



Terraces at Windward

3050-3070 Windward Plaza

Alpharetta, GA

Whitney Spangler

Senior Vice President

+1 404 574 1046

whitney.spangler@colliers.com

David Martos

Associate Vice President

+1 404 574 1003

david.martos@colliers.com

Haley Lyons

Associate

+1 404 877 9248

haley.lyons@colliers.com



Property Details

924 – 6,692 SF Available

- 83,000 SF specialty multi-level retail center
- Ample on-grade parking
- Convenient location just east of GA-400
- Situated in Atlanta's award winning mixed-use development, Windward, a 3,400 acre community including 6.8 million square feet of office space and luxury residential community with over 2,000 homes
- Significant daytime population base of approximately 14,568 within one mile
- Affluent residential base of over 72,000 within three miles

	1 mile	3 miles	5 miles
Total Population	7,838	74,201	179,443
Total Households	3,327	27,948	64,489
Average HH Income	\$119,103	\$173,783	\$190,406
Daytime Population	18,433	118,313	242,105



26,700 VPD
Windward Pkwy

9,260 VPD
Academy Street



Site Plan



SUITE	TENANT	SF
3050A	AVAILABLE	1,552
3050C-D	AVAILABLE	2,250
3050E	AVAILABLE	945
3050F	AVAILABLE	1,021
3050G	AVAILABLE	924
3070A	MELLOW MUSHROOM	3,692
3070B	AVAILABLE	1,305
3070C	AVAILABLE (2,330 SF)	2,358

SUITE	TENANT	SF
3070D	AVAILABLE	1,942
3070E	DICKEY'S BBQ	2,053
3070F	UPS STORE	1,445
3070G	HANNA'S NAILS	1,435
3070H-I	AVAILABLE	2,822
3070J	ALLOY PERSONAL TRAINING	1,787
3070K/M	HELIUM COMEDY CLUB	12,127
3070N	AVAILABLE	1,421

SUITE	TENANT	SF
3070O	AVAILABLE	2,295
3070P	FIREFLY	6,770
3070Q	AVAILABLE	1,532
3070R	AVAILABLE	1,746
3070S	WINDWARD CLEANERS	1,370
3070T-U	IMAGE STUDIOS	8,304
3070V	AVAILABLE	2,137
3070X1	LAGHMAN EXPRESS	2,660

SUITE	TENANT	SF
3070X1	CHAMPION CHIROPRACTIC	1,540
3070X3	AVAILABLE	1,515
3070Y	J. CHRISTOPHER'S	4,867

KEY
SECOND GEN. RESTAURANT SPACE