

1 PAD SITE REMAINING

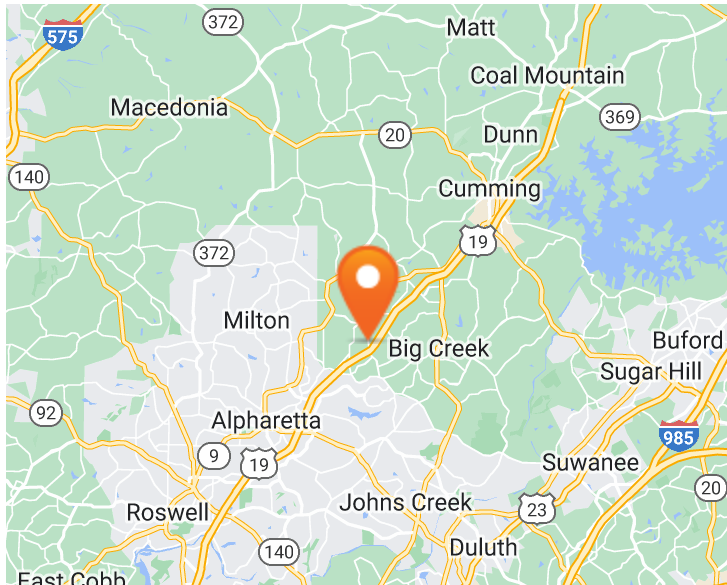
1080 McFarland Parkway, Alpharetta, GA 30004

EXECUTIVE SUMMARY - 1.08 ACRE



LOCATION OVERVIEW

Close proximity to Halcyon and the GA-400 / McFarland Pkwy Interchange



PROPERTY HIGHLIGHTS

- 1.08 acre parcel remaining for Ground Lease
- Zoned CBD/McFarland Pkwy Overlay - Forsyth County, GA
- Population Growth of over 11% annually within 1 mile
- Excellent visibility with multiple access points & inter-parcel connectivity to a signalized intersection
- Northside Hospital owns the 41-acre parcel across McFarland Pkwy
- GA DOT Traffic Counts: GA-400-115,000 AADT / McFarland Pkwy-33,900 AADT

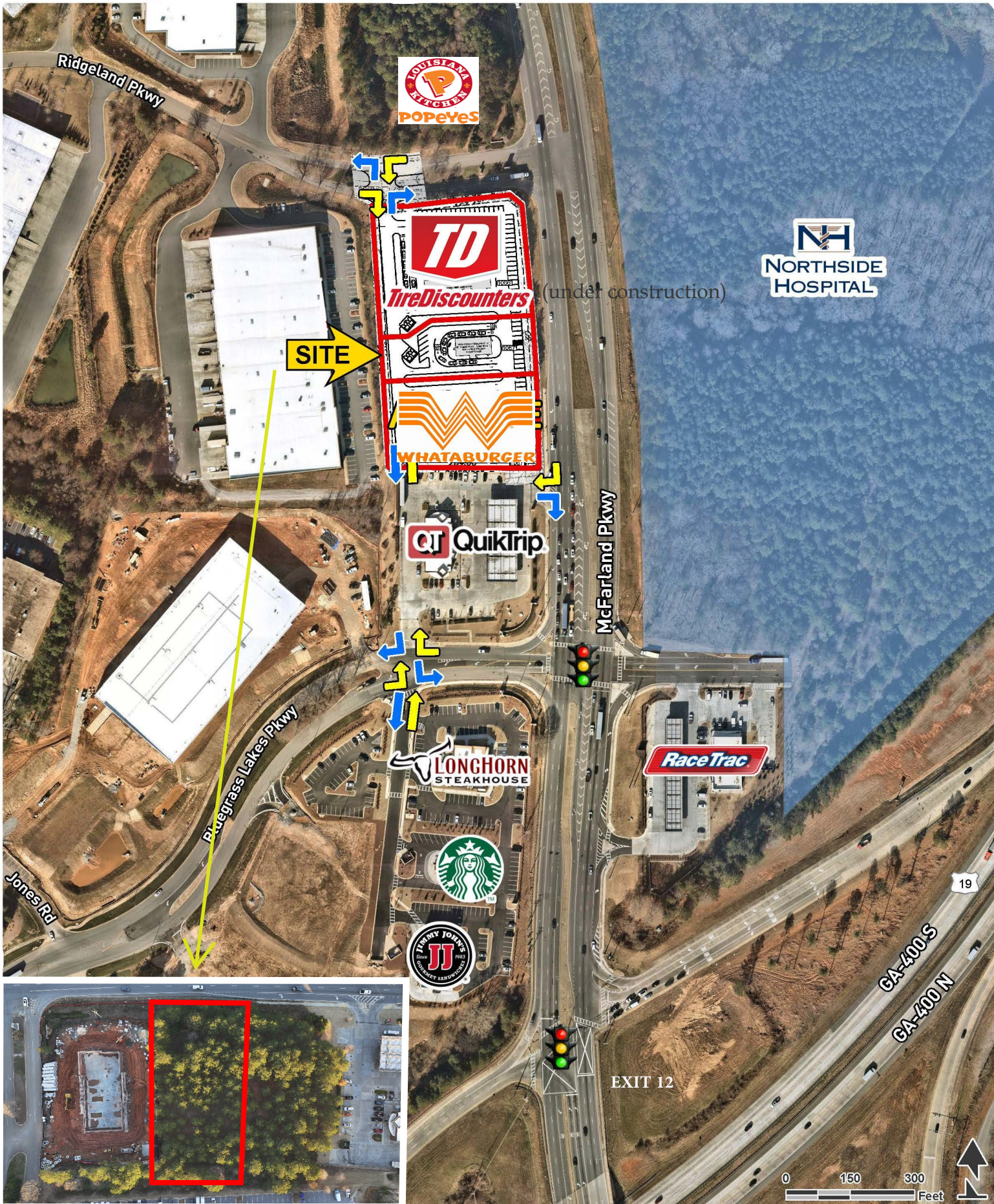
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population Density	3,295	60,488	159,470
Average HH Income	\$158,701	\$154,300	\$155,798
Daytime Population	5,750	71,659	184,181

Contact

Brent Davis • brent@davisgroupga.com • 678-392-3618

Aerial Plan



Master Concept Site Plan

12.2023

