



MAYFAIR
STREET PARTNERS

Downtown Redevelopment

Alpharetta, Georgia



Rare Opportunity in walkable Downtown Alpharetta. 12.9 acre site with of 60,200 SF of retail and 138 upscale residential units.



Delivering in 2019



Mixed-Use Redevelopment

Dining & Food Hall
Retail
Entertainment
Upscale Residential

Main Street & Devore Road

The Market

Alpharetta...

“Technology City of the South”

6th Fastest Growing City in US, US Census, 2012

Best Small City to Start a Business, Entrepreneur 2015

Best City for Women Entrepreneurs, GoodCall 2015

Best Place to Start a Business in GA, Nerdwallet 2015

1,000,000 + Daytime Population

600+ Technology Companies

Downtown Alpharetta's Farmers Market named “Best Saturday Excursion”, Atlanta Magazine

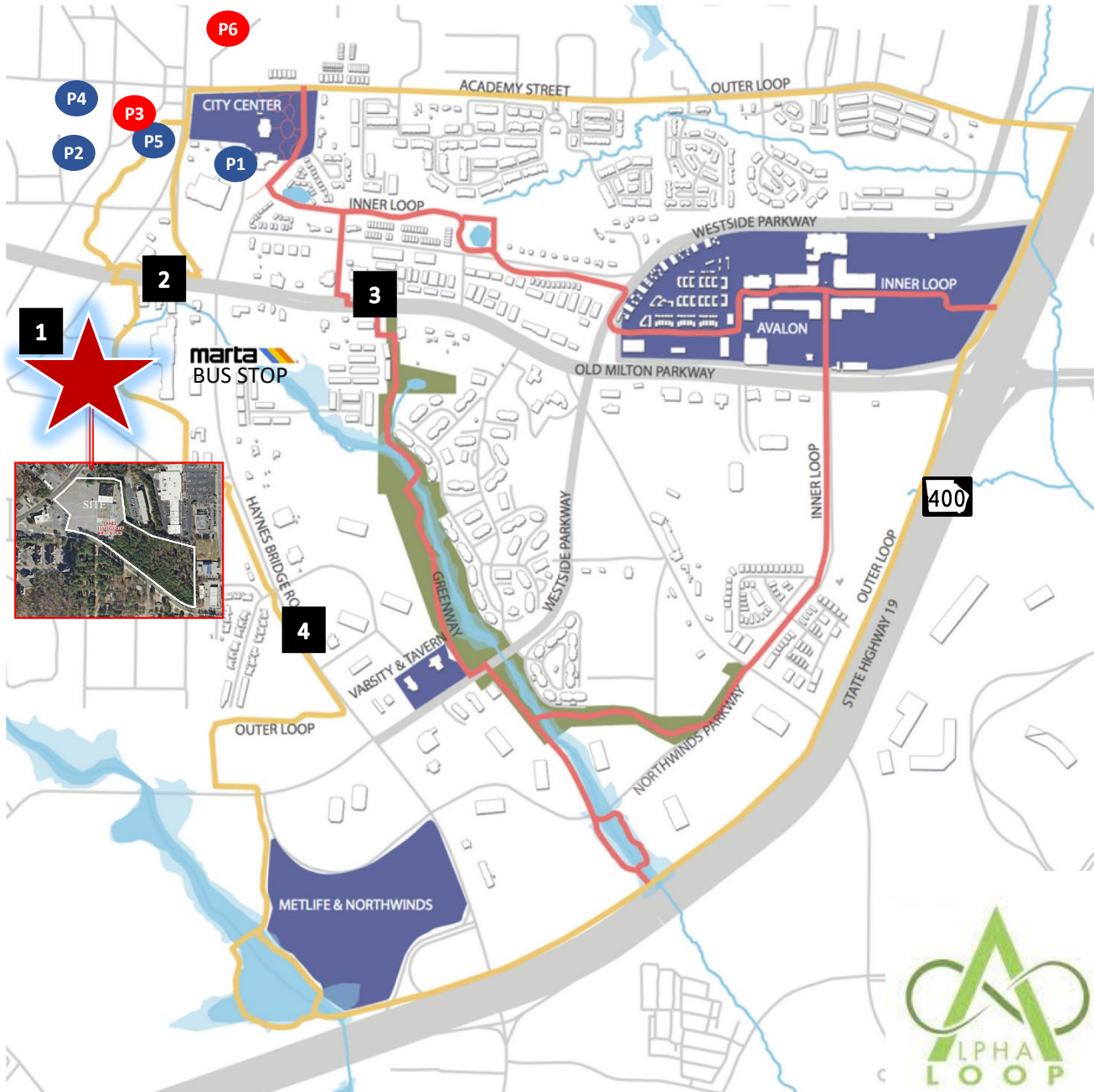
25% Top Technology Employers in Metro Atlanta

Corporate HQ include LexisNexis, UPS, ADP, Comcast



The Market

Alpha Loop & Transportation



PARKING	LOCATION	SPACES
P1	City Hall Parking Deck	450
P2	Roswell Street	73
P3	Old Roswell Street	88
P4	Milton Avenue Temporary	58
P5	Old Roswell Temporary	50
P6	Alpharetta UMC	120

● Timed Parking Lot
 ● Non-Timed Parking Lot

Traffic Counts

- 1** 27,700 S. Main Street
- 2** 41,400 Old Milton Parkway
- 3** 40,200 Old Milton Parkway
- 4** 24,900 Haynes Bridge Road

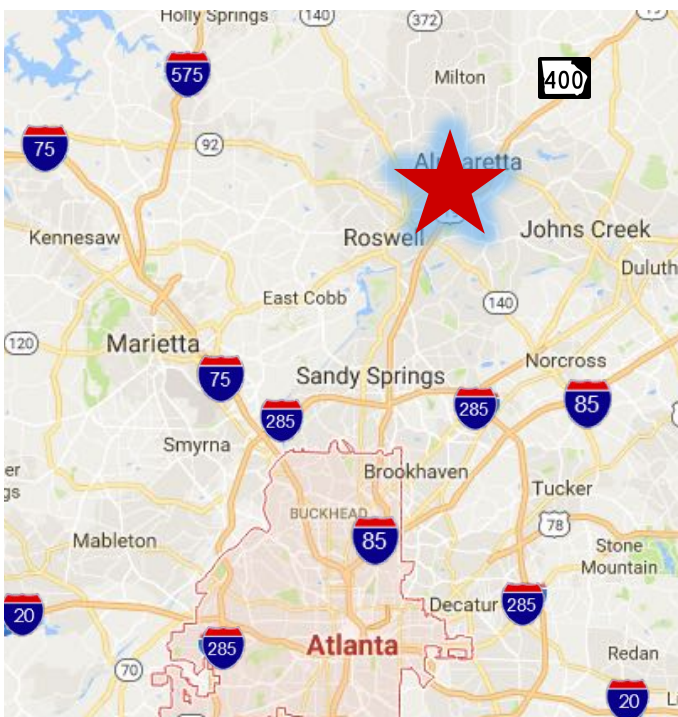
On-Site



“The idea of the project currently known as “The Alpha Loop” is to connect people to activity centers, parks, and jobs by a network of multi-use trails that provides safe alternatives to driving and offers recreational benefit.”

Source: City of Alpharetta, Alpha Loop

The Market



Demographics



Demographics:	3 Miles	5 Miles
Population	60,812	182,011
Average HH Income	\$110,145	\$120,622

Drive Time:	10 Min	15 Min
Population	71,306	204,897
Average HH Income	\$110,597	\$133,552



Development Team:

Mayfair Street Partners
www.mayfairstreetpartners.com

The Providence Group
www.theprovidencegroup.com

Retail | Dining Leasing Contact:

Shannon Shuman Martin
 Retail Leasing Advisors
 (404) 312-4305
shannon@retailleasingadvisors.net
www.retailleasingadvisors.net