

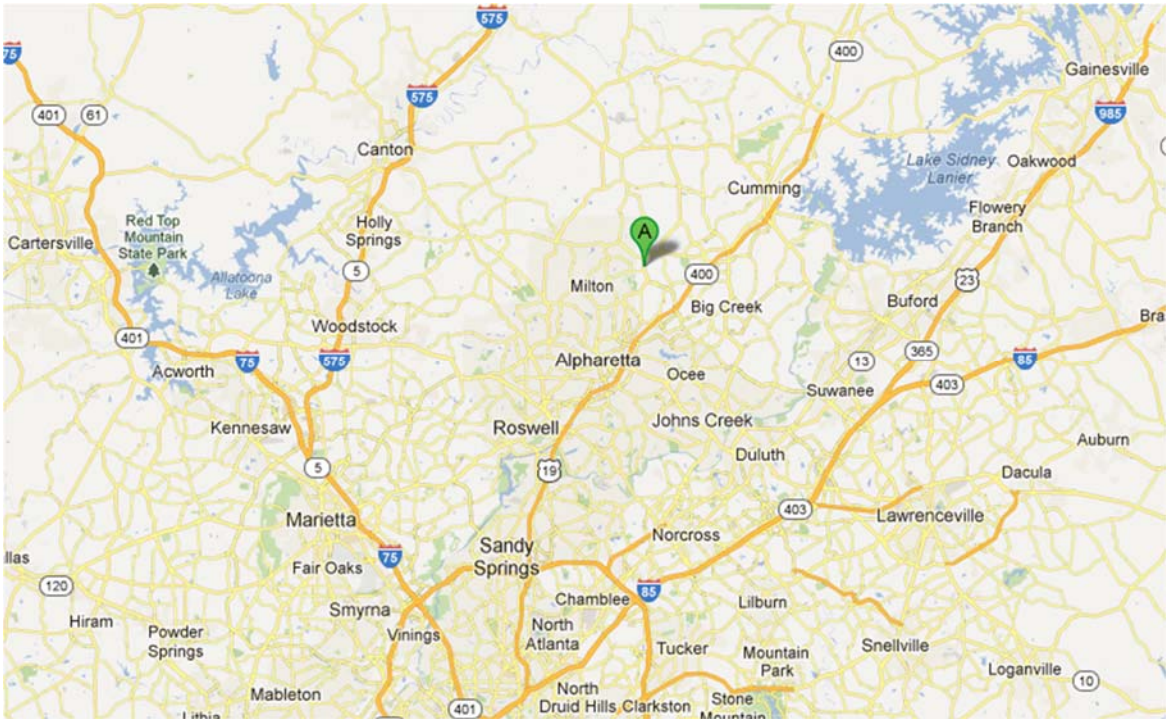


Vacant Improved Land

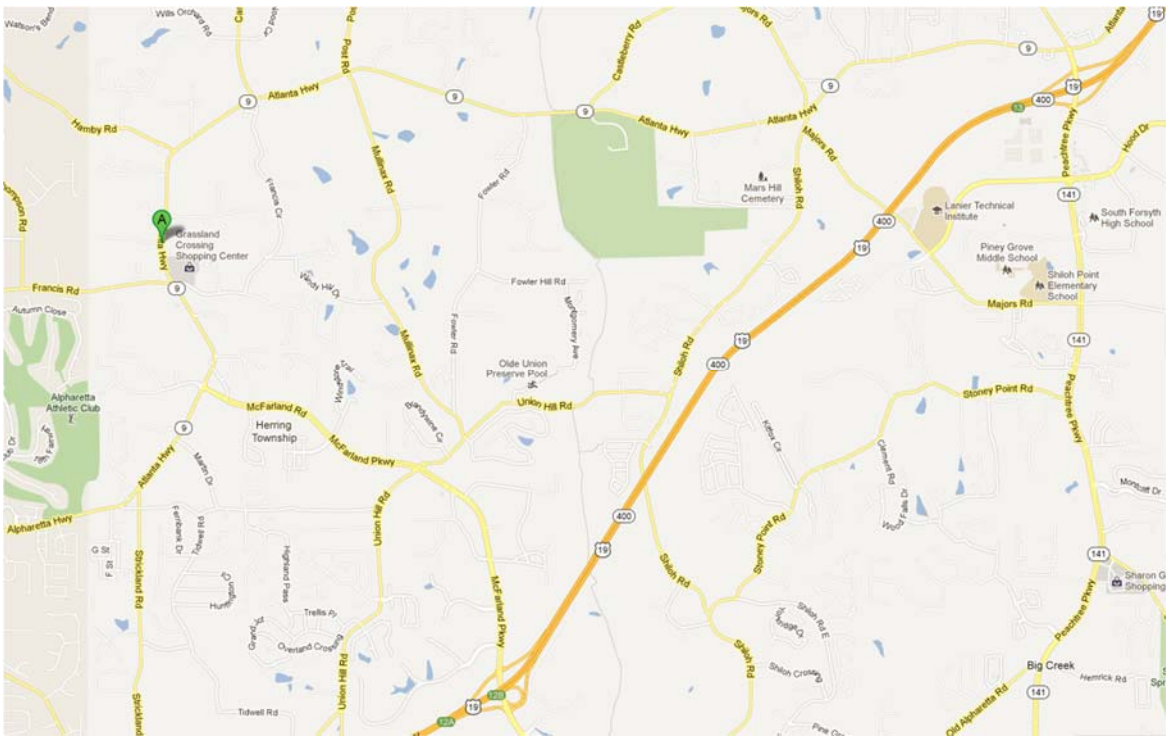
Property Information

Location	5625 Atlanta Hwy (Hwy 9), Alpharetta, GA Highway 9 (Atlanta Hwy) at Shirlee Industrial Way, 1 mile north of McFarland Rd, South Forsyth County, GA between Kroger and Walmart. The property is in unincorporated Forsyth County.
Land Area	2.0 Acres
Zoning	The site is zoned CBD (Commercial Business District) in Forsyth County, GA (see attached letter)
Access	1 Curb Cut Hwy 9 1 Curb Cut Access Road to adjacent properties that provides access to Commerce Blvd.
Frontage:	370 feet of frontage on Atlanta Hwy.
Utilities	All available
Detention	Offsite
Traffic Count	21,200 cars per day. Georgia Department of Transportation
Land Improvements	The property is graded with utilities accessible at the property. Detention facility is offsite.
Market Data 2014	3 Mile Radius: Population – 31,498, Average Household Income - \$137,824 10 minute drivetime: Population – 72,877, Average Household Income - \$133,056 Walmart Superstore and Kroger within 2/10ths mile of the site. Kroger to the south and Walmart to the north
Asking Price:	\$1,500,000

Location Map



5625 Atlanta Hwy



Aerial Map



