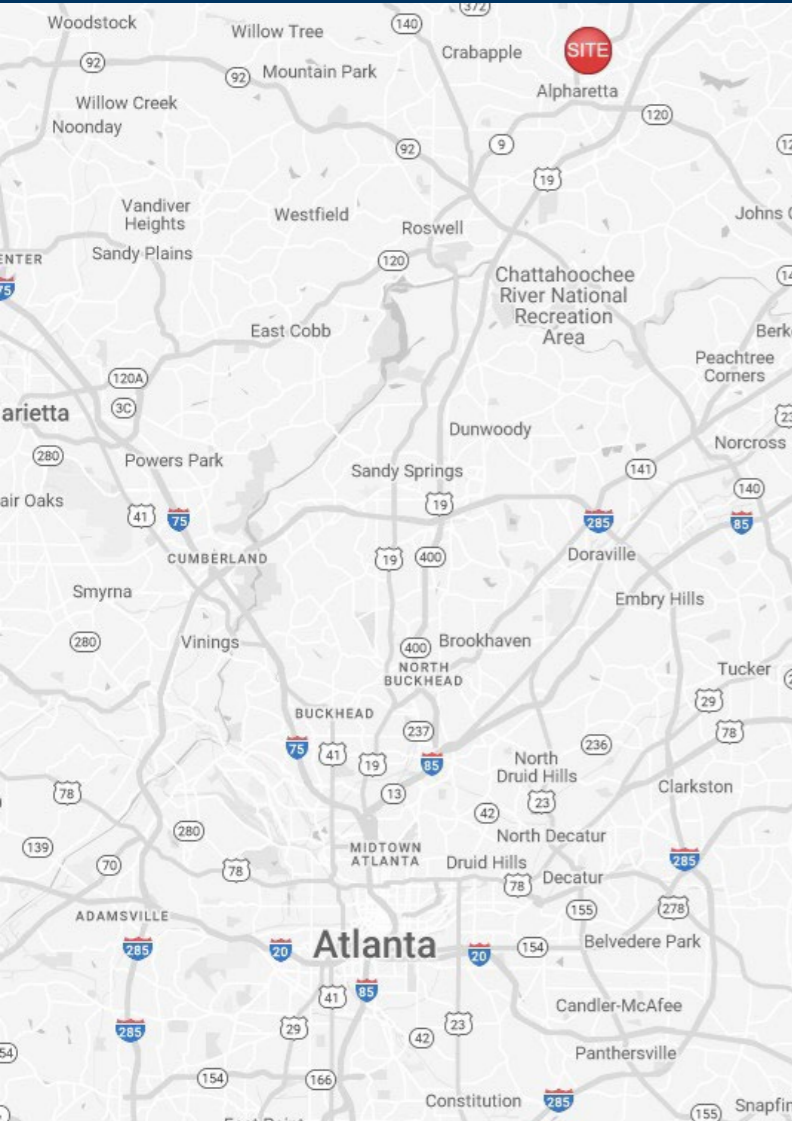


Watercrest Village

631 North Main Street
Alpharetta, GA 30009



Leasing Contacts

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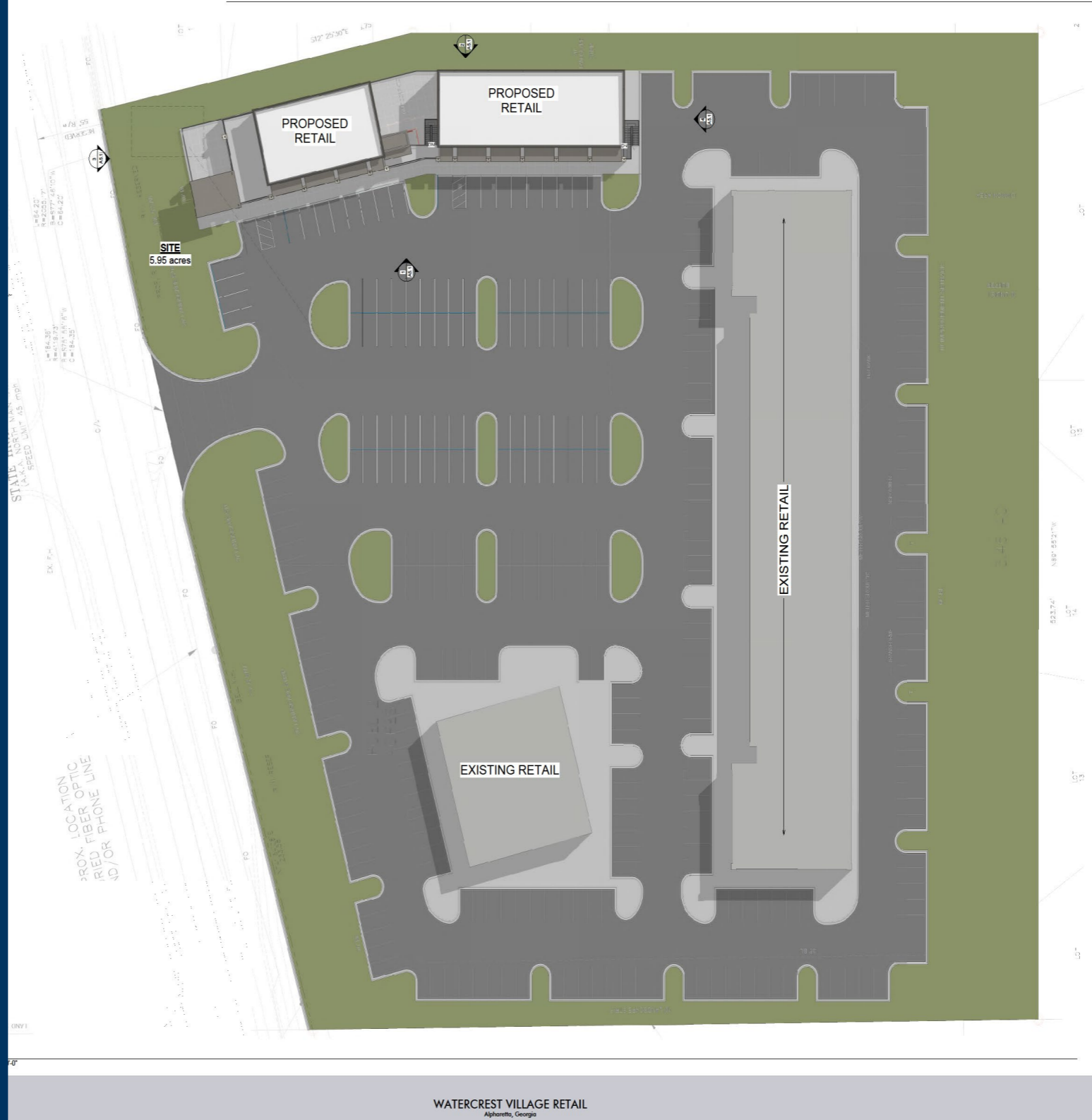
Property Highlights

Watercrest Village is located less than a mile from the intersection of Highway 9 and Windward Parkway in Alpharetta, Georgia. The shopping center is surrounded by retailers including Home Depot, Kroger, Walmart, Costco, and Lowe's. Residential communities are located behind the property as well. Windward Parkway is buzzing with office, retail shops and restaurants. The site offers both excellent visibility and access to eastbound and westbound traffic on Highway 9 and adjacent to access Highway 400.

Site Access: Property is accessible via one curb cut on Highway 9.

Watercrest Village TENANTS

	Southern Comforts Consignment	Outparcel
100-101	Persis Biryani Indian Grill	3,861
102	Grant Alden Horse Supplies	1,443
103	Hanan's Bridal	1,195
104	Restaurant Space Available	1,195
105	Pretty Hair Braiding	1,195
106-108	Music & Arts	4,780
109	Picture Framer	1,195
110-111	The Hatcher Halal Meat	2,400
112	Retail Space Available	1,434
113	Vapor King	1,632
114	Alpha, Inc	2,098
200	AAA Insurance	1,456
201-202	TheraWays Alternative & Holistic Health Service	2,400
203	Vitkin Weight Control	1,195
204-207	Elite Pour La Vie	4,780
208	Barney Fletcher Schools	1,800
209	Microblading by Tony's Beauty Bar	1,800
211	Retail Space Available	1,456
	Ground Lease	16,600
	GLA	37,315
	Availability	1,195-16,600



WATERCREST VILLAGE Site Plan

AREA DEMOGRAPHICS



2022
Population

1 MILE	10,131
3 MILE	56,798
5 MILE	161,071



2022 Daytime
Population

1 MILE	4,845
3 MILE	111,461
5 MILE	199,030



Household 2022

1 MILE	3,819
3 MILE	22,467
5 MILE	58,591



Household
Income

1 MILE	\$150,862
3 MILE	\$147,219
5 MILE	\$166,430



WATERCREST VILLAGE

Trade Area Overview

