

FOR SUBLEASE

Founder's Park

1750 Founders Pkwy | Alpharetta, GA



Overview

LEASE RATE	\$13.00 SF/yr (NNN)
AVAILABLE SF	19,622 SF
LEASE END DATE	2/1/2022

Description

Founders Park is located approximately one and a half miles west of GA 400, the primary north/south artery for the north Metropolitan Atlanta area. Founders Park enjoys an extremely convenient location on the west side of GA-400 with outstanding access to the homes of present and future employees. Five state highways originating southwest, west and northwest of the property converge nearby, eliminating the need of employees to use GA 400.

- Office sublet with 19,622 SF through 2/1/2022
- 502 Surface Spaces are available; Ratio of 4.00/1,000 SF



Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$58,669	\$80,045	\$92,631
Average HH Income	\$76,463	\$113,876	\$128,313
Households	1,953	28,282	75,028
Daytime Population	21,921	128,958	267,237

Year: 2019 | Source: ESRI

Contact

ELLEN GRISETTE

678.420.1392 | ellen.grisette@srsre.com

Traffic Counts

GA-400	162,000 VPD
Mansell Rd	45,500 VPD
Alpharetta Hwy	31,900 VPD

Year: 2018 | Source: GDOT

SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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SITE:
Founders Park

Avalon

- ARHAUS
- ATHLETA
- BANANA REPUBLIC
- ORVIS
- fab'rik
- PAPER+SOURCE
- WHOLE FOODS MARKET
- lululemon athletica
- REGAL CINEMAS
- Mitchell Gold + Bob Williams
- VAN MICHAEL SALON
- AVEDA
- pottery barn
- kids west elm
- DESTINATION MATERNITY
- peek
- ANTIP
- J.CREW

Liberty Village

- SUNTRUST
- verizon
- Chuy's
- BURGER 21
- Salata
- Bob Steele Salon
- CLEAN JUICE
- EUROPEAN WAX CENTER

North Point Mall

- Dillard's
- macy's
- amc
- sears
- JCPenney
- VON MAUR
- Apple

Mansell Crossing

- TJ-MAXX
- ROSS
- buybuy BABY
- DSW
- LifeWay
- macy's Furniture Gallery
- Michael's
- ULTA
- HomeGoods
- OfficeMax

North Point Market Center

- TARGET
- BED BATH & BEYOND
- OLD NAVY
- DICK'S SPORTING GOODS
- rack
- Marshalls
- Stein Mart
- carter's
- PETSMART
- Party City

North Point Village

- ULTA
- chico's
- LOFT
- JOS A. BANK
- VERSONA
- Fidelity
- Talbots
- Jason's deli

Mansell Crossing II

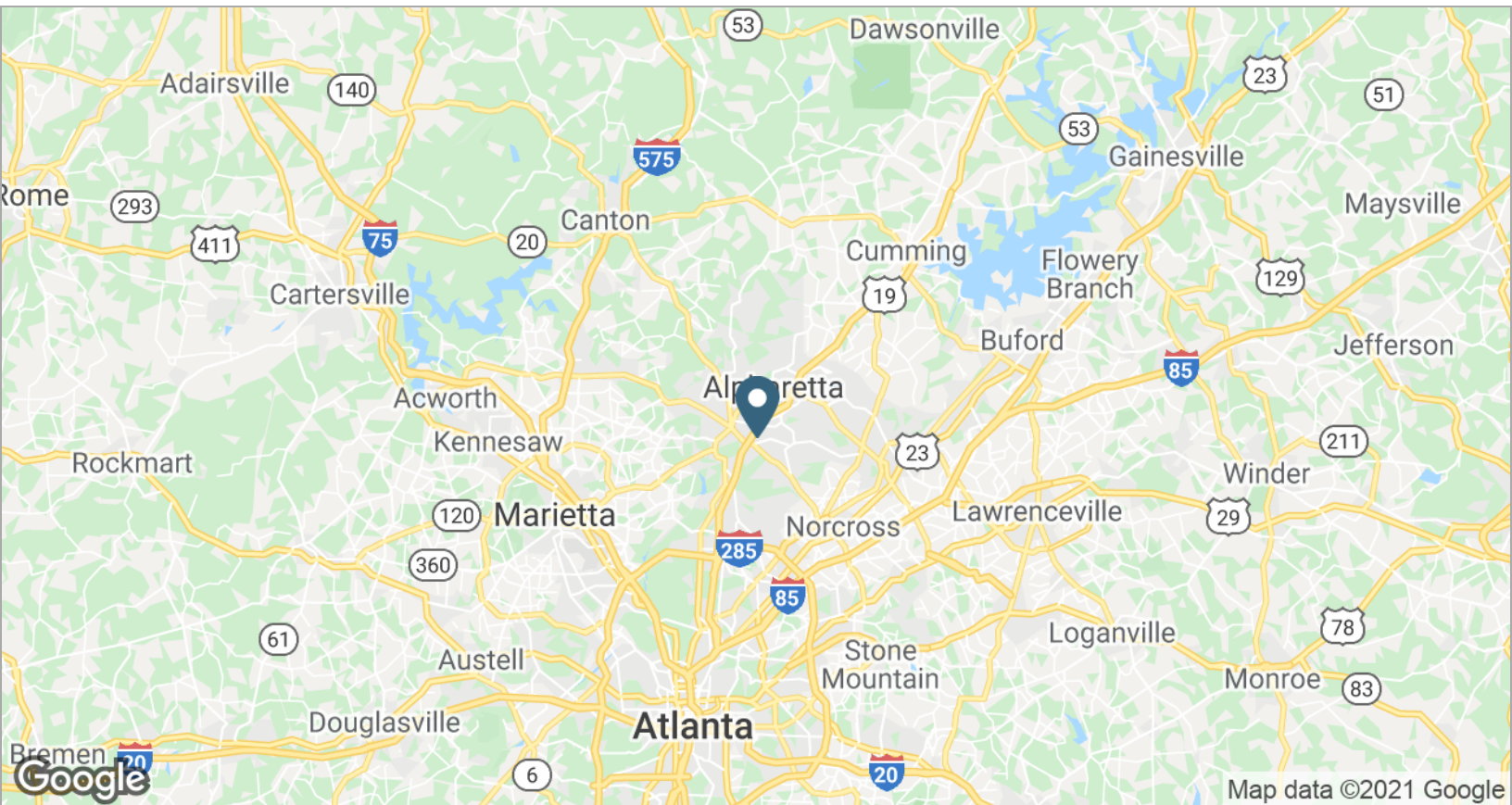
- BARNES & NOBLE

PRIMROSE OF MANSSELL

- LOWE'S

Founder's Park

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	1 mile	3 miles	5 miles
Population			
2019 Population	4,386	73,275	192,220
2000 Population	2,149	54,053	143,418
2010 Population	3,364	63,560	171,281
2024 Population	4,872	78,351	203,124
2000-2010 Annual Rate	4.58%	1.63%	1.79%
2010-2019 Population: Annual Growth Rate	2.91%	1.55%	1.25%
2019-2024 Population: Annual Growth Rate	2.12%	1.35%	1.11%
2019 Median Age	34.2	35.8	38.0
Households			
2000 Households	969	20,763	55,560
2010 Households	1,501	24,557	67,251
2019 Total Households	1,953	28,282	75,028
2024 Total Households	2,172	30,215	79,035
2000-2010 Annual Rate	4.47%	1.69%	1.93%
2010-2019 Households: Annual Growth Rate	2.89%	1.54%	1.19%
2019-2024 Households: Annual Growth Rate	2.15%	1.33%	1.05%
2019 Average Household Size	2.24	2.59	2.55
Housing Units			
2019 Total Housing Units	2,163	29,484	77,923
2019 Owner Occupied Housing Units	548	15,310	46,570
2019 Renter Occupied Housing Units	1,405	12,973	28,457
2019 Vacant Housing Units	210	1,202	2,895
Race and Ethnicity			
2019 White Alone	56.1%	64.3%	65.3%
2019 Black Alone	18.9%	14.1%	14.2%
2019 American Indian/Alaska Native Alone	0.3%	0.3%	0.2%
2019 Asian Alone	8.0%	10.1%	12.5%
2019 Pacific Islander Alone	0.1%	0.1%	0.0%
2019 Hispanic Origin (Any Race)	28.8%	19.9%	12.0%
Income			
2019 Median Household Income	\$58,669	\$80,045	\$92,631
2019 Average Household Income	\$76,463	\$113,876	\$128,313
Per Capita Income	\$33,361	\$44,168	\$49,836
2019 Population 25+ by Educational Attainment			
Total	2,854	48,630	129,960
High School Graduate	31.0%	14.0%	12.1%
GED/Alternative Credential	0.2%	1.5%	1.2%
Some College, No Degree	17.4%	16.2%	15.3%
Associate Degree	3.0%	6.6%	7.0%
Bachelor's Degree	26.2%	34.8%	38.1%
Graduate/Professional Degree	7.9%	19.0%	21.6%
Data for all businesses in area			
Total Businesses:	858	6,068	10,909
Total Employees:	15,442	81,004	146,748
Total Residential Population:	4,386	73,275	192,220
Employee/Residential Population Ratio:	3.52:1	1.11:1	0.76:1
2019 Total Daytime Population	21,921	128,958	267,237
Workers	19,855	93,824	175,638
Residents	2,066	35,134	91,599