

## RETAIL FOR LEASE

# TERRACES AT JOHNS CREEK

6375-6395 McGinnis Ferry Road, Johns Creek, GA 30005



### OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	11
<b>AVAILABLE SF:</b>	2,500 SF
<b>LEASE RATE:</b>	\$19.50 SF/yr (NNN)
<b>LOT SIZE:</b>	3.05 Acres
<b>BUILDING SIZE:</b>	21,878 SF
<b>ZONING:</b>	C1

### PROPERTY OVERVIEW

Three units available for lease at the Terraces at Johns Creek, a retail center in the heart of Johns Creek retail district. Two are former Retail/Office - Medical and one is a former smoothie concept, with grease trap in place.

### PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
115 Perimeter Center Place,  
Suite 100  
Atlanta, GA 30346

**ROCKY KAUFMANN**  
Broker/ Director  
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rockyk@kw.com  
GA #248712

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## RETAIL FOR LEASE

# SUITE 202

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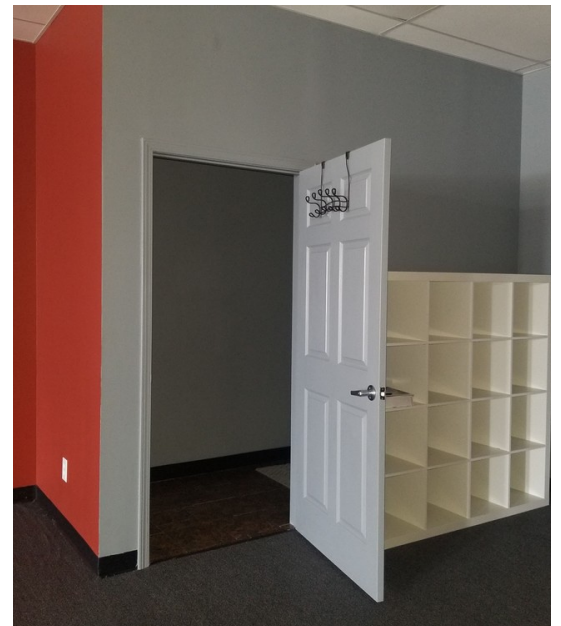
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## RETAIL FOR LEASE

# SUITE 201

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## RETAIL FOR LEASE

# SUITE 200 - RESTAURANT SPACE

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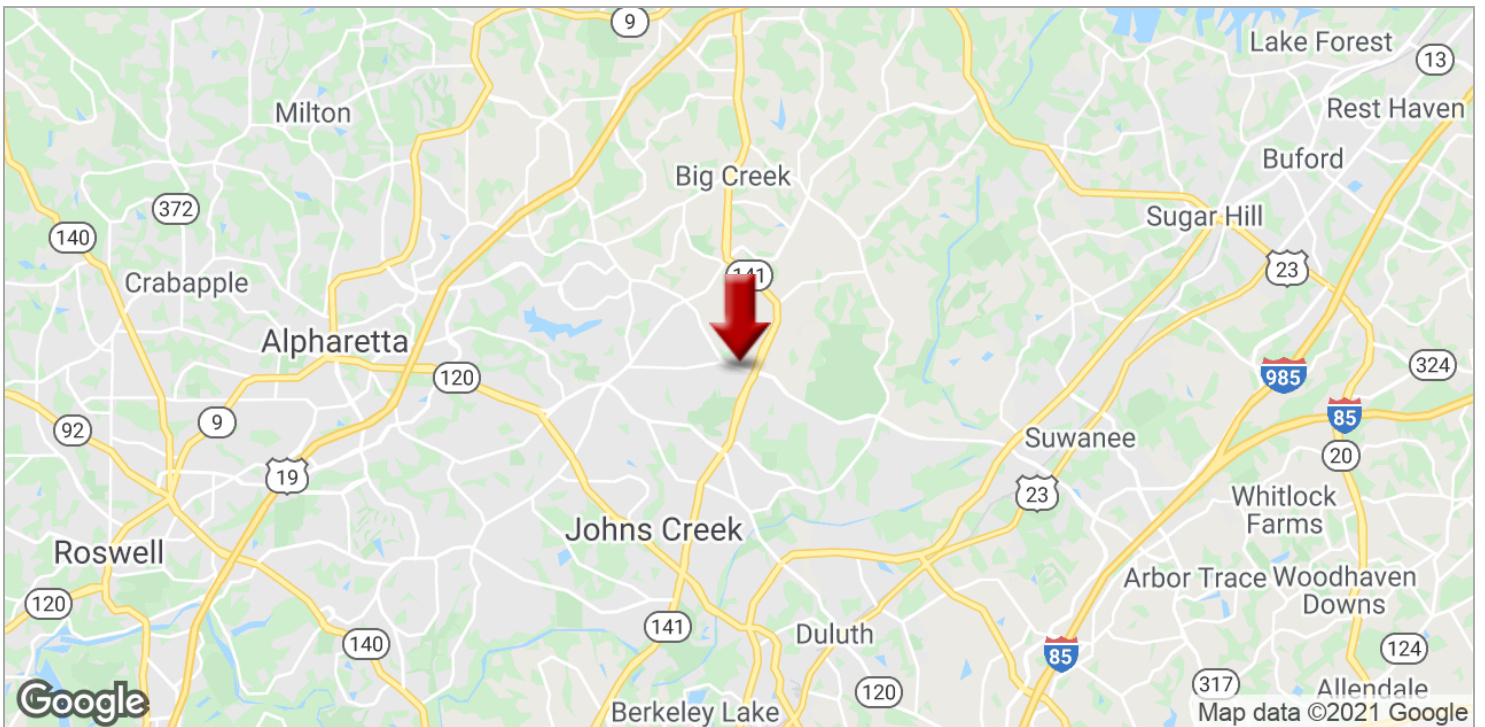
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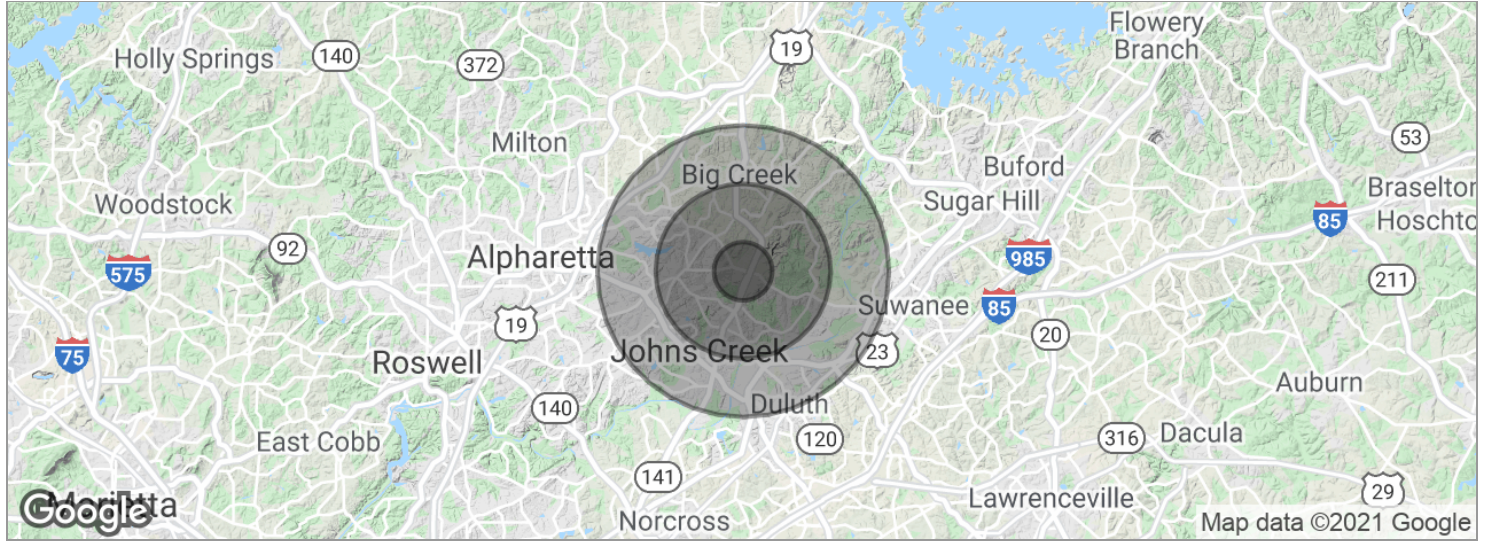
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,456	60,045	142,874
Median age	36.3	36.6	36.7
Median age (male)	35.5	36.3	36.5
Median age (Female)	37.0	37.1	37.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,334	19,193	47,641
# of persons per HH	3.2	3.1	3.0
Average HH income	\$129,320	\$132,323	\$124,428
Average house value	\$410,874	\$414,895	\$394,828

\* Demographic data derived from 2010 US Census

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