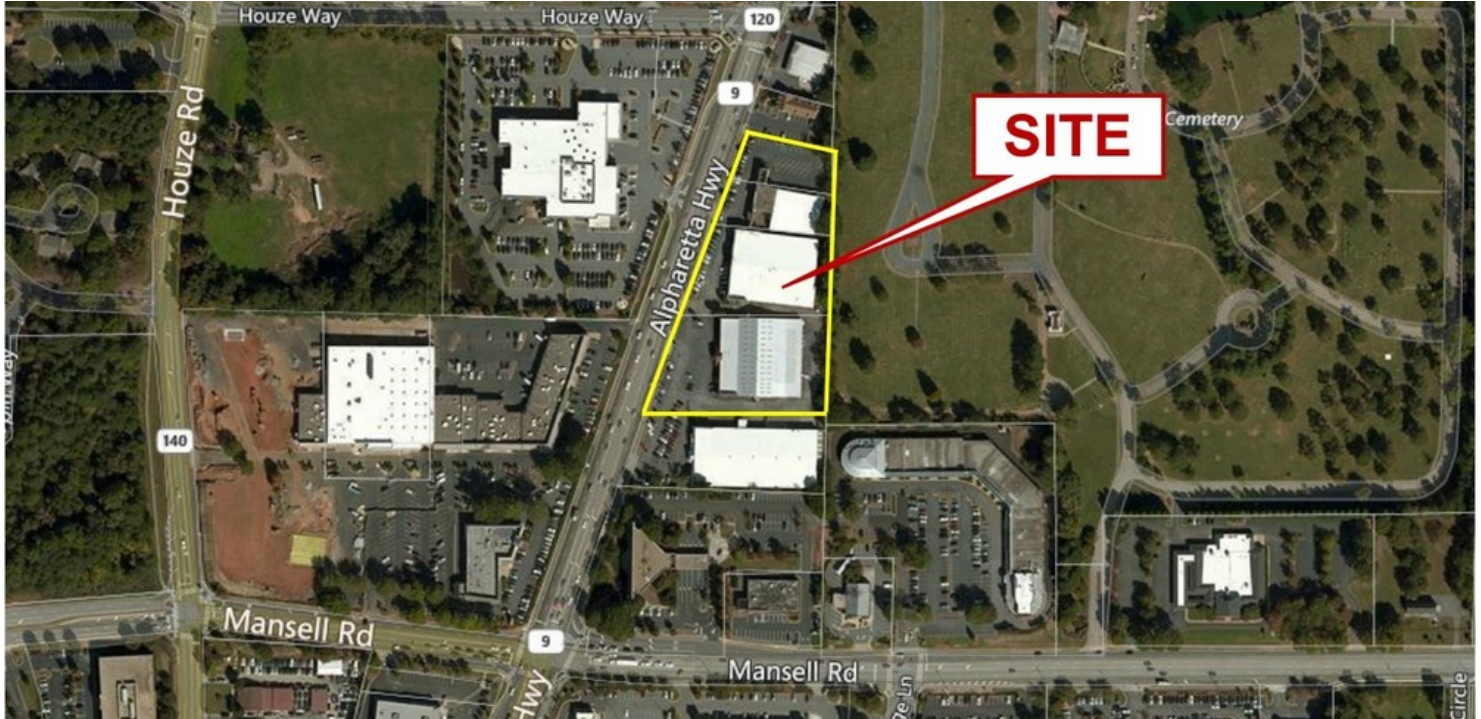


3.5+/- AC. GROUND LEASE

NORTH FULTON COUNTY

10889 Alpharetta Highway, Roswell, GA 30076



OFFERING SUMMARY

AVAILABLE SF:	26,778 SF
YEAR BUILT:	1971
LOT SIZE:	3.5+/- Acres
ZONING:	CH-Commercial Heavy

PROPERTY HIGHLIGHTS

- Ten (10) year term plus renewals
- Property delivered "As Is"
- Ground rental T.B.D.

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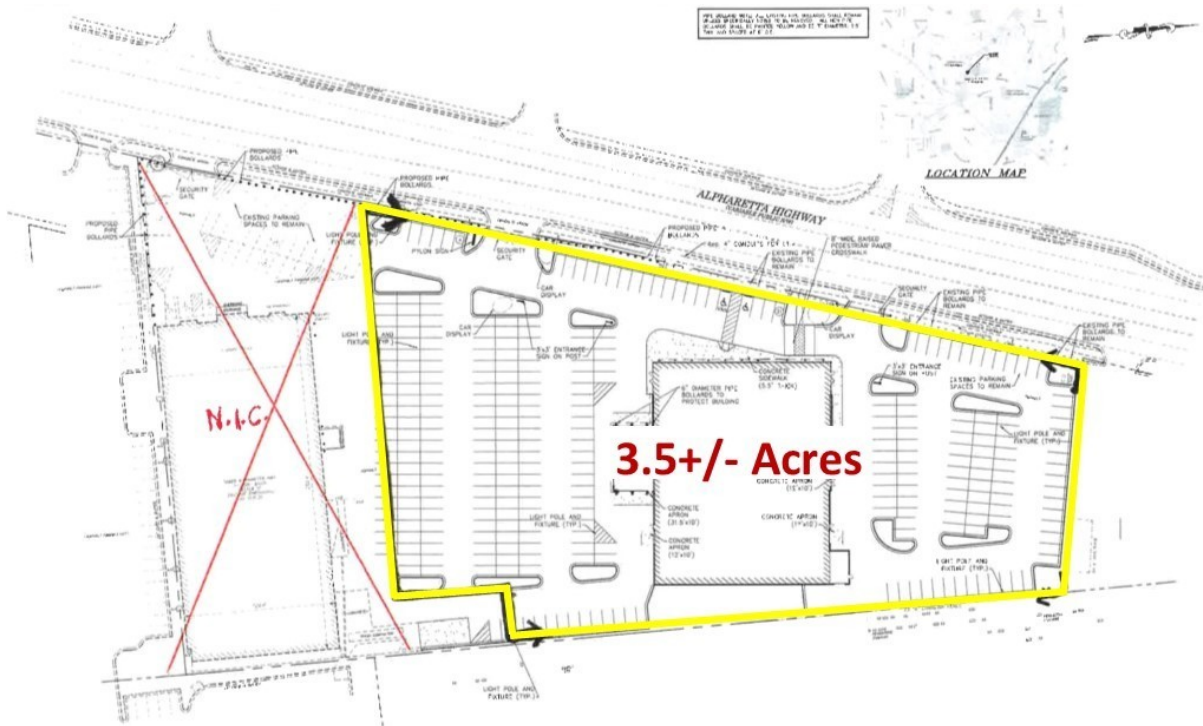
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4.1.7. CH-: Commercial Heavy

CH- is intended for the City's most intense auto-oriented and heavy commercial uses. To help provide additional housing opportunities within close proximity to major employment and retail nodes, CH- also allows multi-family. There are no restrictions on parking location. CH- implements the Highway 9/Alpharetta Highway Corridor Commercial, GA 400/Holcomb Bridge Road Node and Holcomb Bridge Road/SR 140 designations on the Future Development Map of the Comprehensive Plan.

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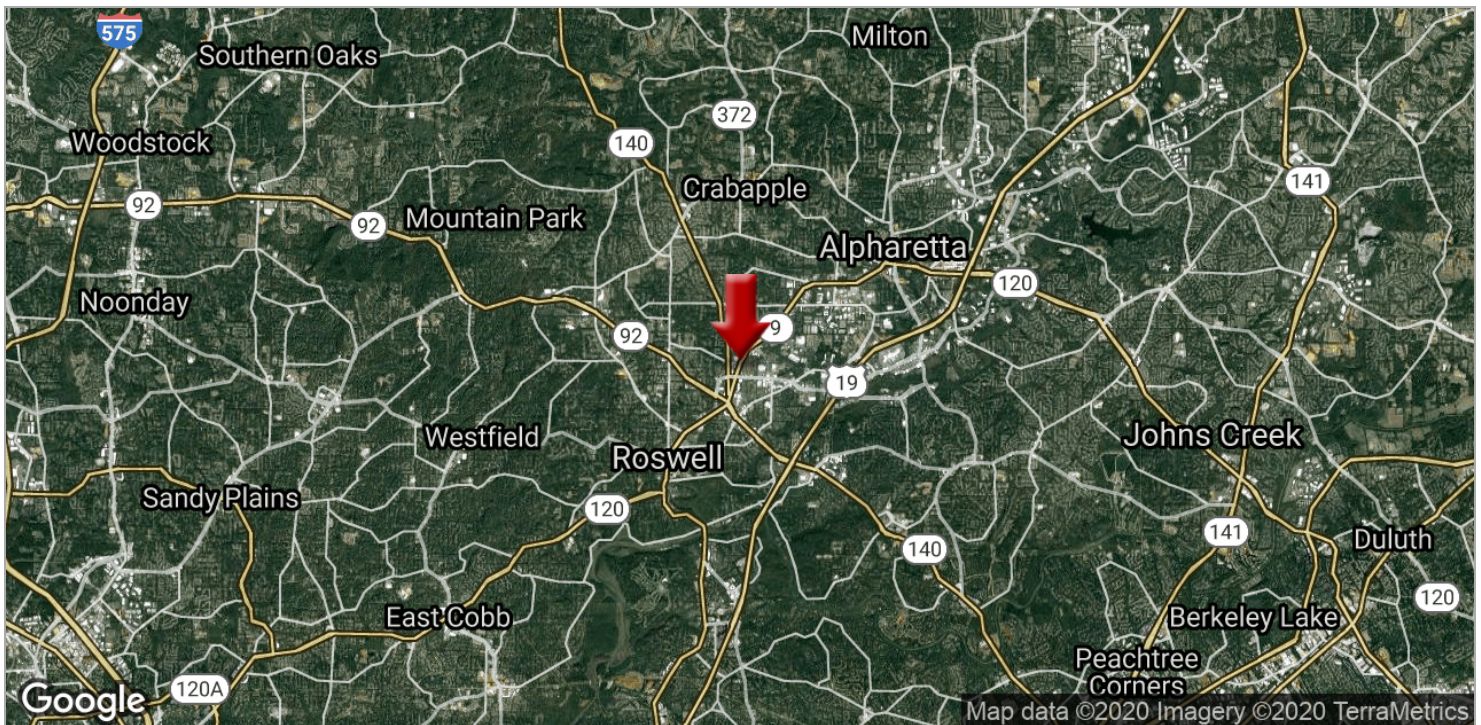
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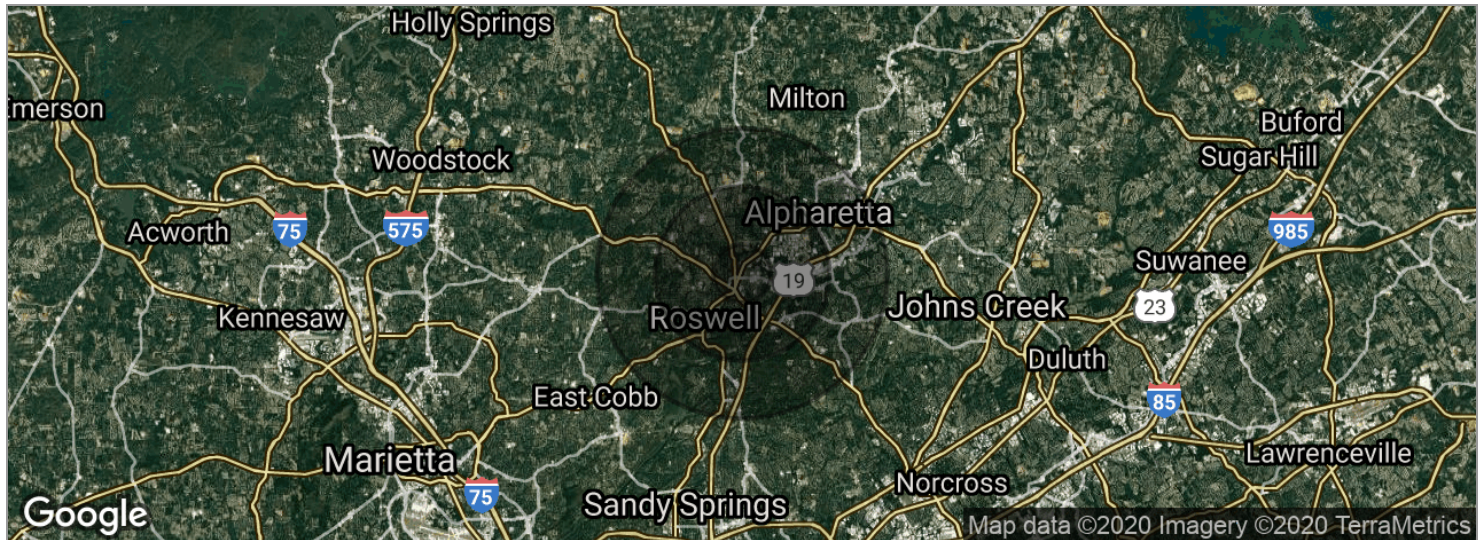
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,437	58,312	154,396
Median age	35.6	35.9	37.2
Median age (male)	34.5	34.6	36.0
Median age (Female)	36.2	36.7	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,671	22,638	60,248
# of persons per HH	2.4	2.6	2.6
Average HH income	\$79,182	\$86,037	\$101,662
Average house value	\$323,711	\$310,225	\$343,440
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	21.0%	22.6%	13.3%
RACE (%)	1 MILE	3 MILES	5 MILES
White	73.9%	73.9%	75.6%
Black	15.1%	12.6%	13.1%
Asian	5.5%	4.3%	4.9%
Hawaiian	0.0%	0.1%	0.2%
American Indian	0.0%	0.1%	0.0%
Other	4.3%	7.4%	4.4%

* Demographic data derived from 2010 US Census

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