




# Centre Stage at Windward

Center Stage at Windward commands 470-foot prominent frontage on Windward Parkway—the primary east-west corridor connecting GA-400 (105,000 AADT) to Alpharetta Highway 9—serving one of Atlanta's wealthiest neighborhoods. Positioned adjacent to Walmart, Costco, and Home Depot with signalized intersection visibility capturing 48,000+ daily vehicles.

| Area  | 1 MILE    | 3 MILE    | 5 MILE    |
|---|-----------|-----------|-----------|
| <b>Demographics</b>   |           |           |           |
|  Population         | 8,956     | 65,070    | 167,279   |
|  Daytime Population | 10,969    | 113,777   | 263,331   |
|  Households         | 3,734     | 25,388    | 60,683    |
|  Household Income   | \$146,300 | \$175,600 | \$193,000 |

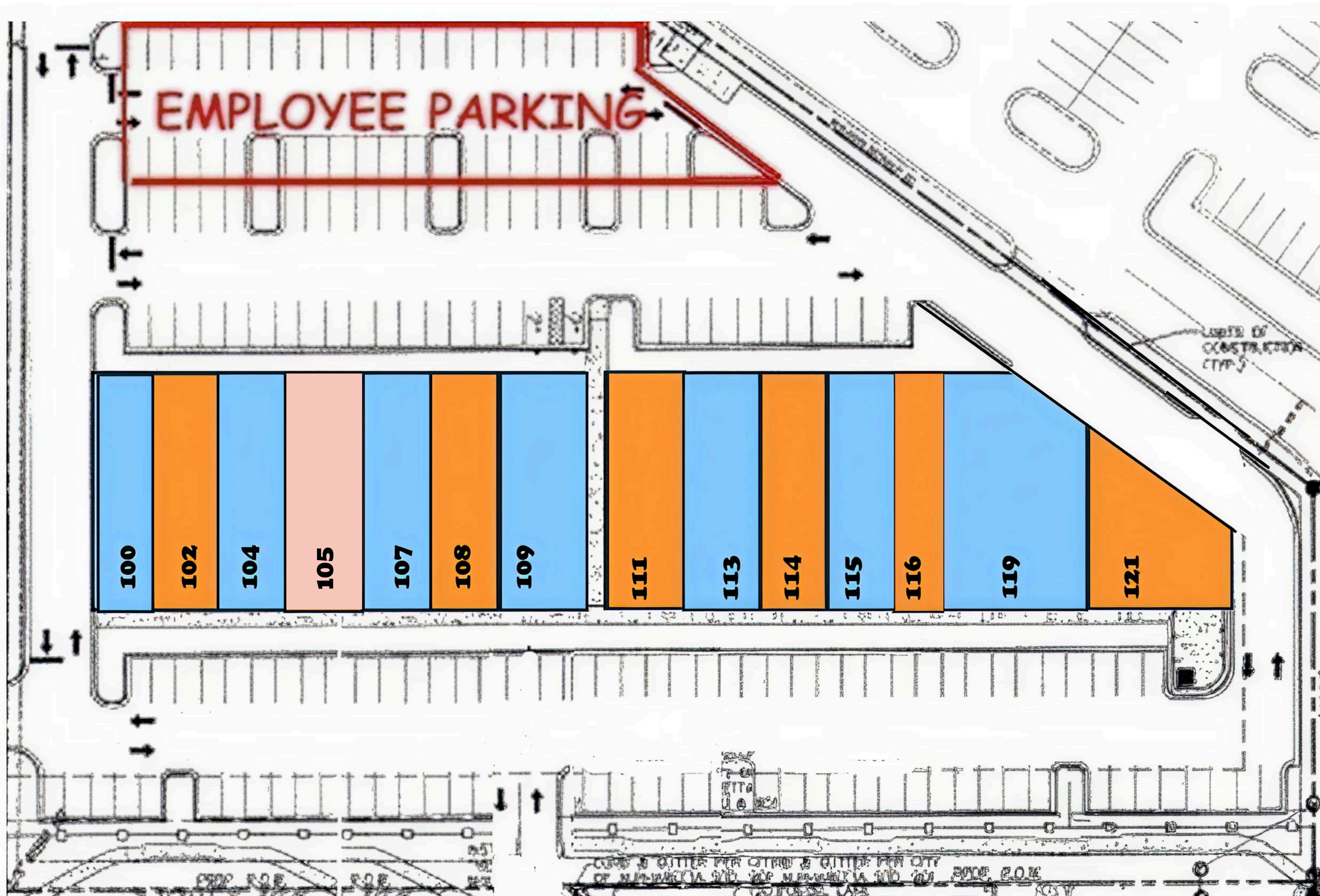


**Centre Stage at Windward**  
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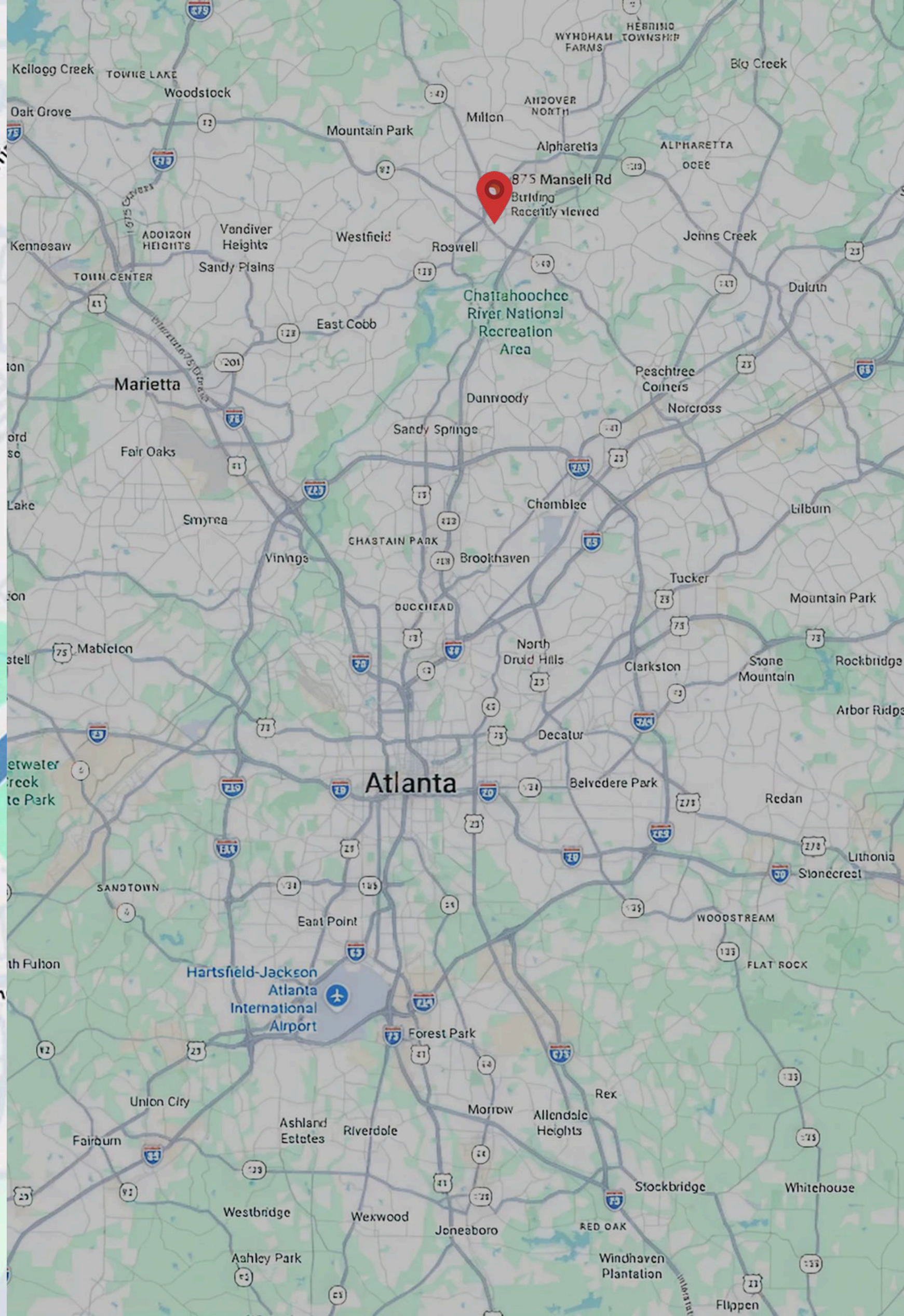
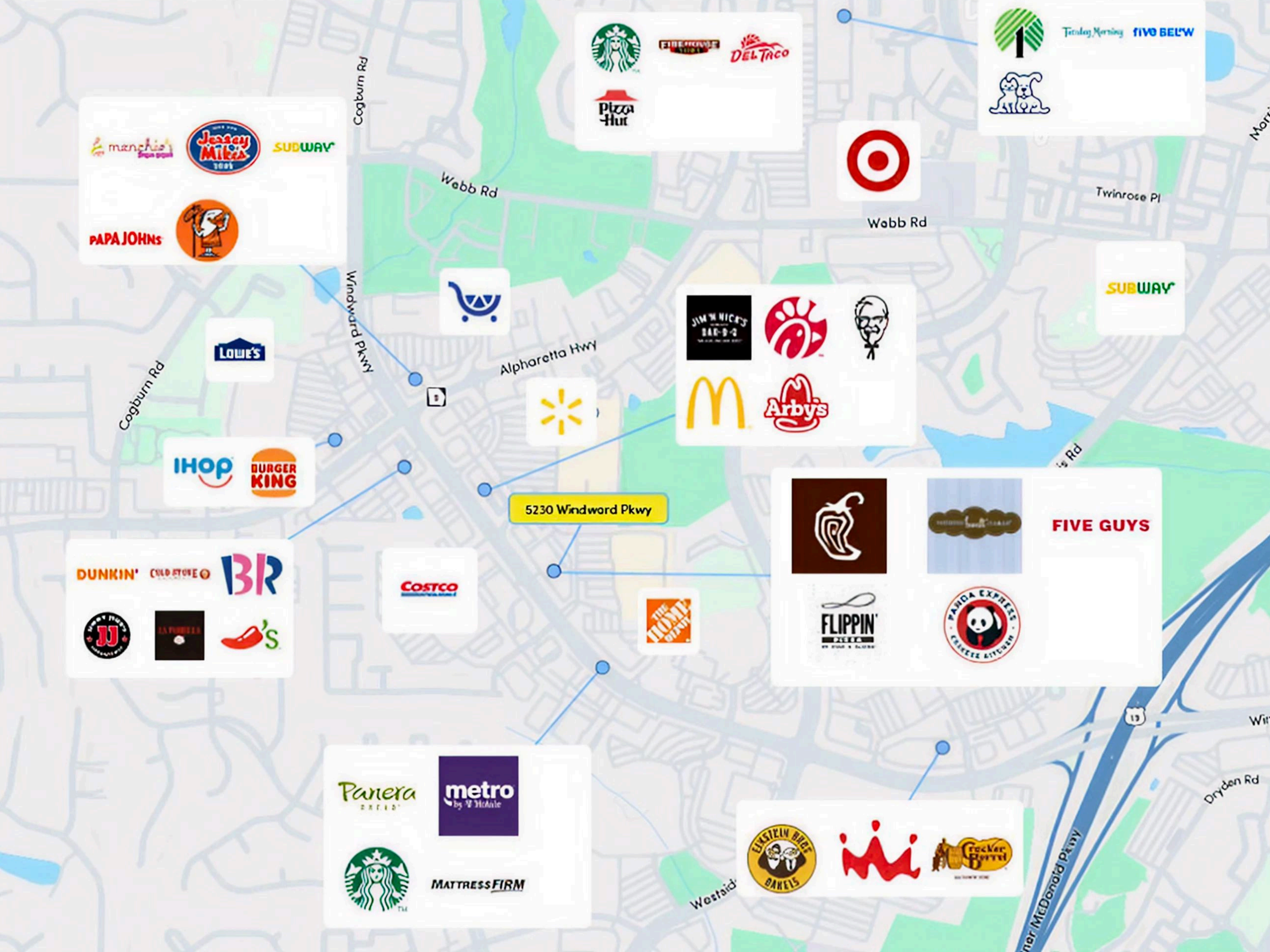
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# Centre Stage at Windward



| Suite | Tenant                     | Square Feet |
|-------|----------------------------|-------------|
| 100   | For Eyes                   | 1,800       |
| 102   | Nothing Bundt Cakes        | 2,000       |
| 104   | Five Guys                  | 2,200       |
| 105   | Restaurant Space Available | 2,400       |
| 107   | Cellarius                  | 1,600       |
| 108   | Stretch Zone               | 1,600       |
| 109   | Panda Express              | 2,400       |
| 111   | Bang Bang Katsu            | 2,400       |
| 113   | Dumond Creamery            | 1,600       |
| 114   | Waxing the City            | 1,600       |
| 115   | Palm Beach Tan             | 2,800       |
| 116   | Canna Wellness             | 1,840       |
| 114   | Claw Boba                  | 2,885       |
| 115   | Chipotle                   | 2,600       |

Premier big box adjacency creates exceptional borrowed traffic opportunity for dining, services, fitness, and specialty retail concepts targeting **affluent North Alpharetta demographics**. Windward Parkway corridor positioning ensures sustained exposure from established residential estates, corporate professionals, and destination shopping traffic where national anchor validation proves market strength.



Direct GA-400 access delivers regional connectivity while Windward Parkway's **48,000 daily vehicles** provide corridor dominance at North Alpharetta's commercial epicenter. Signalized intersection, big box anchor concentration, and affluent demographic convergence create unparalleled positioning where quality concepts capture premium consumer spending in Atlanta's wealthiest market.