

# Nine East - New Office Condos

SUITE #302

1740 GRASSLAND PKWY, ATLANTA, GA, 30004

**Sergio Ayala**  
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# THE SPACE

Location	1740 Grassland Pkwy, Atlanta, GA, 30004
COUNTY	Forsyth
Suite	Suite #302
Cross Street	Atlanta Hwy
Traffic Count	20,800
Square Feet	2,161
Annual Rent PSF	\$19.75
Lease Type	Modified Gross

**Notes** Water and Trash included in CAM of \$1.75 PSF until construction on additional buildings is finished.?

# HIGHLIGHTS

- Brand New Build 2022
- Great Location - 3 miles from SR400 Exit 12.
- Very close to Halcyon, Kroger, Walmart, Cube Smart Storage
- HVAC: Central and Split Units on second floor
- Electrical: 200A - 120/240V
- Parking Ratio: 4/1000
- Zoning: M1
- Number of Stories: 2
- Topography: Flat
- 2,161 SQFT



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,720	48,233	122,528



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$150,542	\$169,800	\$181,524



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,605	16,998	42,399



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## DESCRIPTION AND LOCATION

- Brand New creative office suite suitable for shared, medical, executive or professional.

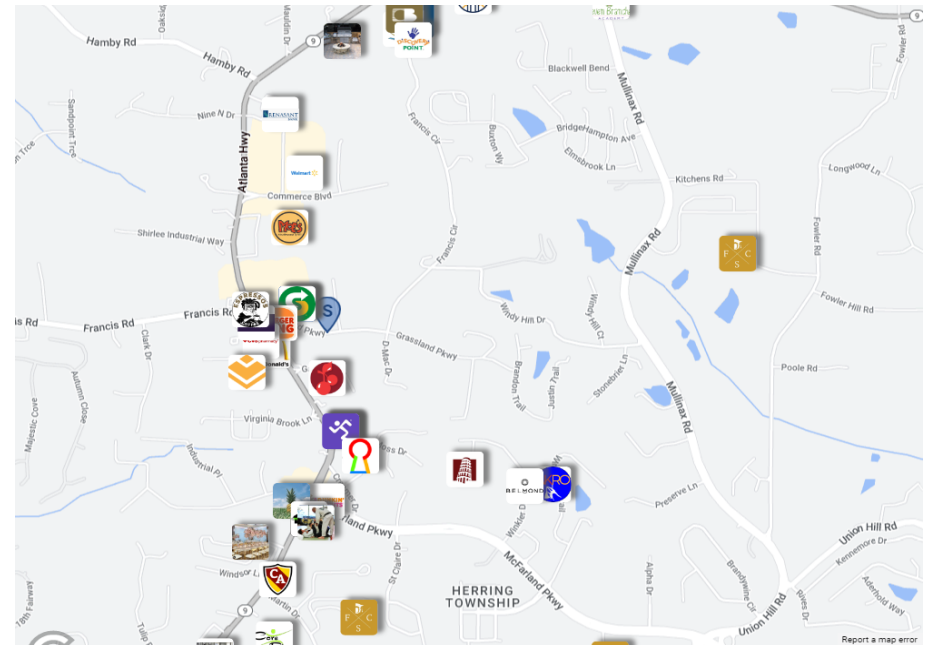
Impressive high ceilings throughout the main floor. Multiple points of entry makes it very convenient for possible subleasing or general traffic vs employee entry.

2nd floor open floorplan office has direct access to an over the roof deck, perfect for an outdoor creative space setting, break area, gatherings, etc. You can also access the roof deck from outside the building.

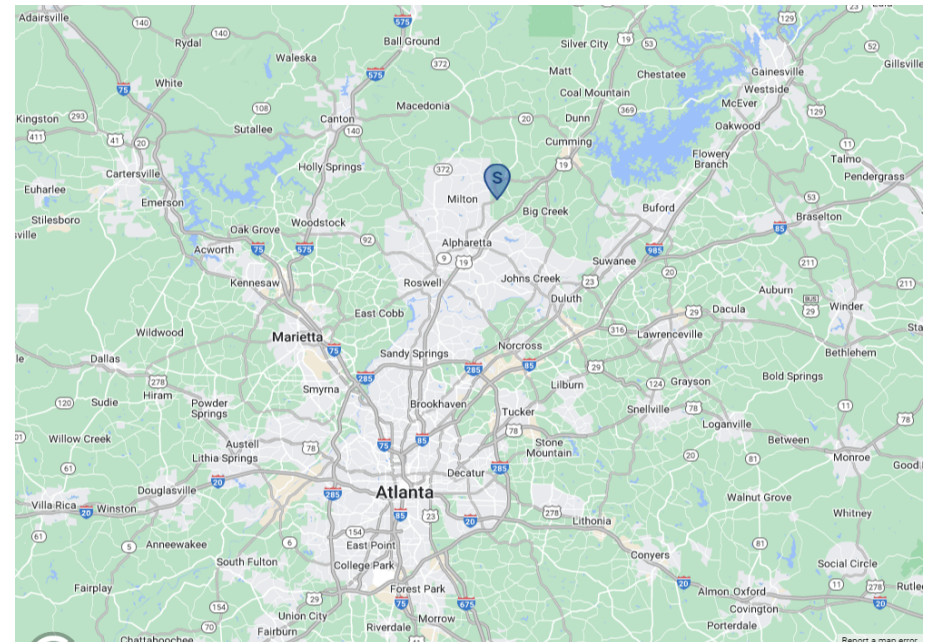
Water and trash utilities are currently been included in the maintenance fees until construction on additional buildings is finished.

- Located in the Atlanta Hwy / McFarland Pkwy, Alpharetta corridor. Conveniently located off SR400 exit 12. Only 9 minutes from Halcyon, 15 minutes from Avalon and 17 minutes from North Point Mall.
- NEIGHBORING PROPERTIES:**  
 NORTH - Grassland Crossing Shopping Plaza  
 SOUTH - Slopes BBQ of Alpharetta  
 EAST - Grassland Industrial Park  
 WEST - McDonald's and CVS Pharmacy

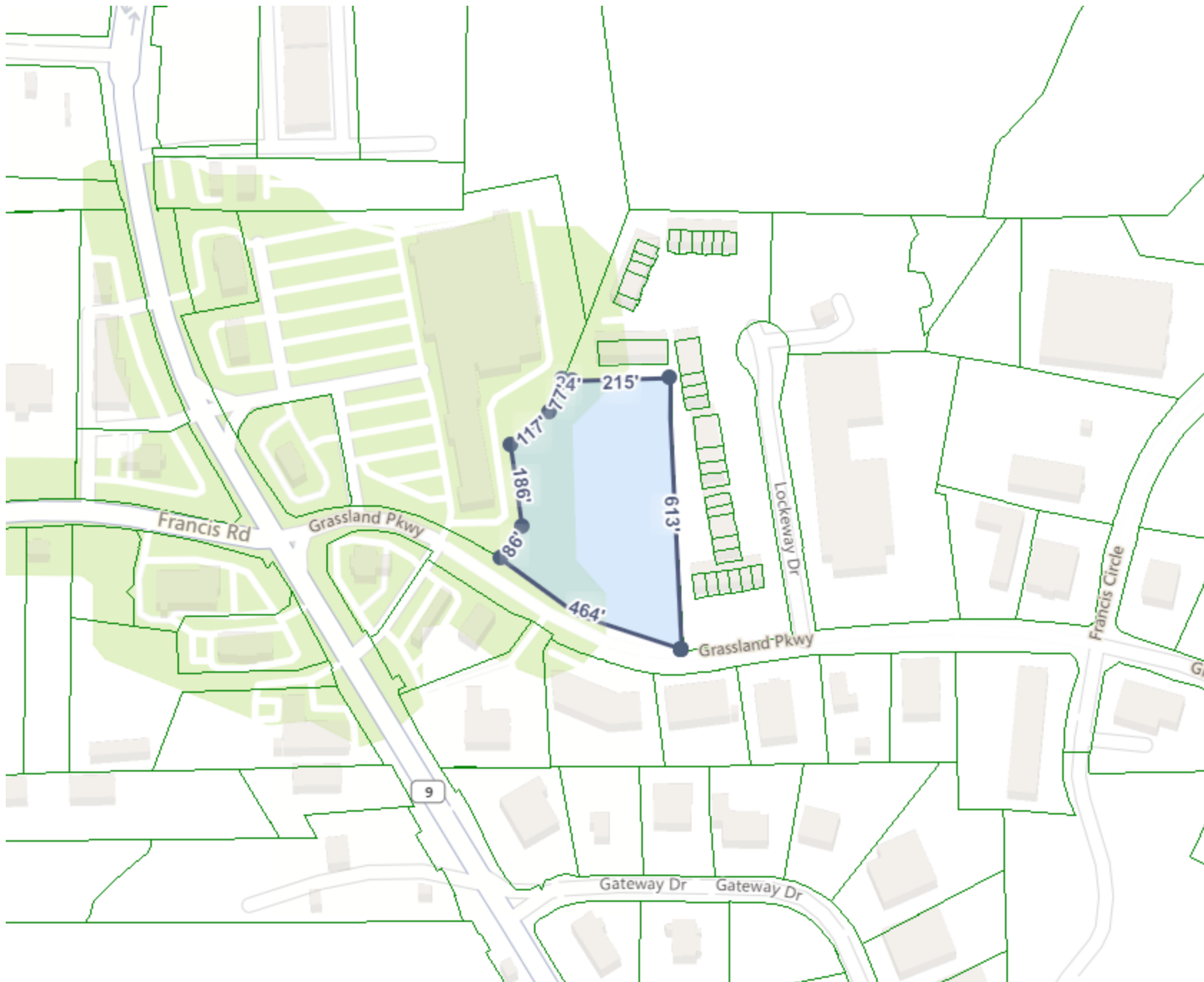
Locator Map



Regional Map











REVISIONS	
#	DATE
1	10.06.21

BUILDING  
#300

GRASSLANDS

1740  
GRASSLANDS  
PARKWAY  
ALPHARETTA,  
GA



1481 HODGES MILL ROAD  
WATKINSVILLE, GA  
30677  
(404) 285-8646

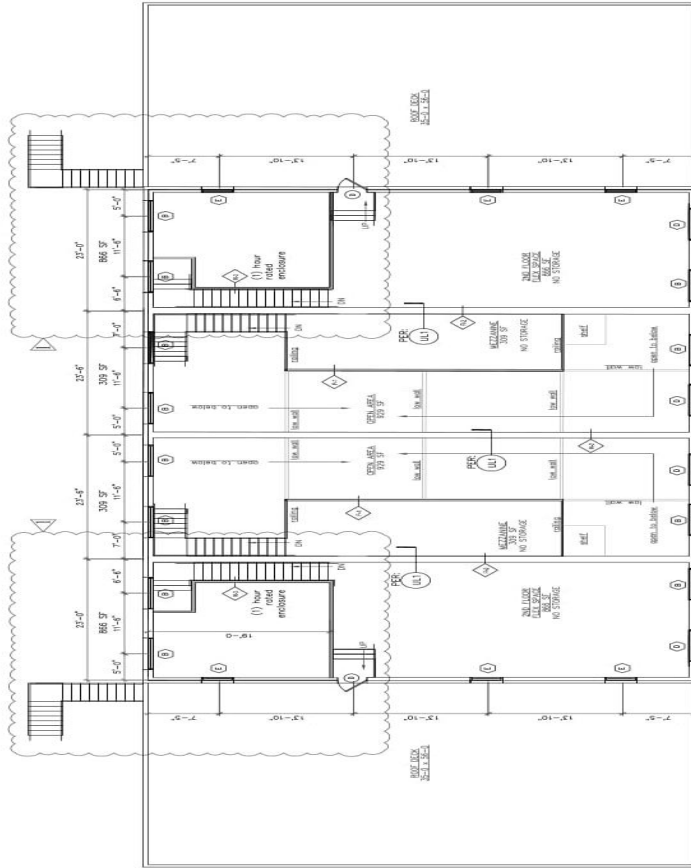
TITLE: FLOOR PLANS

JOS 4:2014

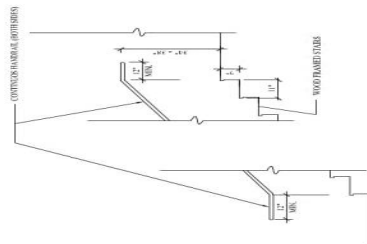
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# 133HS

A2



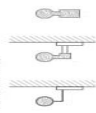
2 2ND FLOOR & MEZZANINE PLAN  
A2 SCALE 1/8"=1'-0"



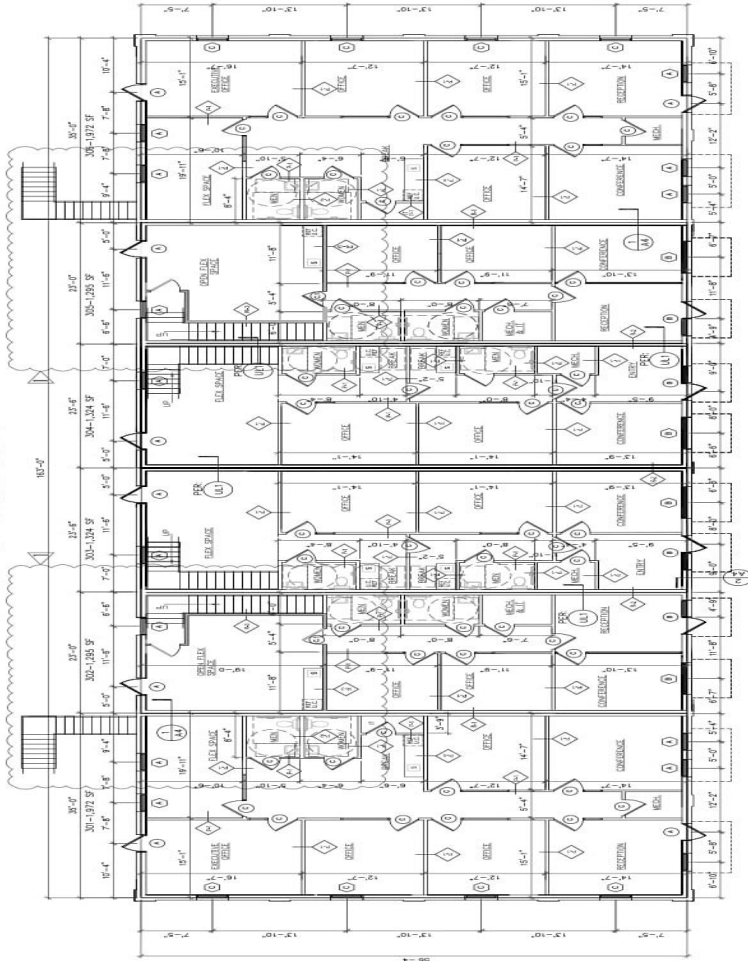
3 STAIR DETAILS  
A2 SCALE: NTS



**NOTE:**  
HANDRAILS MUST BE CONTINUOUS ON BOTH SIDES OF A STAIR.  
ENDS OF HANDRAILS MUST EXTEND BEYOND THE STAIR AS SHOWN



**NOTE:**  
THE GRIPPING PORTION OF A HANDRAIL MUST BE EQUIVALENT  
TO A 1-1/4" TO 1-1/2" (32 TO 38mm) DIAMETER ROUND RAIL.



LOWER LEVEL FLOOR PLAN

SEE A-3 FOR DOOR &amp; WINDOW SCHEDULE

$$(A2) \quad \sin \theta = \frac{1}{\sqrt{2}} = 1 - \theta^2$$

0.199 cc



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,033	16,850	47,548
2010 Population	2,592	29,897	82,695
2022 Population	4,720	48,233	122,528
2027 Population	4,997	50,535	128,195
2022 African American	527	4,587	9,608
2022 American Indian	20	219	431
2022 Asian	1,379	11,480	27,261
2022 Hispanic	607	5,670	11,410
2022 Other Race	295	2,481	4,580
2022 White	2,059	25,041	70,350
2022 Multiracial	437	4,407	10,252
2022-2027: Population: Growth Rate	5.75 %	4.70 %	4.55 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	29	313	909
\$15,000-\$24,999	76	492	961
\$25,000-\$34,999	89	361	838
\$35,000-\$49,999	70	781	2,019
\$50,000-\$74,999	232	2,052	4,362
\$75,000-\$99,999	259	1,773	4,217
\$100,000-\$149,999	222	3,872	9,222
\$150,000-\$199,999	297	2,990	7,422
\$200,000 or greater	330	4,364	12,449
Median HH Income	\$107,916	\$130,572	\$140,023
Average HH Income	\$150,542	\$169,800	\$181,524

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	389	6,365	18,446
2010 Total Households	957	10,683	29,439
2022 Total Households	1,605	16,998	42,399
2027 Total Households	1,693	17,737	44,245
2022 Average Household Size	2.94	2.83	2.88
2000 Owner Occupied Housing	346	5,161	14,648
2000 Renter Occupied Housing	30	842	2,774
2022 Owner Occupied Housing	1,217	12,988	33,448
2022 Renter Occupied Housing	388	4,010	8,951
2022 Vacant Housing	17	922	1,766
2022 Total Housing	1,622	17,920	44,165
2027 Owner Occupied Housing	1,312	13,689	35,194
2027 Renter Occupied Housing	381	4,048	9,051
2027 Vacant Housing	35	1,061	2,194
2027 Total Housing	1,728	18,798	46,439
2022-2027: Households: Growth Rate	5.35 %	4.25 %	4.30 %

Source: esri



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Demographics | Nine East - New Office Condos

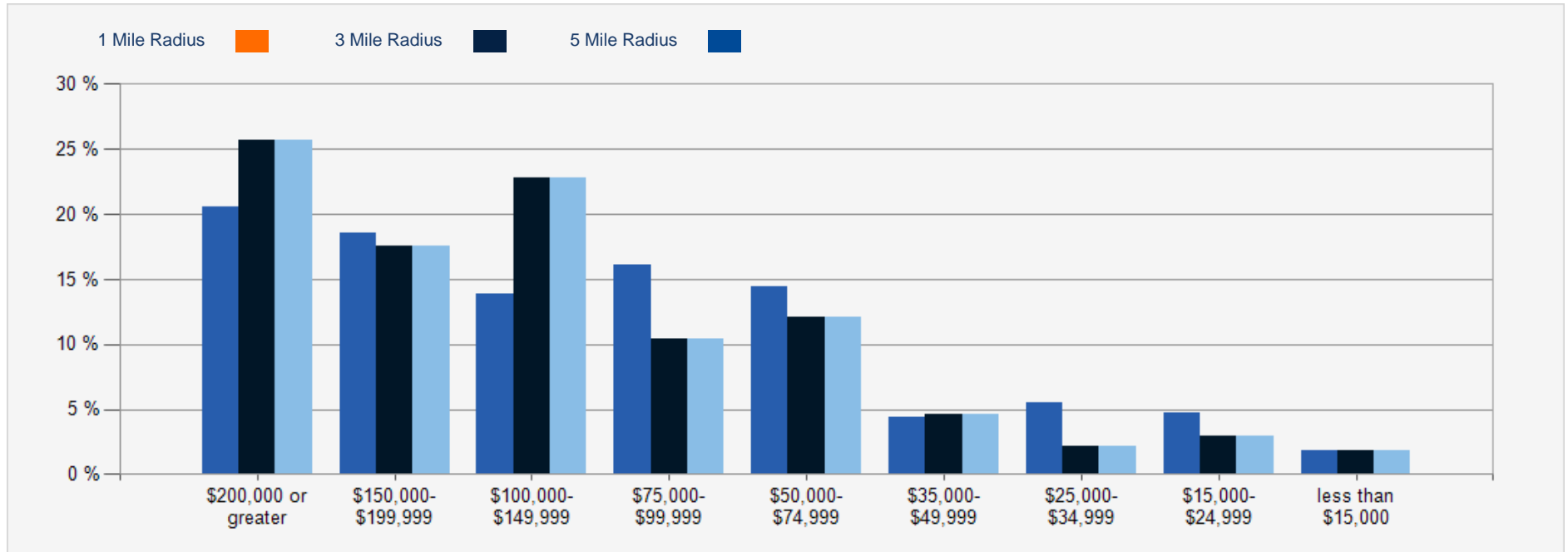
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	365	3,239	7,341
2022 Population Age 35-39	410	3,644	8,870
2022 Population Age 40-44	395	3,737	9,342
2022 Population Age 45-49	343	3,646	9,376
2022 Population Age 50-54	326	3,716	9,369
2022 Population Age 55-59	271	3,277	8,577
2022 Population Age 60-64	239	2,608	6,873
2022 Population Age 65-69	201	1,860	5,076
2022 Population Age 70-74	139	1,368	3,856
2022 Population Age 75-79	78	858	2,384
2022 Population Age 80-84	40	423	1,323
2022 Population Age 85+	28	328	1,118
2022 Population Age 18+	3,453	35,327	89,692
2022 Median Age	36	37	38

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$95,984	\$114,834	\$119,721
Average Household Income 25-34	\$133,098	\$148,400	\$155,416
Median Household Income 35-44	\$129,464	\$133,925	\$147,315
Average Household Income 35-44	\$158,457	\$168,306	\$180,918
Median Household Income 45-54	\$135,779	\$154,430	\$166,683
Average Household Income 45-54	\$171,149	\$192,910	\$211,351
Median Household Income 55-64	\$147,259	\$156,178	\$164,310
Average Household Income 55-64	\$185,765	\$198,496	\$210,510
Median Household Income 65-74	\$77,186	\$102,224	\$107,830
Average Household Income 65-74	\$114,736	\$142,097	\$151,565
Average Household Income 75+	\$85,451	\$105,460	\$109,195

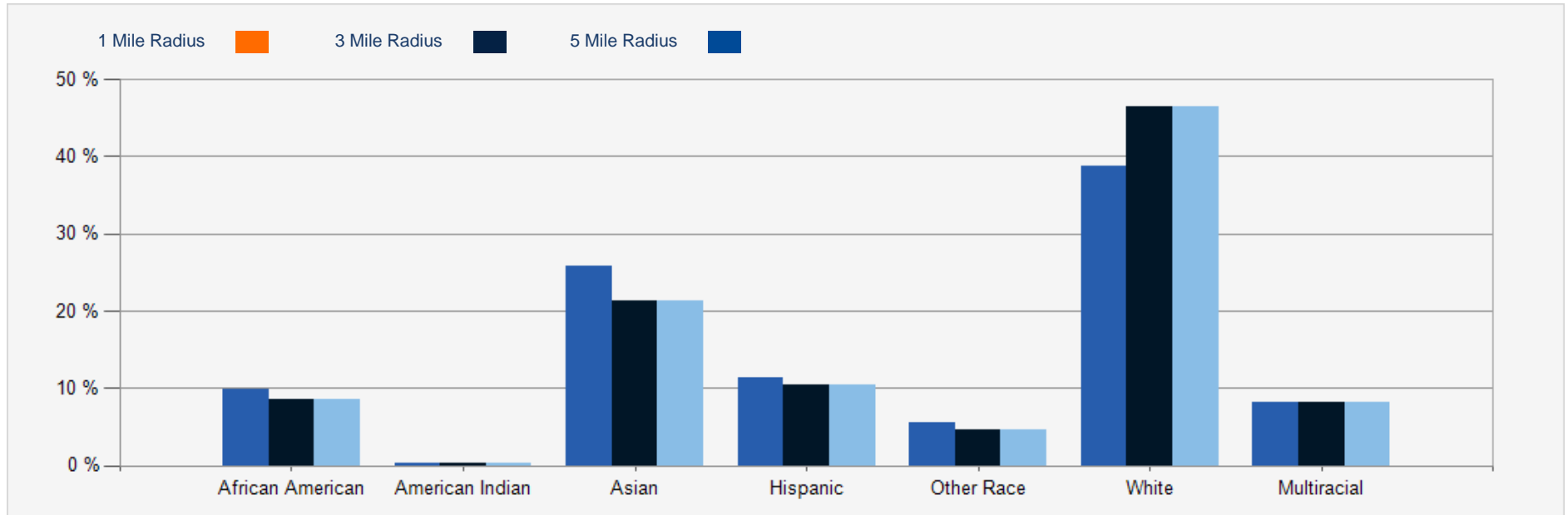
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	385	4,000	9,505
2027 Population Age 35-39	446	4,090	9,788
2027 Population Age 40-44	406	3,709	9,249
2027 Population Age 45-49	351	3,490	8,793
2027 Population Age 50-54	293	3,390	8,642
2027 Population Age 55-59	279	3,297	8,455
2027 Population Age 60-64	225	2,899	7,674
2027 Population Age 65-69	197	2,326	6,255
2027 Population Age 70-74	153	1,622	4,509
2027 Population Age 75-79	96	1,135	3,269
2027 Population Age 80-84	49	660	1,885
2027 Population Age 85+	30	405	1,404
2027 Population Age 18+	3,600	37,501	95,492
2027 Median Age	35	37	38

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$111,040	\$130,670	\$140,466
Average Household Income 25-34	\$152,593	\$169,223	\$178,841
Median Household Income 35-44	\$152,369	\$153,988	\$162,115
Average Household Income 35-44	\$181,932	\$195,015	\$208,477
Median Household Income 45-54	\$142,539	\$156,761	\$170,095
Average Household Income 45-54	\$177,771	\$202,381	\$223,667
Median Household Income 55-64	\$158,485	\$163,136	\$175,321
Average Household Income 55-64	\$204,140	\$215,153	\$232,145
Median Household Income 65-74	\$95,280	\$124,124	\$132,699
Average Household Income 65-74	\$151,544	\$176,431	\$188,355
Average Household Income 75+	\$116,089	\$137,632	\$143,623

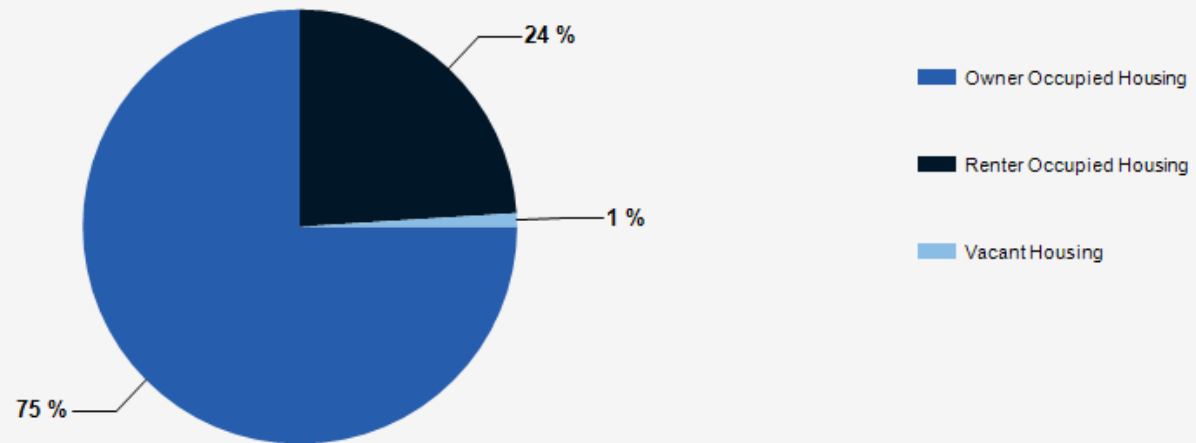
## 2022 Household Income



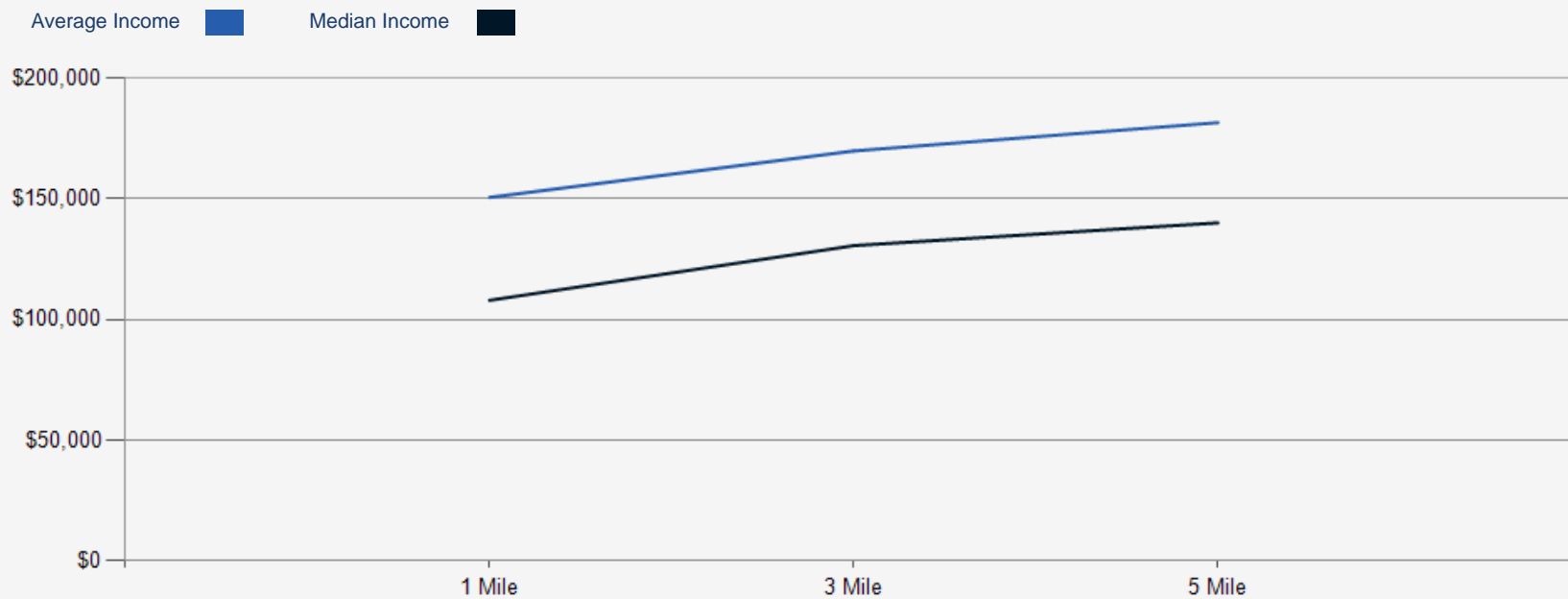
## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median



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*Exclusively Marketed by:*

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