FORMER AT&T

7900 N POINT PKWY. ALPHARETTA, GA

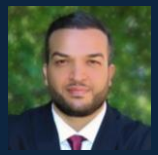


HARD CORNER
30,000 +/- VPD

SINGLE TENANT HARD
CORNER RETAIL LOCATION

FOR RENT

NNN LEASED
AVAILABLE FALL 2026



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JONNA GROUP
REAL ESTATE INVESTMENT SERVICES

Colliers

INVESTMENT SUMMARY

ASKING PRICE
$3,490,000

ZONING
PSC (PLANNED SHOPPING CENTER)

YEAR BUILT/RENOVATED
1993/2010

BUILDING SIZE
6,500 +/- SF

LOT SIZE
1.35 ACRES

PROPERTY TYPE
NET-LEASED RETAIL

INVESTMENT HIGHLIGHTS

- ✓ **Prime Hard-Corner Location:** Highly visible 1-acre site positioned at a signalized intersection along North Point Parkway, offering excellent frontage and access.
- ✓ **Strong Retail Corridor:** Situated within a planned shopping center district in Alpharetta, surrounded by national retailers, dining, and dense residential growth.
- ✓ **Excellent Accessibility:** Direct proximity to GA-400 provides convenient regional access and strong commuter traffic exposure.
- ✓ **Freestanding 6,500 SF Building:** Versatile existing structure ideal for retail, medical, showroom, or service-oriented users.
- ✓ **Upcoming Availability:** Currently occupied by AT&T, with vacancy anticipated in Fall 2026—providing time for pre-leasing or redevelopment planning.
- ✓ **High-Growth Market:** Located in one of Metro Atlanta's most affluent and rapidly growing submarkets, supporting strong consumer demand and long-term value.

PROPERTY PHOTO



PROPERTY OUTLINE



AERIAL VIEW


19
19
Burlington
T.J.maxx
REI
HomeGoods
Michaels
five BELOW
aloft
HOTELS
Showdown
P.F. CHANG'S
CHINA BISTRO
N POINT PKWY
BARNES&NOBLE
BURGER KING
STUDIO
MOVIE GRILL
PASSADOR
BRAZILIAN STEAKHOUSE
MANSELL RD
BENIHANA

LOCAL OVERVIEW



LOCATION OVERVIEW

Alpharetta, Georgia stands out as one of Metro Atlanta's most desirable retail investment nodes due to its affluent consumer base, rapid population growth, and strong daytime workforce. Located roughly 25 miles north of downtown Atlanta along the GA-400 corridor, Alpharetta benefits from excellent accessibility and proximity to high-income suburbs. The city consistently reports household incomes well above national averages and a highly educated population, driving sustained demand for upscale retail, dining, and experiential concepts. Its continued residential expansion—paired with limited overbuilding compared to core urban markets—creates a favorable supply-demand dynamic for retail property owners seeking stable, long-term cash flow.

In addition to its demographics, Alpharetta has cultivated a vibrant, mixed-use retail environment that attracts both residents and visitors from across the region. Destinations such as Avalon and Downtown Alpharetta have set a high bar for experiential retail, blending walkability, entertainment, and hospitality into highly trafficked consumer hubs. The city's pro-business climate, strong corporate presence in sectors like technology and finance, and ongoing infrastructure investment further support consistent foot traffic and spending levels. For retail investors, Alpharetta offers a rare combination of income stability, tenant quality, and long-term appreciation potential within one of the Southeast's fastest-growing and most resilient submarkets.

Demographic Summary within 5-Mile Radius

	1-Mile	3-Mile	5-Mile
Total Population	7,340	77,399	192,307
Total Households	3,298	32,626	77,051
Total Family Households	1,804	20,121	50,412
Average Household Size	2.22	2.36	2.48
Median Age	37.1	39.3	40.2
Population Age 25+	5,091	54,946	135,853
2010-2020 Total Population: Annual Growth Rate (CAGR)	1.77%	0.73%	0.83%
Average Household Income	$136,340	$172,580	$186,016
Total Businesses	690	6,370	11,658
Total Daytime Population	18,034	126,592	269,248
Daytime Population: Workers	14,565	92,507	181,093
Daytime Population: Residents	3,469	34,085	88,155

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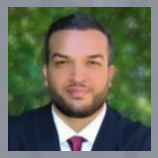

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1) The Offering Memorandum and its contents are confidential;
2) You will hold it and treat it in the strictest of confidence
3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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