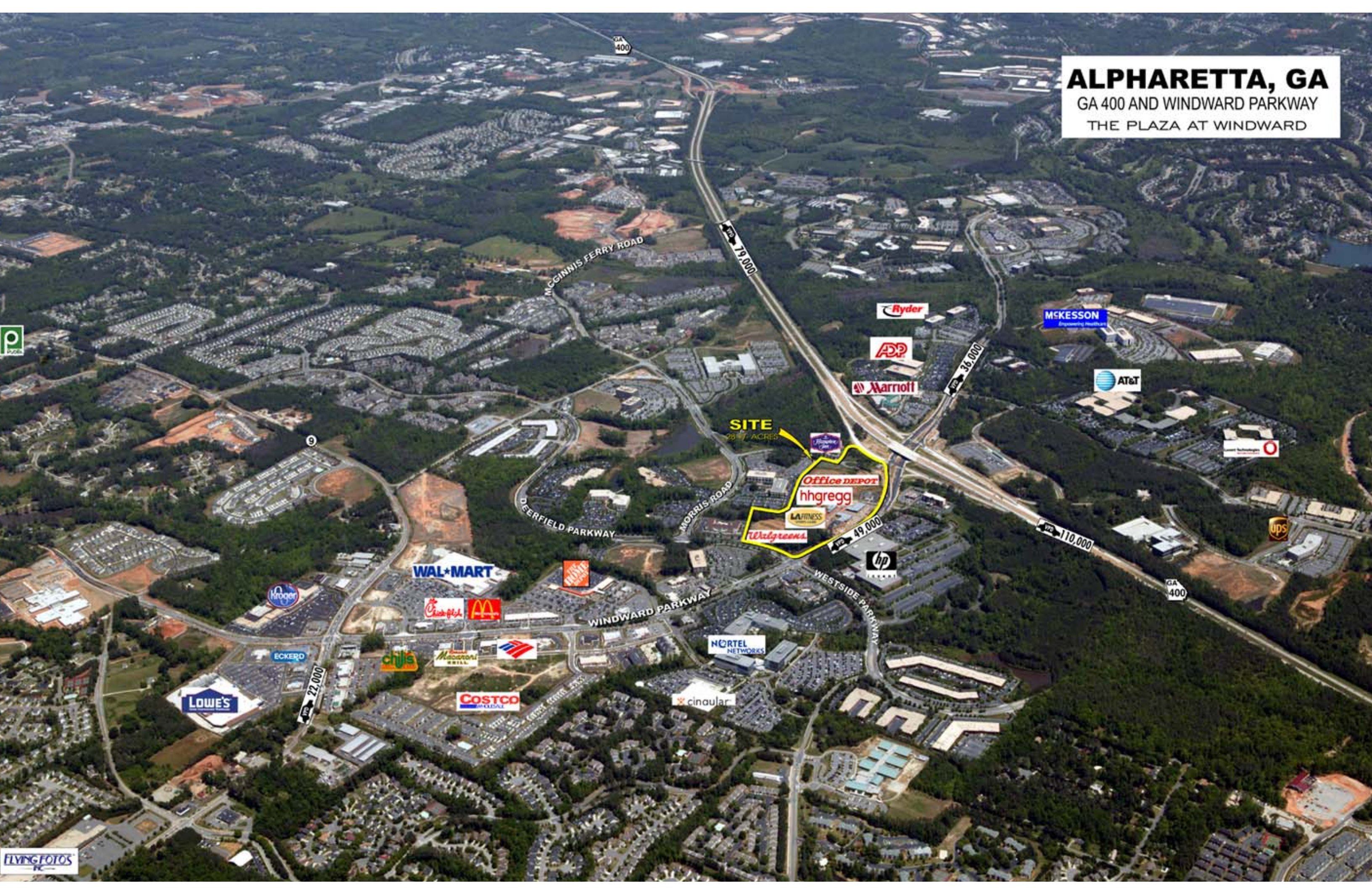


ALPHARETTA, GA

GA 400 AND WINDWARD PARKWAY
THE PLAZA AT WINDWARD



SITE
28.77 ACRES

Office DEPOT
hhgregg

LA FITNESS
Walgreens

Ryder

ADP

Marriott

McKESSON
Engineering HealthCare

AT&T

Verizon

UPS

hp

WAL-MART

Kroger

LOWE'S

ECKERD

chili's

Macaroni Grill

COSTCO
Grocery

Chick-fil-A

McDonald's

Home Depot

NORTEL
NETWORKS

cinular

WINDWARD PARKWAY

COSTCO DRIVEWAY

WESTSIDE PARKWAY

DEERFIELD PARKWAY

MORRIS ROAD

MCGINNIS FERRY ROAD

GA 400

79,000

36,000

49,000

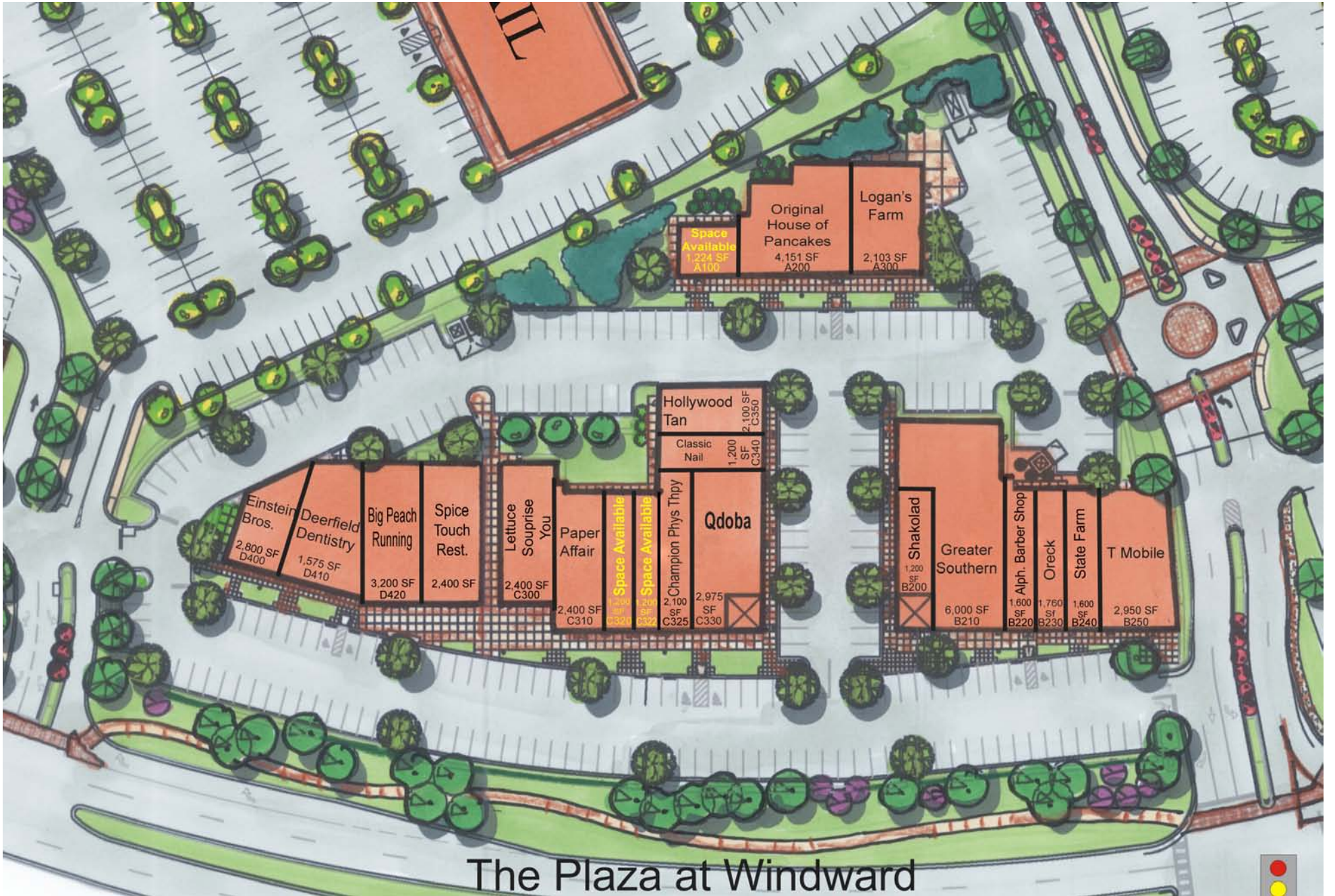
110,000

GA 400

9



- A. 1,200 SF
- B. 1,200 SF
- C. 1,200 SF









Project Information

The Plaza at Windward

Directions:

From Atlanta, take GA 400 N to Exit 11 Windward Parkway. The Plaza at Windward is the NW quadrant of Windward Parkway and GA 400.

Trade Area:

The Plaza at Windward is located in the heart of the North Fulton/South Forsyth trade area. Located at the NW Quadrant of GA 400 and Windward Parkway, The Plaza is visible from GA 400 and serves both the east and west sides of Alpharetta.

Traffic Counts:

- Over 100,000 cars/day on GA 400
- Over 50,000 cars/ day on Windward Parkway

Demographics:

- 270,000 people within a 7 mile radius
- 651,000 people within a 20 minute drive of The Plaza at Windward
- Average household incomes over \$100,000/yr.
- Over 9 Million SF of Class A offices within trade area
- Population growing at 15% growth rate
- [Detailed Area Demographic Information PDF](#)

Accessibility:

- Signalized full access curb cut on Windward Parkway
- Additional non-signalized full access curb cut on Windward Parkway
- Curb cut on Deerfield Parkway
- Curb cut on Old Morris Road

Land Size:

- 28 acre development with ½ mile of frontage on Windward Parkway

GLA:

- The Plaza at Windward contains approximately 250,000 SF of retail space with 5 out parcels

Leasing:

- Currently we are leasing 2 out parcels as well as 3 vacancies within our development