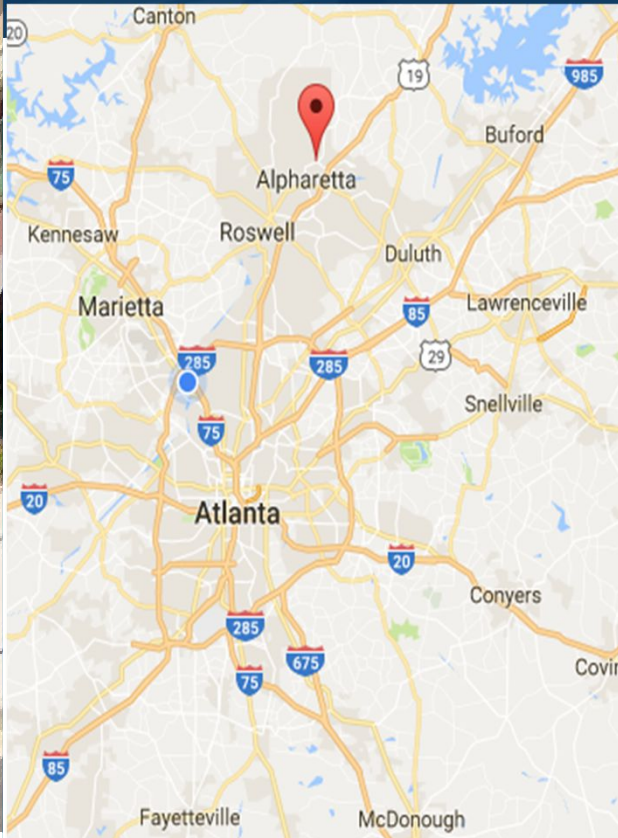


# Windward Promenade

865 North Main Street  
Alpharetta, Georgia 30004



## Leasing Contacts

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Windward Promenade is a 48,185 square foot specialty center that offers an upscale shopping and dining environment for customers visiting the over 20 shops and restaurants located within the three building project. The location of Windward Promenade represents the epicenter of commercial activity in the Alpharetta/North Fulton market. Situated on Georgia Highway 9 (Alpharetta Hwy/Main St.) with direct access to Windward Parkway, the shopping center is surrounded by major retailers including Home Depot, Kroger, Walmart, Costco, and Lowe's. Windward Promenade attracts customers from both the expansive office developments of Windward and Deerfield, as well as from the affluent area residents in the area.

**Intersection:** N Main St & Windward Pkwy

**Daily Traffic Counts:** 20,320 cars per day

**Site Access:** Property has two curb cuts on Highway 9 (one with a traffic light) and direct access to Windward Parkway

# Windward Promenade

101	La Parrilla Mexican	4,749
105	Amanda's Nail Salon	1,330
106	Kumon Math & Reading	1,330
107	Gino-Jackson Barber	1,228
108	Godavari	5,135
201	Gyro King	1,335
202	The Mutual Fund Store	1,191
<b>203</b>	<b>Retail Space Available</b>	<b>1,260</b>
204	Tropical Smoothie Cafe	1,600
205	Humble Pizza Pie	2,150
301	Thai Star 2 Restaurant	2,800
303	Cold Stone Creamery	1,368
304	Jimmy John's	1,750
305	Oh Shi Poke Bowl	1,600
306	Taco Mac	6,043
<b>351</b>	<b>Retail Space Available</b>	<b>1,400</b>
352	Healthy Massage	1,400
<b>353</b>	<b>Retail Space Available</b>	<b>1,400</b>
354	Rio Brazilian Wax	1,753
355	Neurosport Physical Therapy	1,600
356	V8p Bar	1,600
357	Quick Weight Loss	1,520
358	Dental Studio	2,642

GLA: 48,185 SF

Available: 1,400-1,600 SF



WINDWARD PROMENADE

Site Plan

RIVERWOOD  
PROPERTIES, LLC



# AREA DEMOGRAPHICS



2018  
Population

<b>1 MILE</b>	8,176
<b>3 MILE</b>	57,342
<b>5 MILE</b>	159,598



Estimated Population  
Growth

<b>1 MILE</b>	7.40%
<b>3 MILE</b>	8.27%
<b>5 MILE</b>	8.11%



Household 2018

<b>1 MILE</b>	3,558
<b>3 MILE</b>	23,260
<b>5 MILE</b>	59,461



Household  
Income

<b>1 MILE</b>	\$107,654
<b>3 MILE</b>	\$117,427
<b>5 MILE</b>	\$127,768



## WINDWARD PROMENADE

Trade Area Overview







# WINDWARD PROMENADE

*Property Photos and Site Plan*