



MILTON MIXED-USE

12540 Broadwell Rd - Milton, GA 30004

EXCLUSIVELY MARKETED BY



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SECTION 1

LEASE HIGHLIGHTS

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to present for lease the newly renovated office suites at Crabapple Town Center in the heart of Milton, GA. Featuring modern finishes and flexible floor plans, these spaces are designed to accommodate a variety of users, from small businesses to larger professional groups. The property is ideally located with excellent visibility and convenient access to surrounding neighborhoods. Tenants will enjoy proximity to a wide selection of restaurants, coffee shops, and retail amenities, creating a vibrant work environment. Perfect for professional services, medical offices, or traditional office use, these suites provide a high-quality setting in one of North Fulton's most desirable markets.

Lease Rate

\$22.00 - 25.00 SF/YR

BUILDING INFORMATION

Street Address:	12540 Broadwell Rd
City, State, Zip:	Milton, GA 30004
County:	Fulton
Building Size:	36,510 SF
Lot Size:	2 Acres
Zoning:	C1
Year Built:	2007



Actual Property Image



Actual Property Image

LEASE HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

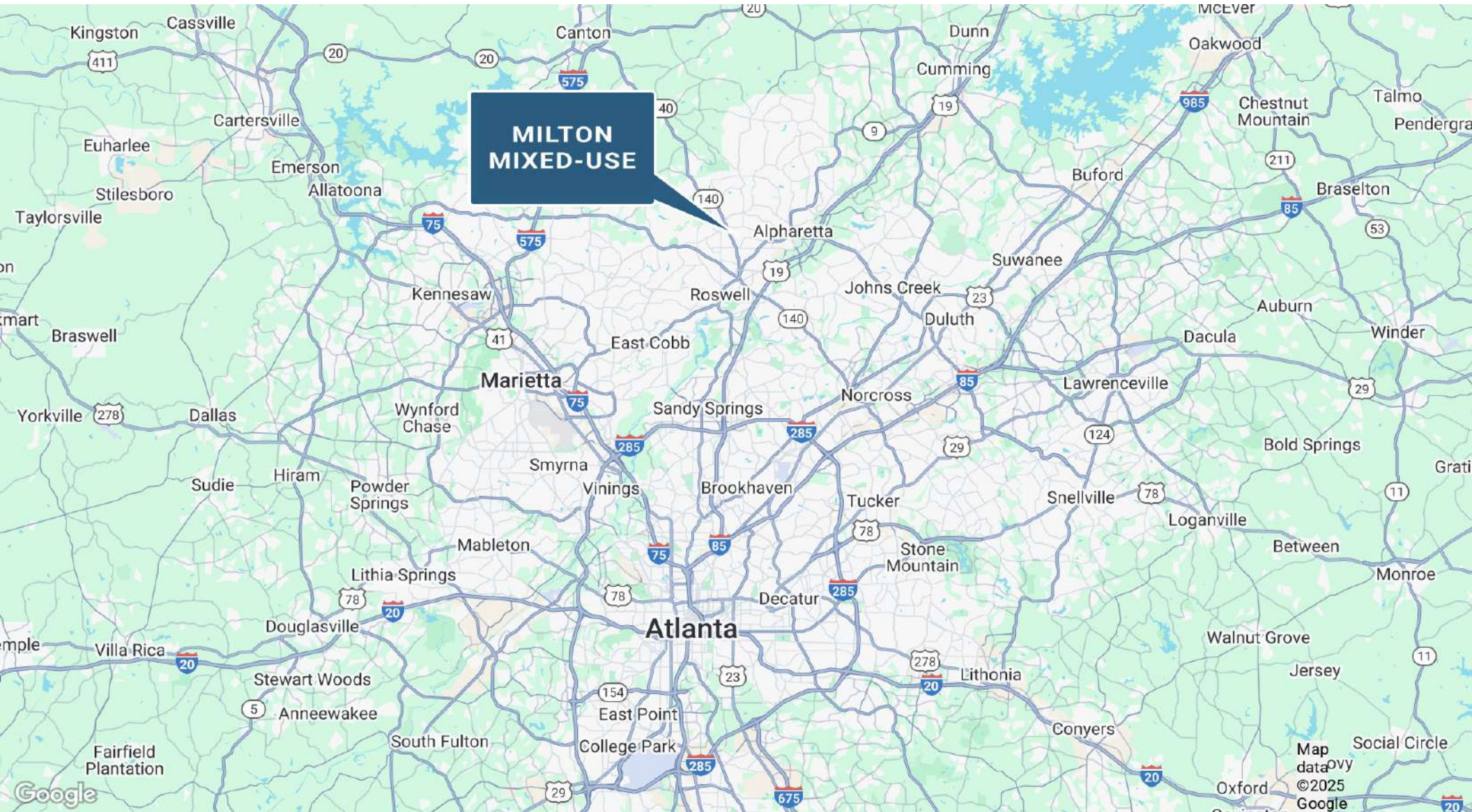
- **Newly Renovated Suites:** Modern finishes and refreshed interiors ready for immediate occupancy.
- **Flexible Floorplans:** Variety of suite sizes to accommodate small businesses to larger office users.
- **Prime Location:** Situated in the heart of Milton with excellent visibility and access.
- **Convenient Amenities:** Close proximity to restaurants, coffee shops, and retail options.
- **Professional setting:** Ideal environment for office, medical, or professional services.



SECTION 2

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



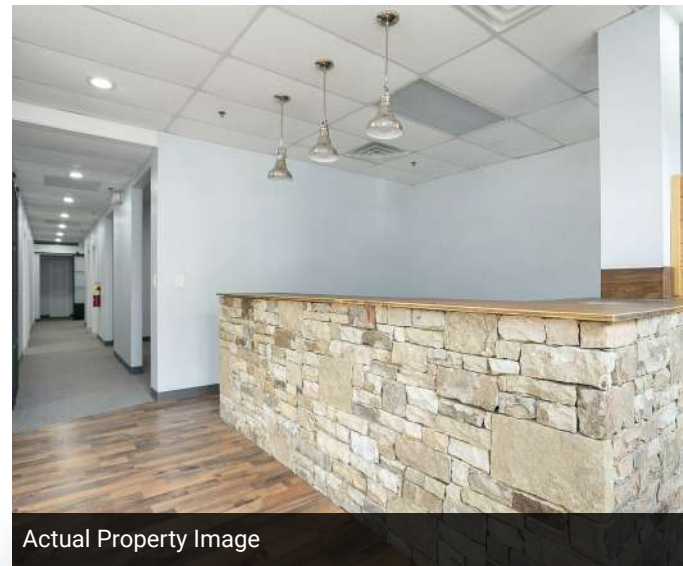
Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

RETAILER MAP



MILTON MIXED-USE

Northwestern Middle School

Crabapple Crossing Elementary School

ACE
AT&T
McDonald's
Sherwin-Williams
Waffle House
Starbucks

Orangetheory Fitness

Kroger

Smoothie King

OneLife Fitness

CVS pharmacy

DOLLAR TREE

Sweet Apple Elementary School

Publix
ANYTIME FITNESS
PAPAJOHNS

CHRYSLER
Jeep
RAM
HARLEY-DAVIDSON
CYCLES
BMW
CARMAX
INFINITI

Wellstar

Roswell High School

THE HOME DEPOT

Hembree Springs Elementary School

Publix

TRADER JOE'S
Orangetheory Fitness
Office DEPOT
OfficeMax

Elkins Point Middle School

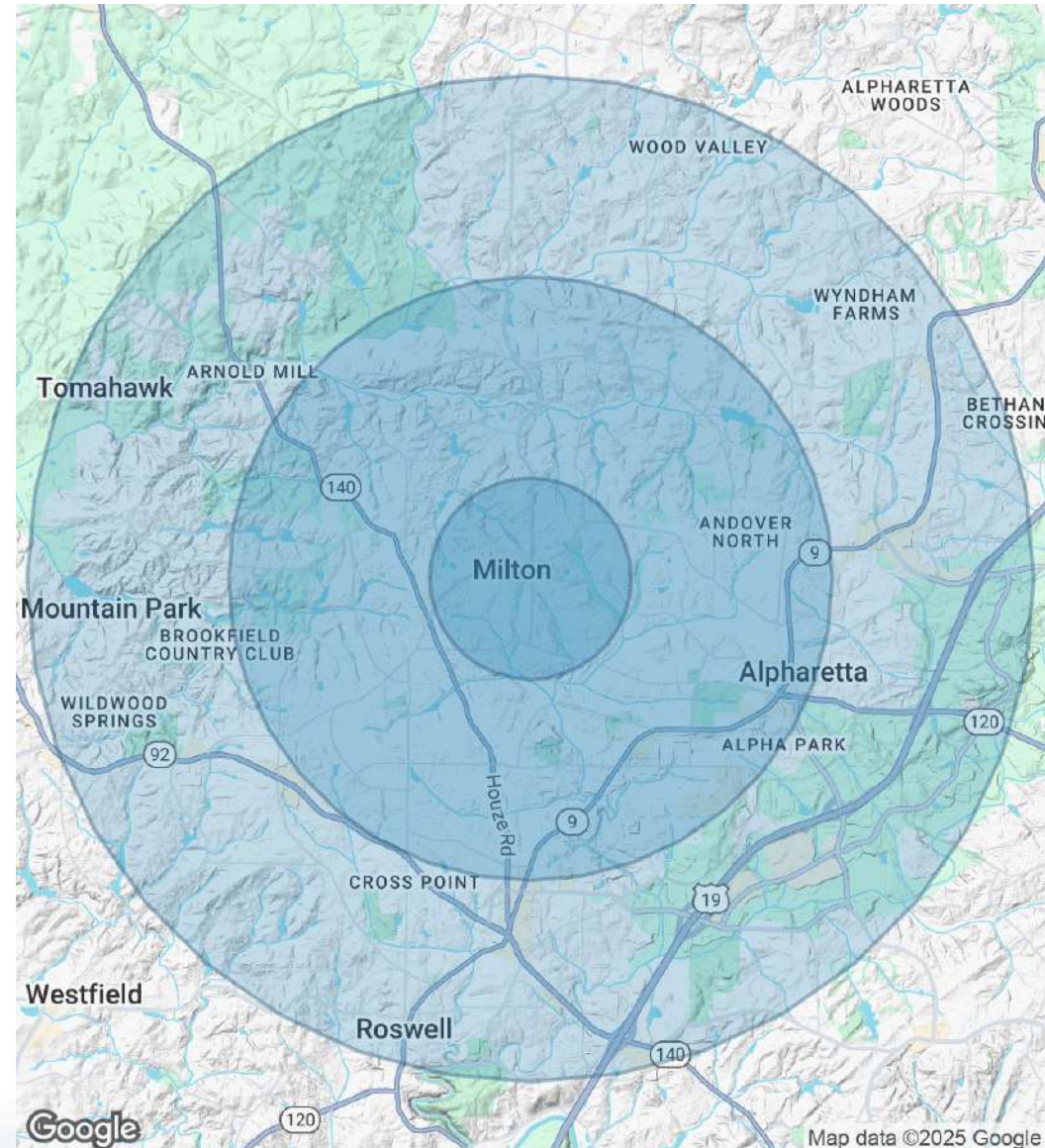
Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,232	46,674	130,546
Average Age	39	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,302	16,689	49,752
# of Persons per HH	3.1	2.8	2.6
Average HH Income	\$238,295	\$221,367	\$187,806
Average House Value	\$708,380	\$690,247	\$629,090

TRAFFIC COUNTS	
Broadwell Rd	3,960 VPD
Mid Broadwell Rd	3,532 VPD
Crabapple Rd	15,539 VPD
Mayfield Rd	8,017 VPD





SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Alpharetta, GA



North Point Mall

MILTON, GA

Nestled in the lush, rolling hills of northern Fulton County, Milton is an affluent city that masterfully blends upscale suburban living with a deeply cherished equestrian and agricultural heritage. Often celebrated as "Georgia's Horse Country," the community is characterized by its expansive estates, winding tree-canopied roads, and a striking number of white-fenced pastures. Alpharetta borders Milton directly to the south and east. The heart of Alpharetta's downtown is roughly a 15-20 minute drive from most parts of Milton. Milton has a 2025 population of 41,376.

The economy of Milton is distinctly characterized by its affluence and its unique position as a premier residential enclave rather than a traditional commercial hub. Driven by its high median household income, the local economic activity is heavily focused on supporting the lifestyle of its residents, with a strong presence of small businesses in sectors like boutique retail, professional services, gourmet dining, and essential personal services. Notably, the city's celebrated rural and equestrian identity fosters a niche economy encompassing horse breeding, training, boarding facilities, veterinary services, and high-end tack and supply stores. While Milton intentionally limits large-scale commercial development to preserve its character, it benefits tremendously from its proximity to the major employment centers of Alpharetta's tech corridor, North Point Mall, and greater Atlanta, making it a community where wealth is largely generated elsewhere but spent locally within its carefully curated commercial nodes like Crabapple and Deerfield Parkway.

The primary attraction of Milton is not a single landmark, but the experience of its pristine, pastoral landscape itself, a rare escape into "Georgia's Horse Country" just minutes from the city. Visitors and residents are drawn to its scenic beauty along winding roads like Birmingham Highway, where the view is dominated by rolling hills, champion equestrian estates, and graceful white fences. This setting provides the stage for beloved community events that capture its spirit, such as the Milton Roundup and the Crabapple Fest, which celebrate local culture with music, crafts, and family activities. Outdoor recreation is a major draw, with extensive multi-use trails for cycling and walking, the tranquil parks along the Chattahoochee River, and the Presbyterian Church's historical grounds, offering a peaceful, picturesque environment that feels worlds away from the bustling metropolis nearby.

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The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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