

BRAEBURN OFFICE VILLAGE



Ask About Discounted Closing Costs
and Financing Opportunities for Building 40



FULL BUILDING 2,700 - 4,300 SF – DIVISIBLE TO 1,300 SF

*All drawings and maps are representational and subject to change at the discretion of the developer. 245890609



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BRAEBURN OFFICE VILLAGE

OVERALL PROJECT INFORMATION

PROJECT NAME: BRAEBURN OFFICE VILLAGE
BIRMINGHAM HIGHWAY AND CRABAPPLE ROAD
MILTON, GA 30004

TOTAL SF FOR SALE: 33,000 SQ. FT. OF OFFICE AND PROFESSIONAL SUITES IN TEN BUILDINGS
FULL BUILDING 2,700 - 4,300 SF
DIVISIBLE TO 1,300 SF

PROPERTY OVERVIEW:

- IN CITY OF MILTON'S EXPANDING CRABAPPLE DISTRICT
- ADJACENT TO RESTAURANTS, RETAIL AND HIGH END RESIDENTIAL
- TRAFFIC COUNTS OF 14,930 ON CRABAPPLE ROAD AND 8,440 ON BIRMINGHAM HIGHWAY
- CONVENIENT TO TOP-RANKED SCHOOLS ON BIRMINGHAM HIGHWAY: CRABAPPLE CROSSING ELEMENTARY, NORTHWESTERN MIDDLE SCHOOL AND MILTON HIGH SCHOOL

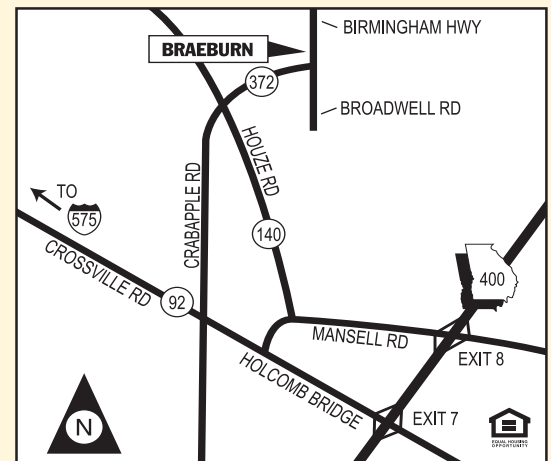


DEMOGRAPHICS

	3 MILE	5 MILE
2008 POPULATION:	39,321	108,745
2008 HOUSEHOLDS:	14,048	40,204
OWNER OCCUPIED:	85.01%	71.23%
2008 AVG. HH INCOME:	\$135,298	\$115,462
2008 ESTABLISHMENTS:	2,637	7,975
2008 DAYTIME EMPLOYEES:	34,928	109,361

CONTACT

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Directions

From GA-400 North, take Exit 7B and merge onto GA 140 W/ Holcomb Bridge Road towards Roswell. Continue as the street becomes E Crossville Rd. From E. Crossville Rd., make a slight right at Crabapple Rd. Turn left at Birmingham Hwy. Braeburn will be on your left.

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