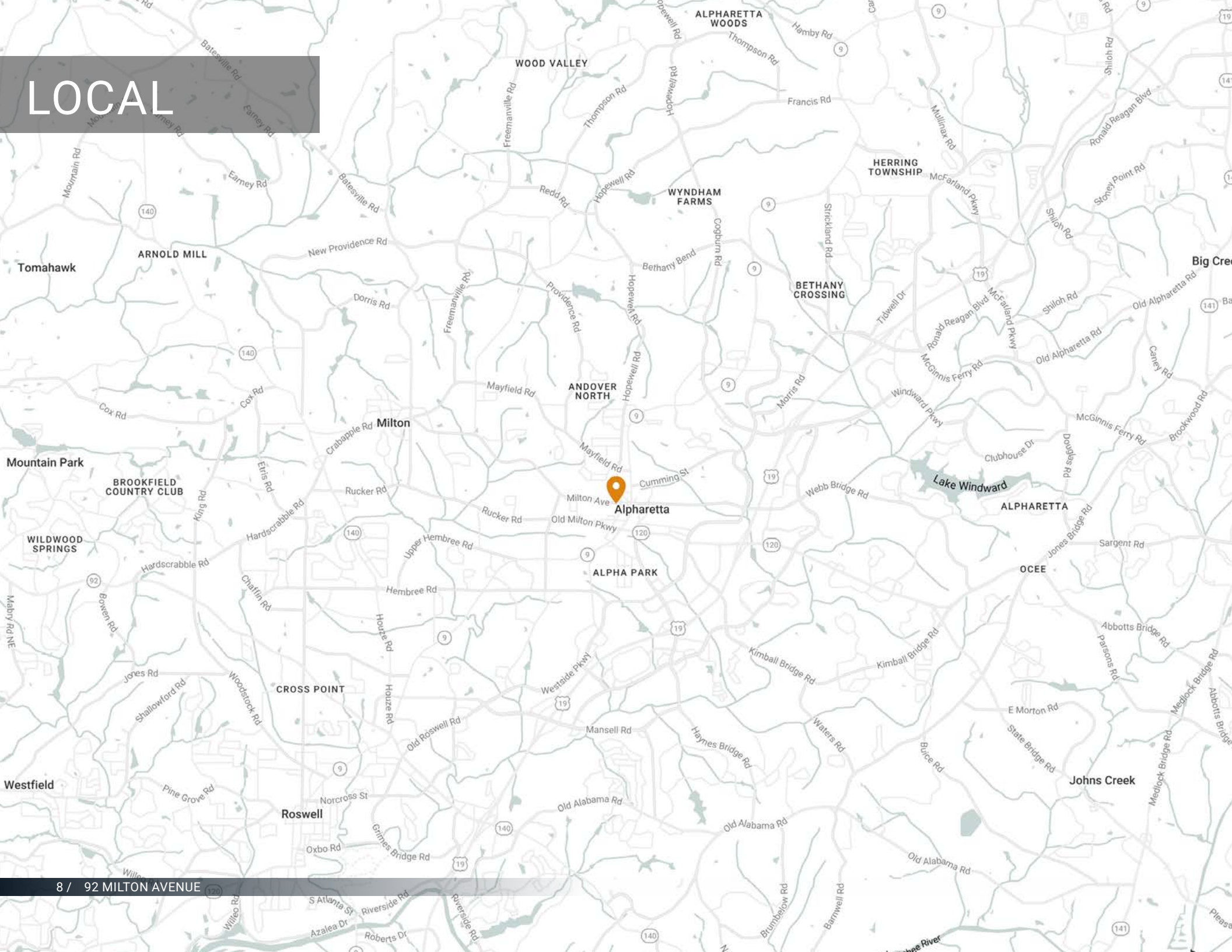
## PROPERTY INFORMATION

Location Map  
Retailers  
Property Photos

Marcus & Millichap



# LOCAL



# LOCAL RETAILER

Subject Property



120

Willis Park


Downtown Alpharetta

ZAXBYS

Gwinnett Tech

Old Milton Parkway

Wellstar HEALTH SYSTEM



SHAKE SHACK

AMERIS BANK AMPHITHEATRE

19

# RETAILER



**Subject Property**

*The Nest Cafe*

**Downtown Alpharetta**

AVALON EST. 2016

WHOLE FOODS MARKET

ANTHROPOLOGIE

NIKE

SEPHORA

Apple

gusto

Madewell

M. Marlow's Tavern

west elm

FREE PEOPLE

KENDRA SCOTT

Omega

**ZAXBYS**

**JINYA**  
BARBERS & BOUTIQUE

**DQ**

DAVE'S HOT CHICKEN

Starbucks

SHAKE SHACK

**village burger bar**

**Wellstar**  
HEALTH SYSTEM

**Ferrari**

**LOWE'S**

**Walmart**

**COSTCO**  
WHOLESALE

**THE HOME DEPOT**

**target**

**19**

**120**

**120**

**19**

# PROPERTY PHOTOS



11 / 92 MILTON AVENUE



# 03

## FINANCIAL ANALYSIS

Rent Roll

Marcus & Millichap



# RENT ROLL - 2023

Date	Suite 200 Treasures & Formals	Suite 300 Mr. White
12/1/23	\$6,936	\$7,750
11/1/23	\$6,936	\$7,750
10/1/23	\$6,936	\$7,750
9/1/23	\$6,936	\$7,750
8/1/23	\$6,936	\$7,750
7/1/23	\$6,936	\$7,750
6/1/23	\$6,936	\$7,750
5/1/23	\$6,936	\$7,750
4/1/23	\$6,936	\$7,750
3/1/23	\$6,936	\$7,750
2/1/23	\$6,936	\$7,750
1/1/23	\$6,936	\$7,750
<b>INCOME</b>	<b>\$83,232</b>	<b>\$93,000</b>
<b>RENTAL INCOME</b>	<b>-</b>	<b>\$180,444</b>

*Owner user option available*

# RENT ROLL - 2024

Date	Suite 200 Treasures & Formals	Suite 300 Mr. White
12/1/24	\$6,936	\$7,750
11/1/24	\$6,936	\$7,750
10/1/24	\$6,936	\$7,750
9/1/24	\$6,936	\$7,750
8/1/24	\$6,936	\$7,750
7/1/24	\$6,936	\$7,750
6/1/24	\$6,936	\$7,750
5/1/24	\$6,936	\$7,750
4/1/24	\$6,936	\$7,750
3/1/24	\$6,936	\$7,750
2/1/24	\$6,936	\$7,750
1/1/24	\$6,936	\$7,750
<b>INCOME</b>	<b>\$83,232</b>	<b>\$93,000</b>
<b>RENTAL INCOME</b>	<b>-</b>	<b>\$180,444</b>

*Owner user option available*

# RENT ROLL - 2025

Date	Suite 200 Treasures & Formals	Suite 300 Mr. White
12/1/25	\$6,936	\$7,750
11/1/25	\$6,936	\$7,750
10/1/25	\$6,936	\$7,750
9/1/25	\$6,936	\$7,750
8/1/25	\$6,936	\$7,750
7/1/25	\$6,936	\$7,750
6/1/25	\$6,936	\$7,750
5/1/25	\$6,936	\$7,750
4/1/25	\$6,936	\$7,750
3/1/25	\$6,936	\$7,750
2/1/25	\$6,936	\$7,750
1/1/25	\$6,936	\$7,750
<b>INCOME</b>	<b>\$83,232</b>	<b>\$93,000</b>
<b>RENTAL INCOME</b>	<b>-</b>	<b>\$180,444</b>

*Owner user option available*

# RENT ROLL - 2026

Date	Suite 200 Treasures & Formals	Suite 300 Mr. White
1/1/26	\$7,074.72	\$7,905
2/1/26	\$7,074.72	\$7,905
3/1/26	\$7,074.72	\$7,905
4/1/26	\$7,074.72	\$7,905
<b>Trailing 12 Months</b>		
5/1/26	\$7,074.72	\$7,905
6/1/26	\$7,074.72	\$7,905
7/1/26	\$7,074.72	\$7,905
8/1/26	\$7,074.72	\$7,905
9/1/26	\$7,074.72	\$7,905
10/1/26	\$7,074.72	\$7,905
11/1/26	\$7,074.72	\$7,905
12/1/26	\$7,074.72	\$7,905
<b>INCOME</b>	<b>\$84,896.64</b>	<b>\$94,860</b>
<b>RENTAL INCOME</b>	<b>-</b>	<b>\$179,756.64</b>

*Owner user option available*

# 04

## MARKET OVERVIEW

Alpharetta, GA  
Atlanta, GA

Marcus & Millichap



# ALPHARETTA, GA

Alpharetta, Georgia is one of Metro Atlanta's premier suburban business and residential markets, known for its affluent demographics, strong corporate presence, and high quality of life. Located along the GA-400 corridor in North Fulton County, Alpharetta benefits from excellent regional connectivity, a highly educated workforce, and a diverse employment base anchored by technology, finance, healthcare, and professional services. The city's strong household incomes, top-rated schools, and amenity-rich environment continue to support demand across office, retail, and residential sectors, positioning Alpharetta as a highly desirable market for both businesses and residents.

## HIGHLIGHTS

- Strategic location in Metro Atlanta's high-performing North Fulton submarket
- Immediate access to GA-400 and surrounding regional employment corridors
- Strong demographics supported by affluent households and executive housing
- Diverse economic base anchored by technology, finance, healthcare, and professional services
- Highly educated labor pool supporting long-term business growth
- Amenity-rich environment with premier retail, dining, and lifestyle destinations
- Strong residential appeal driven by quality of life and top-performing schools
- Proven market depth across commercial and residential real estate sectors



# ATLANTA, GA

The Atlanta metro encompasses 29 counties in northwestern Georgia. With few natural barriers to limit development, tremendous population growth over the past decade expanded the metro's borders, and the region now has a population of roughly 6.3 million people. Over the next five years, the region is expected to add approximately 210,000 residents. The urban core has been the epicenter of several major construction projects in recent years, with Centennial Yards headlining urban renewal in Downtown Atlanta. The distinctive Stone Mountain is 30 minutes outside the Atlanta urban core and is a popular destination for tourists and hikers. Ted Turner's media empire was based in Atlanta, and many related production companies still have a presence in the metro today. Georgia's film and TV production tax credits have helped to retain entertainment industry jobs. As music production has dispersed across the country in the internet age, Atlanta's cultural influence has grown as well.

## METRO HIGHLIGHTS



### HEAVY CONCENTRATION OF CORPORATE HEADQUARTERS

Atlanta ranks as one of the nation's top markets for Fortune 500 Companies. UPS, Delta Airlines, Coca-Cola and Home Depot represent a portion of the 15 companies with headquarters in the metro.



### STRONG EMPLOYMENT GAINS

Over the last five years, over 229,000 positions were added, despite significant job losses in 2020. In 2024, Atlanta's employment growth ranked 18th out of 53 major markets, between Houston and Norfolk-Virginia beach.



### LOW COST OF LIVING AND DOING BUSINESS ATTRACTS EMPLOYERS

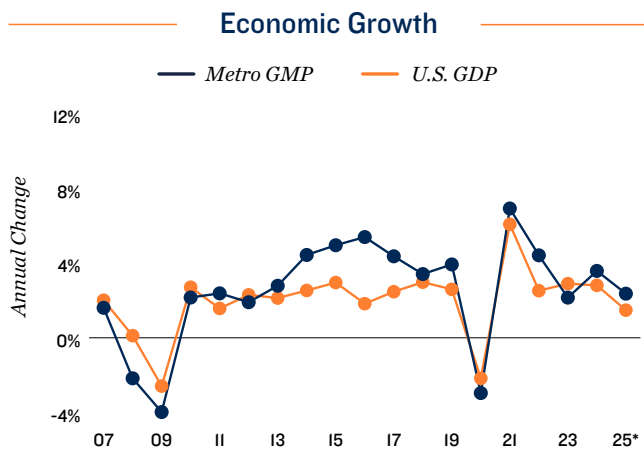
Atlanta boasts a low cost of living and exists in Georgia's competitive tax and regulatory environment, which has aided business formation and courted existing firms to establish offices in the metro.



# ATLANTA, GA

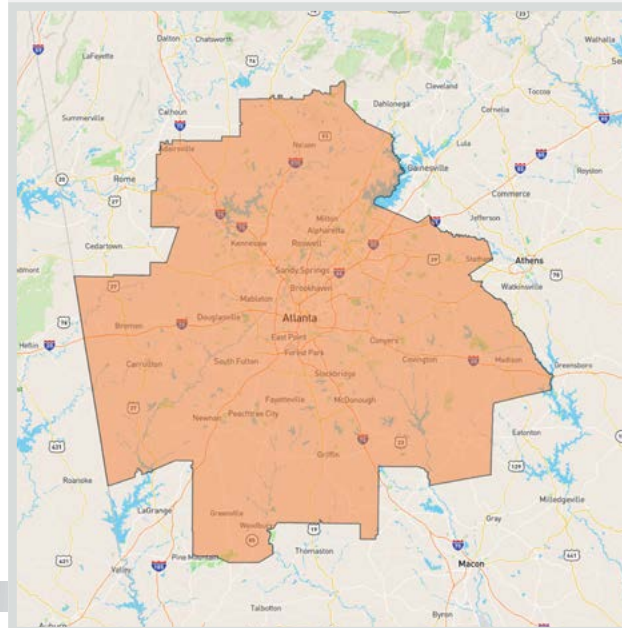
## ECONOMY

- Atlanta's economy is highly diversified, with the metro's top employers representing a wide variety of sectors.
- Besides being the seat of state administrative business, Atlanta is also host to a Federal Reserve Bank branch and the headquarters for the Center for Disease Control.
- Hartsfield-Jackson airport is the world's busiest by passenger volume.
- Atlanta's location makes it a logistics hub in the present, as it was in its early days when railroads dominated cargo transport.

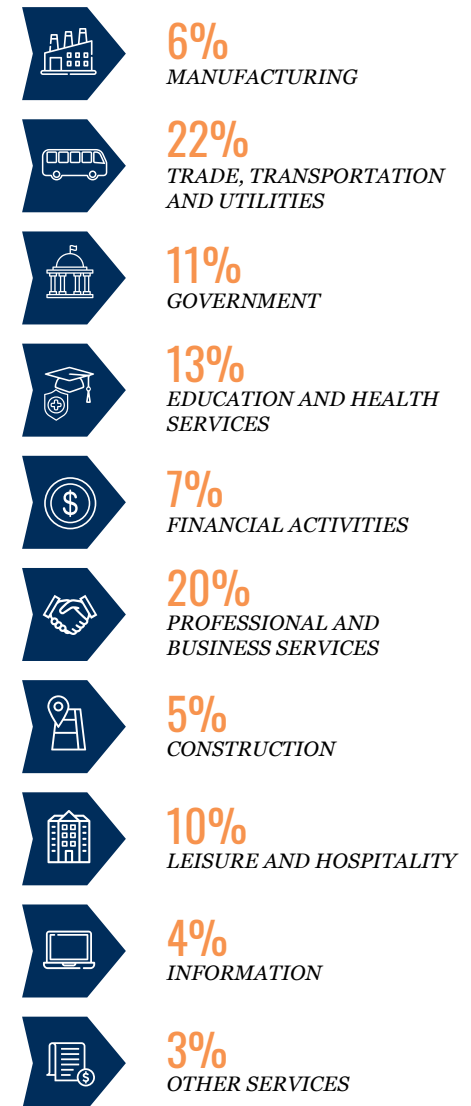


## MAJOR AREA EMPLOYERS

- Delta Airlines
- Emory University & Emory Healthcare
- AT&T
- Wellstar Health System
- UPS
- Northside Hospital
- Piedmont Healthcare
- The Kroger Co.
- Cox Enterprises
- Centers for Disease Control and Prevention



## SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

# ATLANTA, GA

## DEMOGRAPHICS

- The local population is projected to near 6.5 million people during the next five years, after adding roughly 210,000 residents.
- Approximately 88,000 households will be created by the end of 2029, generating the need for additional housing options.
- A skilled workforce includes nearly 41 percent of residents age 25 and older holding at least a bachelor's degree.

## QUALITY OF LIFE

The Atlanta metro features a surging business environment and modern infrastructure, while providing entertainment and attractions. Affordable housing in the outer perimeters has lowered the average cost of living. The metro has several acclaimed cultural institutions, including Zoo Atlanta and the High Museum of Art. More than 50 institutions of higher learning call Atlanta home, including Emory University, Georgia Institute of Technology, Georgia State University and Spelman College. Outdoor and sports enthusiasts will find plenty to enjoy. Mild weather year-round allows residents to hike, paddle and bike on the many trails in and around Atlanta. Atlanta is home to professional sports franchises in the NFL, MLB, NBA, MLS and WNBA.

## SPORTS

Baseball | **MLB** | Atlanta Braves  
Football | **NFL** | Atlanta Falcons  
Basketball | **NBA** | Atlanta Hawks



## EDUCATION

- Georgia State University
- Georgia Institute of Technology
- Clark Atlanta University
- Emory University



## ARTS & ENTERTAINMENT

- High Museum of Art
- Children's Museum of Atlanta
- Atlanta History Center
- Zoo Atlanta



## QUICK FACTS



POPULATION

**6.3M**

Growth 2025-2029\*  
**3.3%**



HOUSEHOLDS

**2.4M**

Growth 2025-2029\*  
**3.7%**



MEDIAN AGE

**38**

U.S. Median:  
**39**



MEDIAN HOUSEHOLD INCOME

**\$97,000**

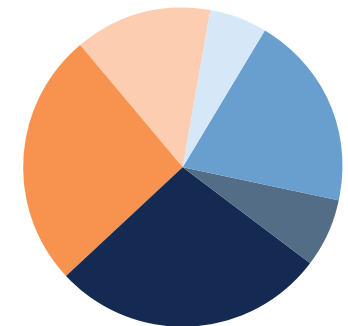
U.S. Median:  
**\$76,000**

\* Forecast

## 2025

### Population by Age

6%	0-4 years
20%	5-19 years
7%	20-24 years
28%	25-44 years
26%	45-64 years
14%	65+ years



\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



# Broker of Record

John Leonard  
Broker of Record  
GA Lic. 252904

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