

ALPHARETTA, GA

# Former Black Walnut Cafe | Alpharetta

5805 Windward Pkwy



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# Property Overview

## Facts & Figures

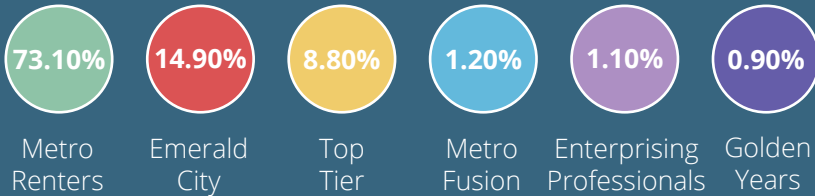
1.59 Acres

7,250 SF

Freestanding restaurant built in 2016

83 exclusive parking spaces

## Top Lifestyle Segments



Windward Pkwy | 48,000 VPD

GA-400 | 105,000 VPD

Cogburn Rd. | 35,200 VPD



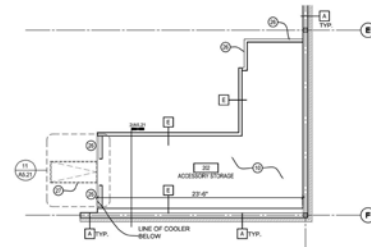
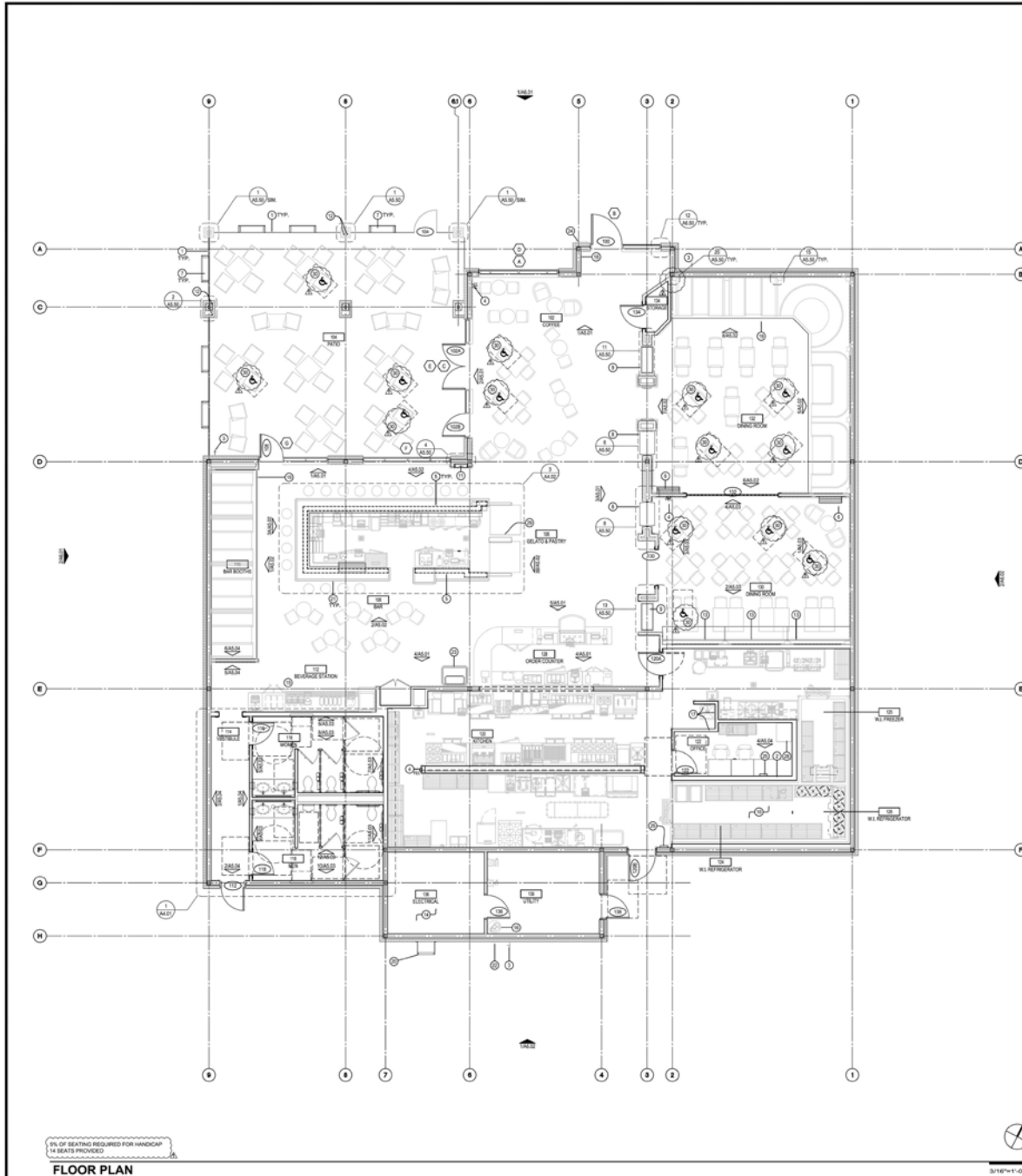


# Site Aerial





# Floor Plan



## ACCESSORY STORAGE ABOVE COOLER

- 1 WROUGHT IRON FENCE.
- 2 FIRE RETARDANT BLOCKING AS REQUIRED FOR INSTALLATION OF WALL CABINETS.
- 3 HOSE BIB RE: PLUMBING AND DETAIL 23A4.05.
- 4 FIRE EXTINGUISHERS MOUNTED AT 48" MAX. TO THE OPERATING DEVICE OF THE FIRE EXTINGUISHER, DEVICE IS CONCEALED BY MILLWORK PANEL WITH CONCEALED HINGE TO CREATE ACCESS DOOR. MILLWORK PANELS CONCEALING FIRE EXTINGUISHERS ARE TO BE LABELLED TYPE EXTINGUISHER WITH BLACK VINYL SELF ADHESIVE LETTERING. NO CABINET AT KITCHEN EXTENSIONS.
- 5 BAR COUNTER. RE: A4.02 & FOODSERVICE DRAWINGS.
- 6 INSTALL FIRE RATED BLOCKING FOR BLACK IRON ROOD. ROOD TO BE CENTERED WITH MILLWORK PANEL. RE: INTERIOR ELEVATIONS FOR MOUNTING HEIGHTS.
- 7 LANDSCAPE CONTAINER. RE: 16A4.05.
- 8 WINE CASE. RE: FOODSERVICE DRAWINGS.
- 9 SPOON BOX. RE: MILLWORK DRAWINGS & 26A4.05.
- 10 PROVIDE 4" WIDE JOISTS @ 12" O.C. FOR STORAGE FRAMING ABOVE FREEZER/COOLER AT 12'-0" P.F.F. TO B.O. JOIST. ALSO JOIST WITH MILL STUDS. PROVIDE ONE LAYER OF 3/4" PLYWOOD DECK ON TOP OF JOISTS. PLYWOOD NOT TO EXTEND PAST EDGE OF COOLER EXTINGUISHERS TO MAINTAIN AIR GAP FOR PROPER AIR FLOW.
- 11 OWNER PROVIDED AV EQUIPMENT AND SOUND VOLUME CONTROL LOCATED INSIDE WOOD PANELING. COORDINATE LOCATION WITH MEP AND MILLWORKER. RE: DTL, S4S.05
- 12 3/8" PVC SLEEVE FOR PLASTER BOX IRRIGATION. RE: INVO SITE IRRIGATION. SEE LANDSCAPE IRRIGATION DRAWINGS.
- 13 SHELVING ABOVE. RE: INTERIOR ELEVATIONS.
- 14 ELECTRICAL PANEL LOCATIONS. VERIFY SIZE PRIOR TO INSTALLATION. RE: MEP DRAWINGS.
- 15 COORDINATE DRINK STATION EQUIPMENT AND FOUNTAIN HOSES WITH KITCHEN CONSULTANT.
- 16 CO2 TANK. RE: FOODSERVICE DRAWINGS.
- 17 HANG 1/8" AND 1/4" HOP RACKS. VERIFY FINAL LOCATION AND MOUNTING HEIGHT WITH OWNER.
- 18 OCCUPANCY SIGN SHALL BE POSTED NEAR THE MAIN EXIT IN LOCATION SIMILAR TO THAT SHOWN. SIGN SHALL BE A LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER.
- 19 4" FIRE RATED WOOD PLATFORM BY MILLWORKER. RE: FLOOR FINISH PLAN FOR LOCATION.
- 20 EXTERIOR ROOF LADDER. RE: 26A4.05
- 21 ACCESSIBLE DOOR PANELS ON PAND FIELDS. RE: MILLWORK DRAWINGS.
- 22 CO2 FILL BOX LOCATION. RE: FOODSERVICE DRAWINGS.
- 23 SILVERWARE CART BY MILLWORKER. RE: 13 & 14A4.21.
- 24 MENU CASE. RE: 20 & 21A4.21.
- 25 SECURITY MONITOR MOUNTED ON WALL ON CEILING OR BELOW MILLWORK CABINETS. COORDINATE FINAL LOCATION AND SPEC WITH OWNER'S SECURITY CONSULTANT. RE: ELECTRICAL FOR ADVT. INFO.
- 26 3/8" X 20-GA. METAL STUDS @ 12" O.C. FROM F.O. WALK-IN TO STRUCTURE ABOVE. PROVIDE LAYERS OF 5/8" DRY WD. ON SIDE FACING WALK-IN UP TO 4'-0" ABOVE WALK-IN.
- 27 ATTIC LADDER HATCH.
- 28 IT RACK. BY OWNER.
- 29 MILLWORK.
- 30 4" HANGERS. DIMENSIONS 30" X 48" CLEAR FLOOR SPACE FOR HANDICAP SEATING.

## KEY NOTES

1. REFER TO A1.01 FOR PARTITION TYPES.
2. REFER TO A1.10 AND ELEVATIONS FOR FINISHES AND FINISH SCHEDULES.
3. PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2A:10C WITHIN 75' FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON THIS FLOOR. ONE FOR EACH 1,000 SF OF LEASE SPACE. ADDITIONALLY, ONE CLASS K EXTINGUISHER TO BE LOCATED WITHIN 30 FT. OF COMMERCIAL TYPE COOKING EQUIPMENT UTILIZING COMBUSTIBLE COOKING MEDIA. ADDITIONAL EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.
4. REFER TO A2.03 FOR DOOR SCHEDULES AND TYPES.
5. REFER TO A2.11 FOR DOOR DETAILS.
6. REFER TO A2.20 FOR WINDOW TYPES AND DETAILS. REFER TO A1.10 AND ELECTRICAL SHEETS FOR CRESTRON OPERABLE SHADES.
7. COORDINATE AND PROVIDE FIRE RATED BLOCKING FOR ALL CASEWORK/MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS AND CEILING.
8. COORDINATE ALL MILLWORK INSTALLATIONS WITH SUBCONTRACTORS. ALL WALL, FLOOR AND CEILING SHALL BE SCRUBBED TO ADJOINING WALLS, FLOORS, AND CEILING WITHOUT ADDITIONAL OVERLAYS. CHECK ALL JOISTS.

## GENERAL NOTES

**JACOBS**  
 Jacobs Consultants Inc.  
 5985 Rogerdale Road  
 Houston, TX 77072  
 www.jacobs.com  
 TBPE Firm #2966

**PROJECT TITLE**  
 BLACK WALNUT CAFE  
 ALPHARETTA

**PROJECT LOCATION**  
 5805 WINDWARD PARKWAY  
 ALPHARETTA, GA 30022

**OWNER**  
 Black Forest Ventures, LLC  
 24 Waterway Ave., Suite 225  
 Black Forest Tower  
 The Woodlands, TX 77380

**CONSULTANT**



**JACOBS PROJECT NO.** FF19171

**DRAWN BY** BC/DB  
**CHECKED BY** SC

| DATE FOR       | DATE     |
|----------------|----------|
| 10% REVIEW SET | 08/20/14 |
| 30% REVIEW SET | 02/20/15 |
| 10% REVIEW SET | 03/20/15 |
| PERMIT SET     |          |

| DATE    | DATE | DESCRIPTION    |
|---------|------|----------------|
| 8/20/15 |      | CITY COMMENTS  |
| 8/20/15 |      | OWNER COMMENTS |

**SHEET TITLE**

**FLOOR PLAN**

**SHEET NO.**  
**A1.02**

TAKE A VIRTUAL TOUR

# Matterport

Matterport's camera technology creates a 3D model of a space from floor to ceiling, allowing the prospect to "walk-through" the space from virtually anywhere.



# Top Lifestyle Segments

## METRO RENTERS

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties.

[Learn more.](#)

## EMERALD CITY

Emerald City's denizens live in lower-density neighborhoods of urban areas throughout the country. Young and mobile, they are more likely to rent. Well educated and well employed, half have a college degree and a professional occupation. Incomes close to the US median come primarily from wages, investments, and self-employment.

[Learn more.](#)

## TOP TIER

The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice with an accumulated average net worth of over 3 million dollars and income from a strong investment portfolio

[Learn more.](#)

## METRO FUSION

Metro Fusion is a young, diverse market. Many residents do not speak English fluently and have moved into their homes recently. They are highly mobile and over three quarters of households are occupied by renters.

[Learn more.](#)

## ENTERPRISING PROFESSIONALS

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes.

[Learn more.](#)

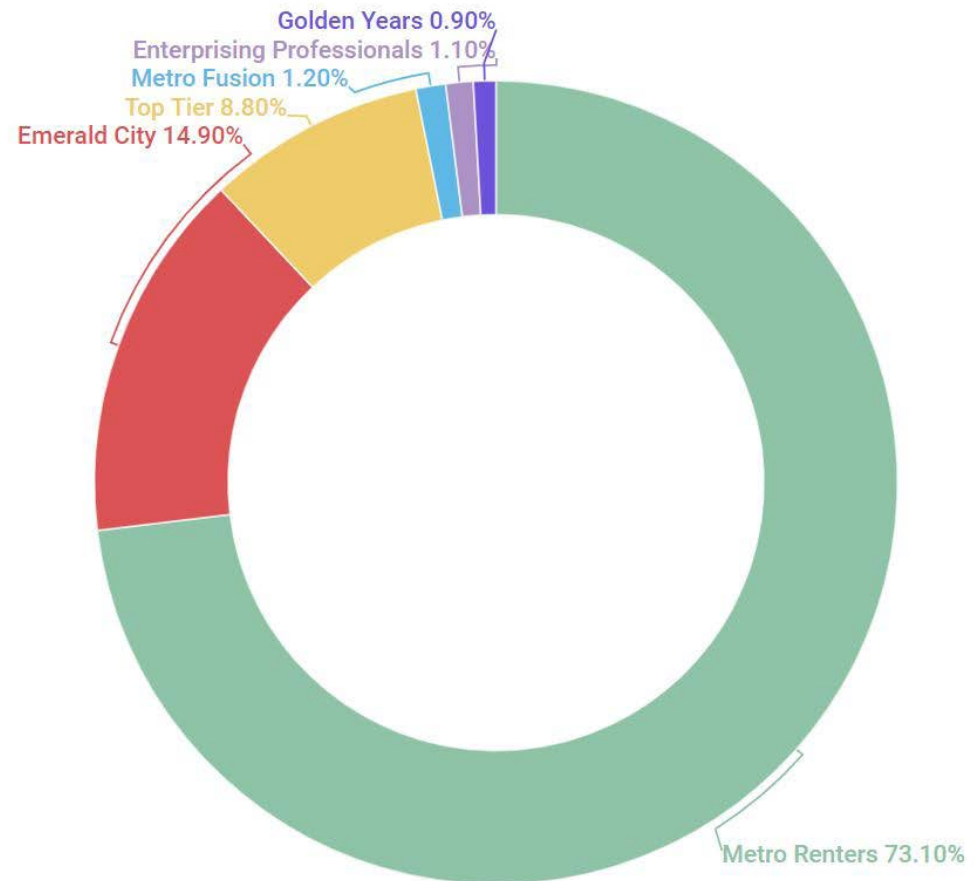
## GOLDEN YEARS

Independent, active seniors nearing the end of their careers or already in retirement best describes Golden Years residents. This market is primarily singles living alone or empty nesters.

[Learn more.](#)

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition—then further classifies the segments into LifeMode and Urbanization Groups.

Source: Esri




# Demographic Summary

|                                | 1 MILE   | 3 MILE    | 5 MILE    |
|--------------------------------|----------|-----------|-----------|
| <b>POPULATION</b>              |          |           |           |
| 2019 Population                | 6,549    | 71,212    | 175,545   |
| 2024 Population                | 6,992    | 77,894    | 191,984   |
| 2018-2023 Annual Growth Rate   | 1.18%    | 1.81%     | 1.81%     |
| 2019 Median Age                | 36.0     | 36.6      | 37.2      |
| Daytime Population             | 34,890   | 86,754    | 154,962   |
| <b>HOUSEHOLDS</b>              |          |           |           |
| 2019 Total Households          | 3,033    | 27,310    | 62,755    |
| 2024 Total Households          | 3,189    | 29,688    | 68,279    |
| 2018 - 2023 Annual Growth Rate | 1.01%    | 1.68%     | 2.79%     |
| 2019 Average Household Size    | 2.17     | 2.60      | 2.79      |
| <b>MEDIAN HOUSEHOLD INCOME</b> |          |           |           |
| 2019 Median Household Income   | \$77,519 | \$100,665 | \$109,272 |
| 2019 Average Household Income  | \$94,854 | \$135,425 | \$144,450 |

Source: Esri





For leasing  
information, contact:

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