



SOUTH FORSYTH COUNTY

1865 Lockeway Drive, Suite 601, Alpharetta, GA 30004



PROPERTY HIGHLIGHTS

- Exterior unit with lots of windows
- Upgraded finishes
- Functional floor plan - reception area, conference room, 4 offices, break room, restroom, shower room, and phone/copy room
- Great location in South Forsyth county with Alpharetta address
- Located 3 miles west of GA 400 at Exit 12 - McFarland Road in Grassland/Midway area

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Available SF:	1,477 SF
Building Size:	7,820 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	512	26,607	125,793
Total Population	1,459	74,895	361,729
Average HH Income	\$104,350	\$125,646	\$117,257

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

J B BADER
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GA #144398

KW COMMERCIAL
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

APPROX. 1,477 SQ. FT. OFFICE CONDOMINIUM FOR LEASE



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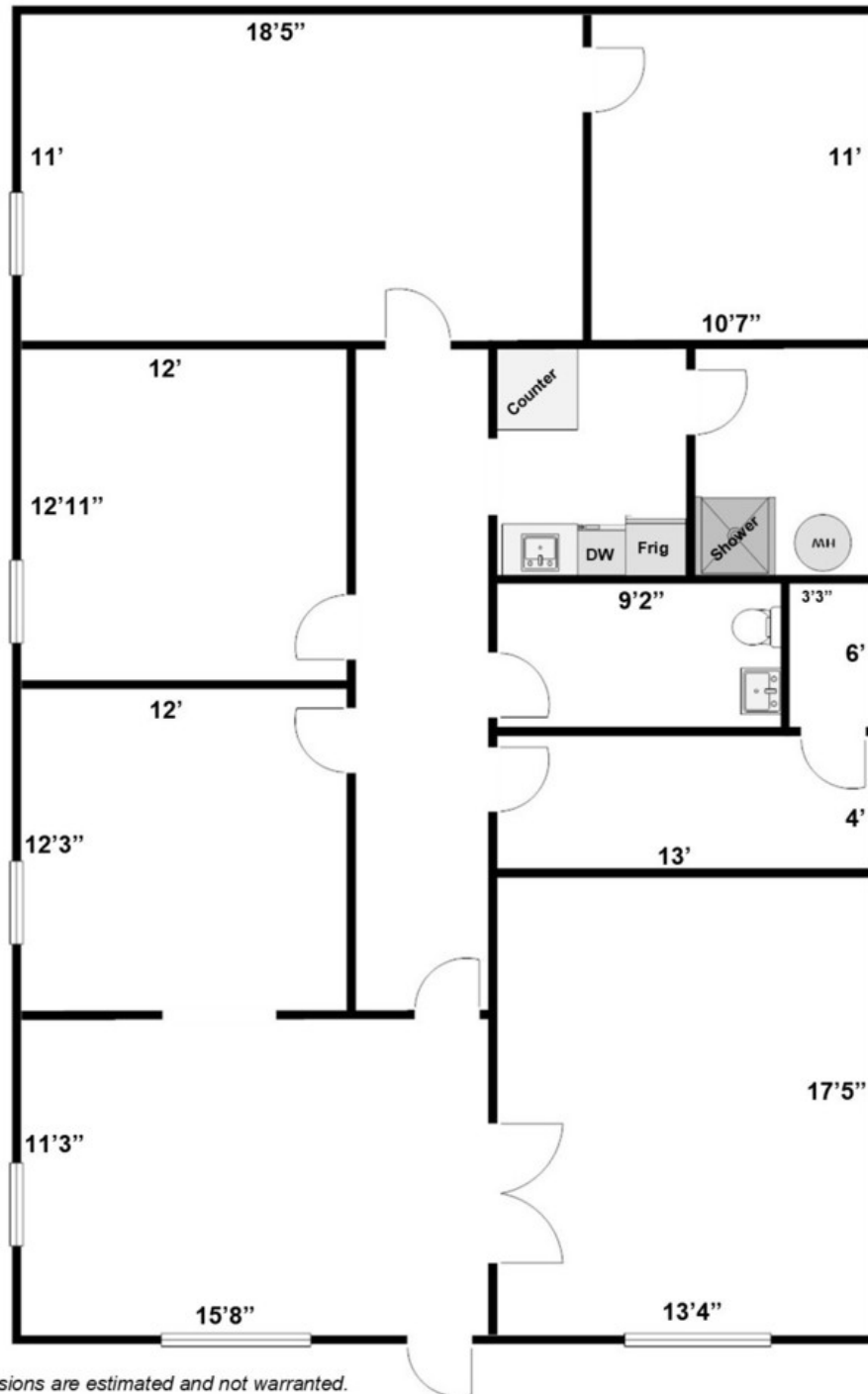
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Each Office Independently Owned and Operated kwcommercial.com



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All dimensions are estimated and not warranted.

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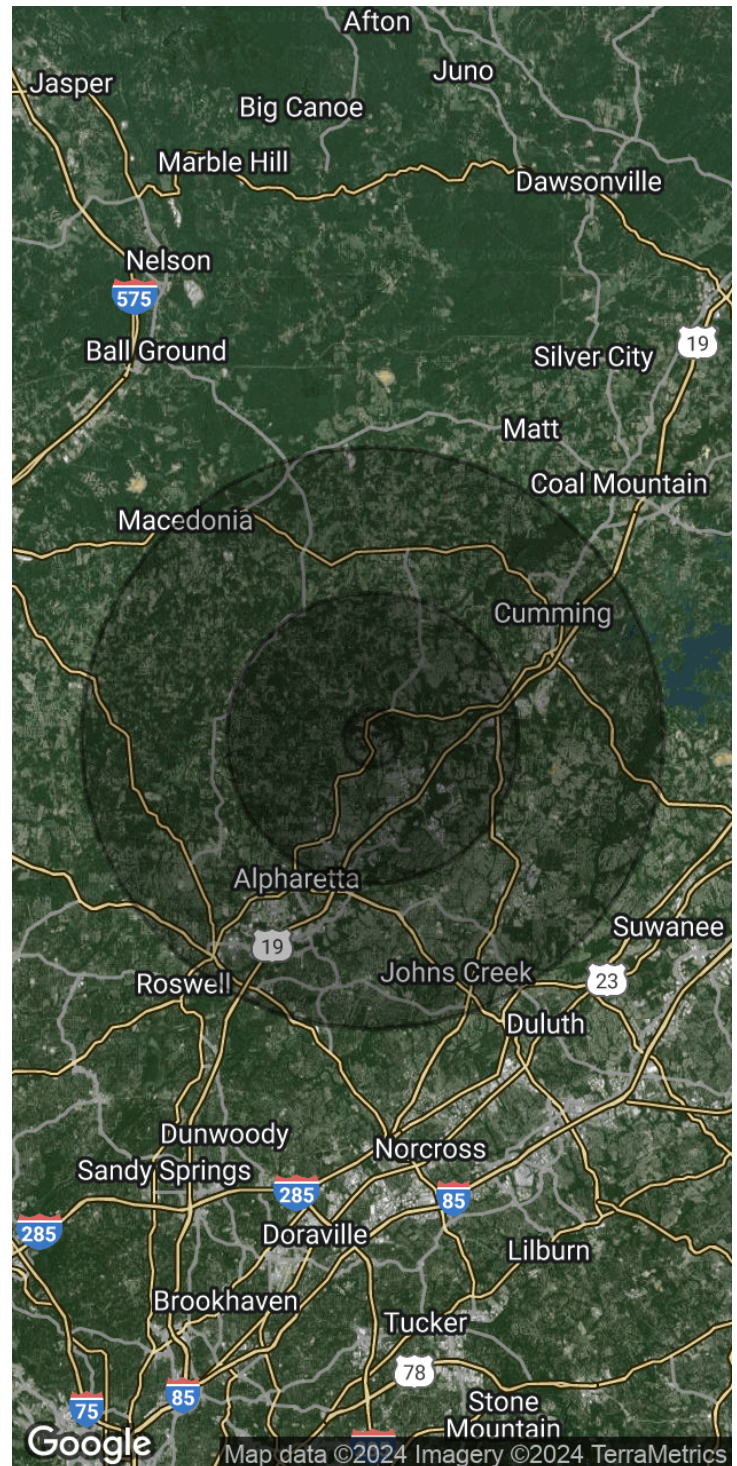
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,459	74,895	361,729
Average Age	33.7	35.9	36.3
Average Age (Male)	34.0	35.4	35.7
Average Age (Female)	34.2	36.0	36.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	512	26,607	125,793
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$104,350	\$125,646	\$117,257
Average House Value	\$321,084	\$423,629	\$388,925

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	16.7%	8.3%	9.6%

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	1,295	59,555	281,030
Total Population - Black	123	5,041	27,372
Total Population - Asian	8	7,750	38,157
Total Population - Hawaiian	0	16	357
Total Population - American Indian	0	83	366
Total Population - Other	19	1,481	9,037

* Demographic data derived from 2020 ACS - US Census



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