

FOR LEASE - RETAIL, MEDICAL, OFFICE

COMMERCIAL BUILDING

11625 Medlock Bridge Road , Johns Creek, GA 30097



AVAILABLE SF:	7,307 SF
LEASE RATE:	\$19.00 Per Sf NNN
LOT SIZE:	1.37 Acres
BUILDING SIZE:	7,307 SF
YEAR BUILT:	2004
ZONING:	C1 City Of Johns Creek
MARKET:	North Metro-Atlanta
SUB MARKET:	Johns Creek
CROSS STREETS:	East Johns Crossing.

PROPERTY OVERVIEW

Great Johns Creek location

PROPERTY FEATURES

- In the heart of Johns Creek retail hub.
- Blocks from JC Emory Hospital
- Blocks from State Farms Regional Office
- Avg HH income 1 mile radius \$124,523
- 44,000 cars per day (2017 data)
- C1 - Community Business: Permitted Uses:
 - Restaurants, Automotive, Clinics, Convalescent Center, Nursing, Research Laboratories, Finance Companies, Health Club, Offices, Retail Stores, Schools of business, Dance, Music, Day Care, Nursing.
- Approx: 72 parking spaces
- This building has multiple commercial uses.
- AutoCad Files available upon request

KW COMMERCIAL
3325 Paddocks Pkwy., Suite 190
Suwanee, GA 30024

CRAIG MEYER
Director
O: 678.525.6243
C: 678.525.6243
cmeyer@kwcommercial.com
GA #182607

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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

COMMERCIAL BUILDING

11625 Medlock Bridge Road , Johns Creek, GA 30097



KW COMMERCIAL
3325 Paddocks Pkwy., Suite 190
Suwanee, GA 30024

CRAIG MEYER
Director
O: 678.525.6243
C: 678.525.6243
cmeyer@kwcommercial.com
GA #182607

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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

COMMERCIAL BUILDING

11625 Medlock Bridge Road , Johns Creek, GA 30097



KW COMMERCIAL
3325 Paddocks Pkwy., Suite 190
Suwanee, GA 30024

CRAIG MEYER
Director
O: 678.525.6243
C: 678.525.6243
cmeyer@kwcommercial.com
GA #182607

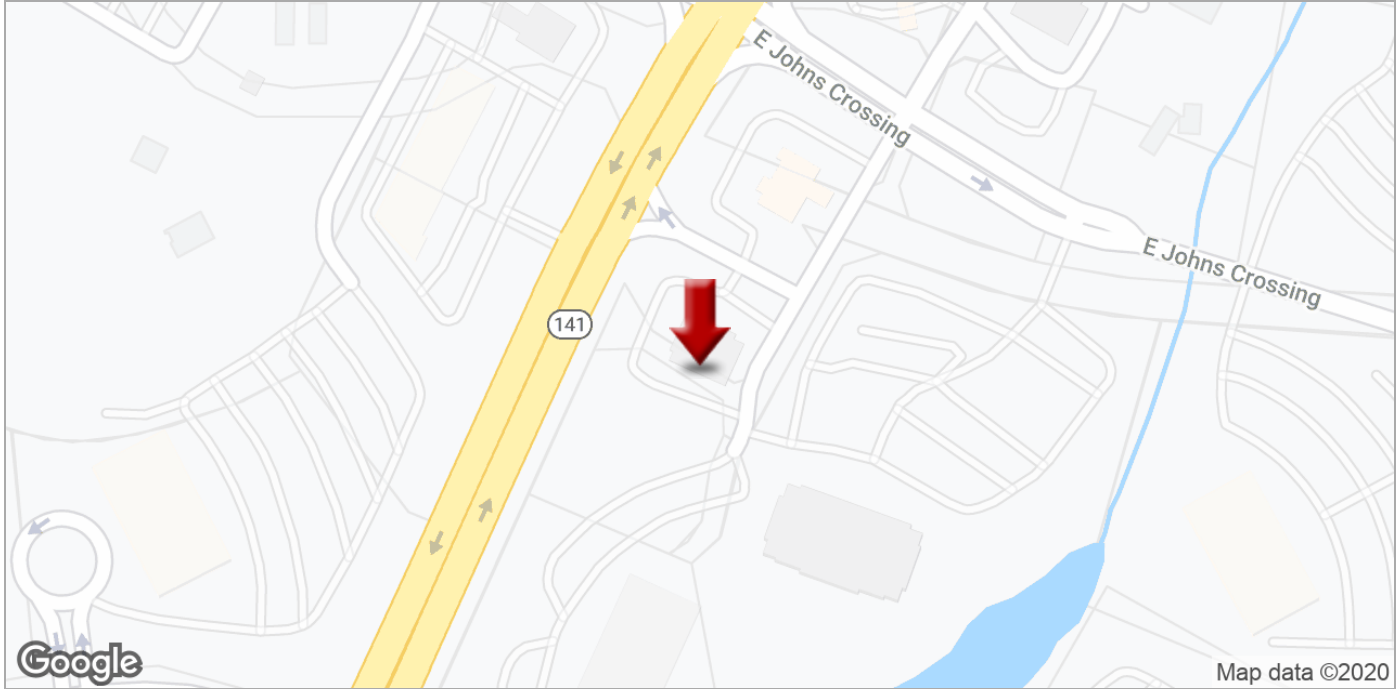
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

COMMERCIAL BUILDING

11625 Medlock Bridge Road , Johns Creek, GA 30097



KW COMMERCIAL
3325 Paddocks Pkwy., Suite 190
Suwanee, GA 30024

CRAIG MEYER
Director
O: 678.525.6243
C: 678.525.6243
cmeyer@kwcommercial.com
GA #182607

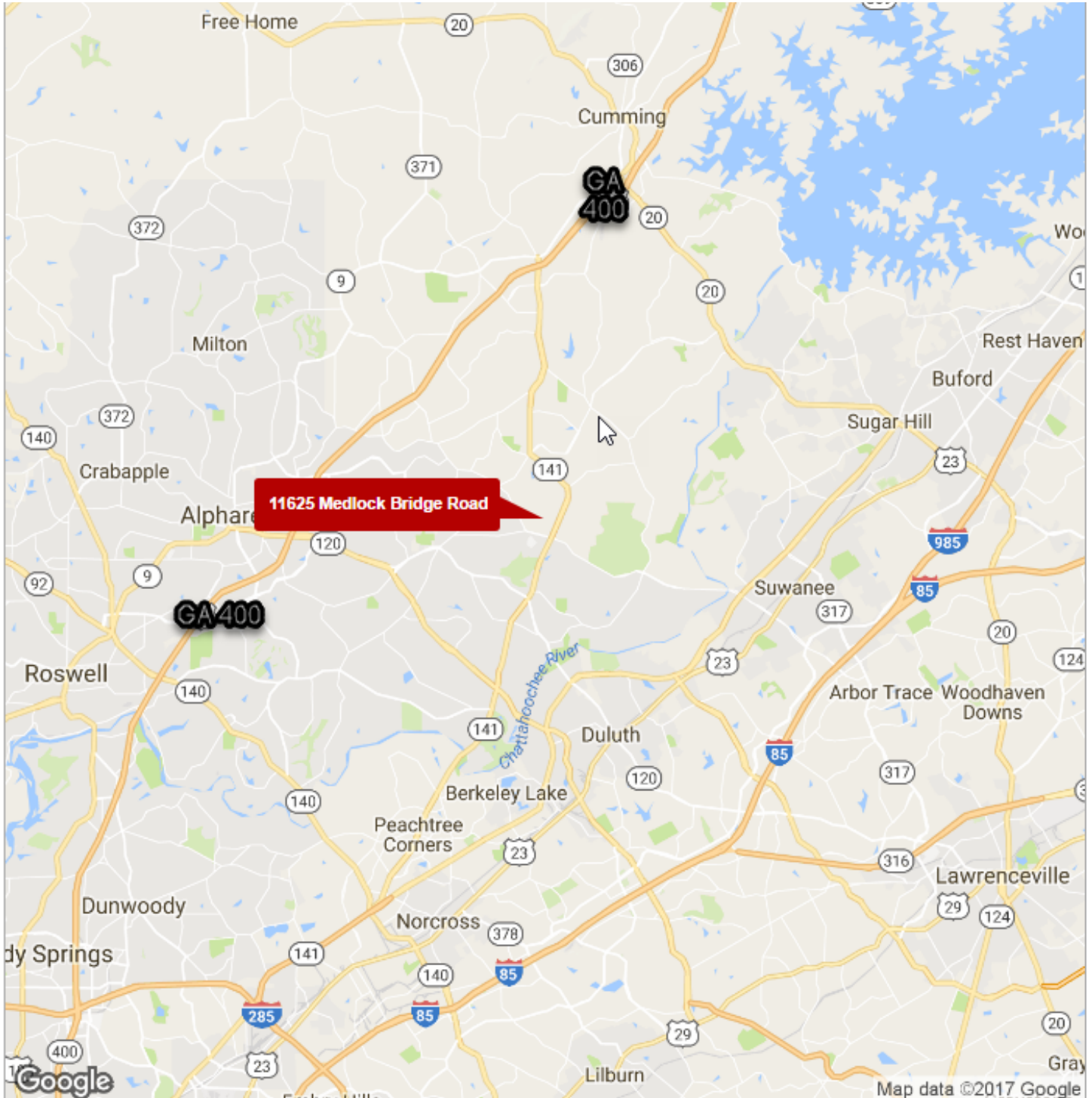
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

COMMERCIAL BUILDING

11625 Medlock Bridge Road , Johns Creek, GA 30097



KW COMMERCIAL
3325 Paddocks Pkwy., Suite 190
Suwanee, GA 30024

CRAIG MEYER
Director
O: 678.525.6243
C: 678.525.6243
cmeyer@kwcommercial.com
GA #182607

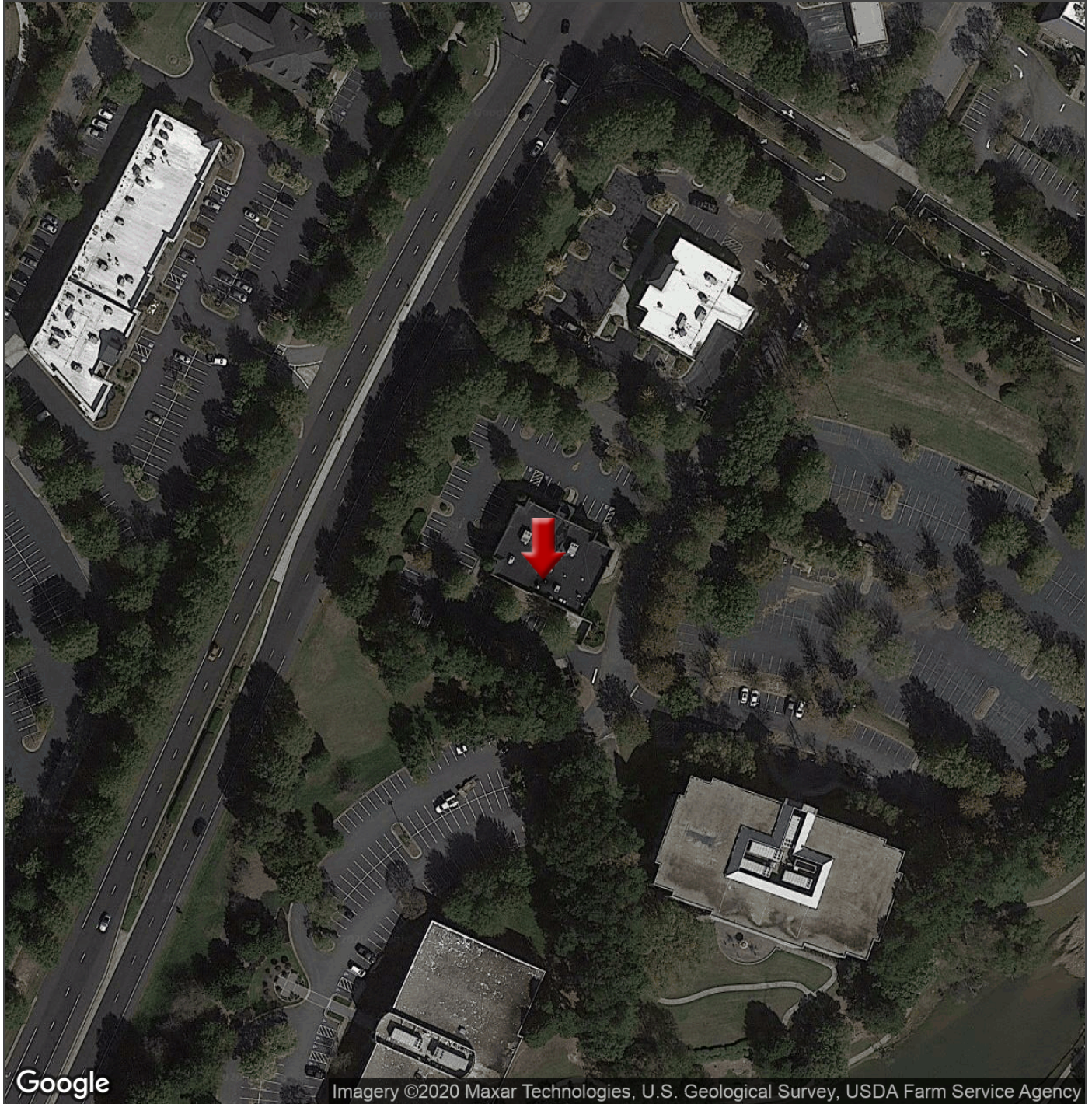
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

COMMERCIAL BUILDING

11625 Medlock Bridge Road , Johns Creek, GA 30097



KW COMMERCIAL
3325 Paddocks Pkwy., Suite 190
Suwanee, GA 30024

CRAIG MEYER
Director
O: 678.525.6243
C: 678.525.6243
cmeyer@kwcommercial.com
GA #182607

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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

COMMERCIAL BUILDING

11625 Medlock Bridge Road , Johns Creek, GA 30097



KW COMMERCIAL
3325 Paddocks Pkwy., Suite 190
Suwanee, GA 30024

CRAIG MEYER
Director
O: 678.525.6243
C: 678.525.6243
cmeyer@kwcommercial.com
GA #182607

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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

COMMERCIAL BUILDING

11625 Medlock Bridge Road , Johns Creek, GA 30097



KW COMMERCIAL
3325 Paddocks Pkwy., Suite 190
Suwanee, GA 30024

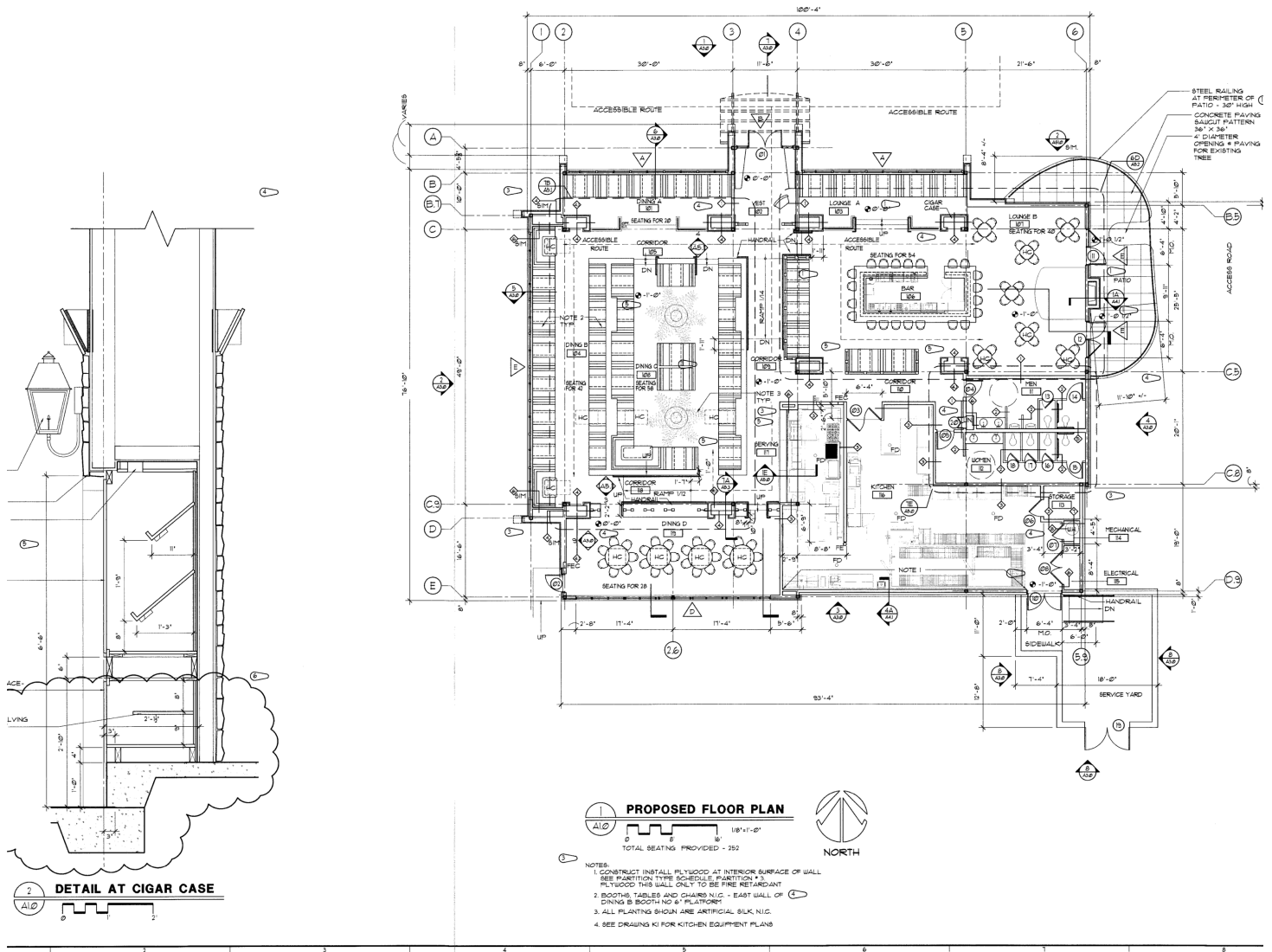
CRAIG MEYER
Director
O: 678.525.6243
C: 678.525.6243
cmeyer@kwcommercial.com
GA #182607

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.

Each Office Independently Owned and Operated kwcommercial.com



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.



KW COMMERCIAL
3325 Paddocks Pkwy., Suite 190
Suwanee, GA 30024

CRAIG MEYER
Director
O: 678.525.6243
C: 678.525.6243
cmeyer@kwcommercial.com
GA #182607

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.

Each Office Independently Owned and Operated kwcommercial.com

COMMERCIAL BUILDING

11625 Medlock Bridge Road , Johns Creek, GA 30097



★ SUBJECT PROPERTY

11625 Medlock Bridge Road | Johns Creek, GA 30097

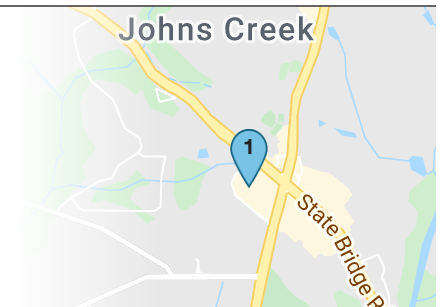
Lease Rate:	\$24.00	Lease Type:	NNN
Space Size:	7,307 SF	Year Built:	2004
Lot Size:	1.366 Acres		



1 MEDLOCK CROSSING

9700 Medlock Bridge Rd | Johns Creek, GA 30097

Lease Date:	2017-10-02	Lease Rate:	\$22.00 / SF / mo
Lease Type:	NNN	Space Size:	6,048 SF
Year Built:	1998	Bldg Size:	9,680 SF
Lot Size:	21 Acres	Occupancy:	100%



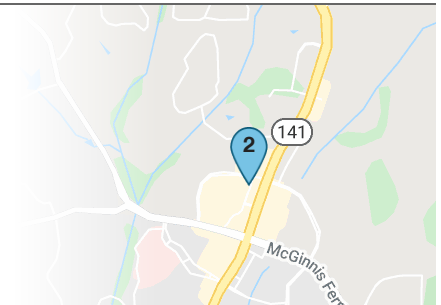
Second generation restaurant space. Space was leased to The Crab Spot. Note: this space is located in a major community shopping ctr when factoring rent comps.



2 4210 JOHNS CREEK PKWY

4210 Johns Creek Pkwy | Cumming, GA 30024

Lease Date:	2017-08-01	Lease Rate:	\$35.00 / SF / mo
Lease Type:	MG	Space Size:	5,175 SF
Year Built:	1998	Bldg Size:	5,175 SF
Lot Size:	1.32 Acres	Occupancy:	100%

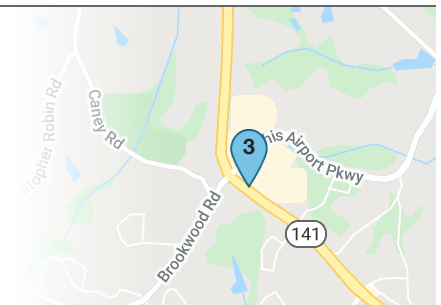


City BBQ - CoStar reports lease was for \$35.00 per sq ft modified gross (asking). Note: this space is located in a major community shopping ctr when factoring rent comps.



2609 Peachtree Pkwy | Cumming, GA 30041

Lease Date:	2018-05-01	Lease Rate:	\$36.00 / SF / mo
Lease Type:	NNN	Space Size:	2,500 SF
Year Built:	2006	Bldg Size:	6,500 SF
Lot Size:	1.21 Acres	Lease Term:	120 months



Your Pie Pizza did a 10 year lease. Note: this space is located in a major community shopping ctr when factoring rent comps.

KW COMMERCIAL
3325 Paddocks Pkwy., Suite 190
Suwanee, GA 30024

CRAIG MEYER
Director
O: 678.525.6243
C: 678.525.6243
cmeyer@kwcommercial.com
GA #182607

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.

Each Office Independently Owned and Operated kwcommercial.com

COMMERCIAL BUILDING

11625 Medlock Bridge Road , Johns Creek, GA 30097



SUBJECT PROPERTY		PRICE	AVAILABLE SF	BLDG SF
★	Commercial Building			
	11625 Medlock Bridge Road Johns Creek, GA 30097	\$10,000.00 per year (NNN)	0 SF	7,307 SF
RENT COMPS		PRICE	AVAILABLE SF	BLDG SF
1	Medlock Crossing			
	9700 Medlock Bridge Rd Johns Creek, GA 30097	\$22.00 / SF / year	6,048 SF	9,680 SF
2	4210 Johns Creek Pkwy			
	4210 Johns Creek Pkwy Cumming, GA 30024	\$35.00 / SF / year	5,175 SF	5,175 SF
3	2609 Peachtree Pkwy			
	2609 Peachtree Pkwy Cumming, GA 30041	\$36.00 / SF / year	2,500 SF	6,500 SF
TOTALS/AVERAGES		PRICE	AVAILABLE SF	BLDG SF
TOTALS/AVERAGES		\$31.00	4,574 SF	7,118 SF

KW COMMERCIAL
3325 Paddocks Pkwy., Suite 190
Suwanee, GA 30024

CRAIG MEYER
Director
O: 678.525.6243
C: 678.525.6243
cmeyer@kwcommercial.com
GA #182607

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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

COMMERCIAL BUILDING

11625 Medlock Bridge Road , Johns Creek, GA 30097



SUBJECT PROPERTY

11625 Medlock Bridge Road | Johns Creek, GA 30097

1

MEDLOCK CROSSING

9700 Medlock Bridge Rd
Johns Creek, GA 30097

2

4210 JOHNS CREEK PKWY

4210 Johns Creek Pkwy
Cumming, GA 30024

3

2609 Peachtree Pkwy

Cumming, GA 30041

KW COMMERCIAL
3325 Paddocks Pkwy., Suite 190
Suwanee, GA 30024

CRAIG MEYER
Director
O: 678.525.6243
C: 678.525.6243
cmeyer@kwcommercial.com
GA #182607

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.

Each Office Independently Owned and Operated kwcommercial.com

COMMERCIAL BUILDING

11625 Medlock Bridge Road , Johns Creek, GA 30097



KW COMMERCIAL
3325 Paddocks Pkwy., Suite 190
Suwanee, GA 30024

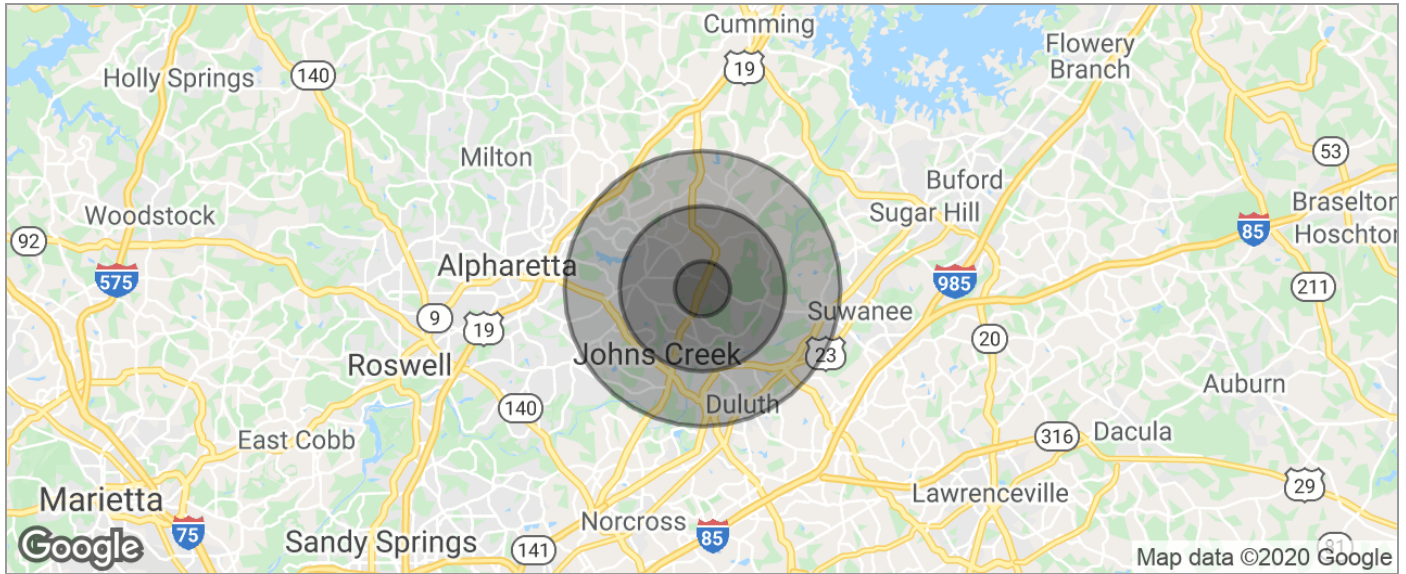
CRAIG MEYER
Director
O: 678.525.6243
C: 678.525.6243
cmeyer@kwcommercial.com
GA #182607

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.

Each Office Independently Owned and Operated kwcommercial.com

COMMERCIAL BUILDING

11625 Medlock Bridge Road , Johns Creek, GA 30097



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,617	60,149	146,430
MEDIAN AGE	35.8	36.6	36.7
MEDIAN AGE (MALE)	35.5	36.4	36.5
MEDIAN AGE (FEMALE)	36.1	37.1	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,091	19,298	49,008
# OF PERSONS PER HH	3.2	3.1	3.0
AVERAGE HH INCOME	\$124,523	\$130,541	\$123,139
AVERAGE HOUSE VALUE	\$426,533	\$411,805	\$390,280
RACE	1 MILE	3 MILES	5 MILES
% WHITE	60.1%	65.0%	67.6%
% BLACK	11.0%	9.1%	9.3%
% ASIAN	25.4%	23.2%	19.7%
% HAWAIIAN	0.2%	0.1%	0.1%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	1.7%	1.2%	1.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	4.3%	4.8%	6.2%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
3325 Paddocks Pkwy., Suite 190
Suwanee, GA 30024

CRAIG MEYER
Director
O: 678.525.6243
C: 678.525.6243
cmeyer@kwcommercial.com
GA #182607

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.

Each Office Independently Owned and Operated kwcommercial.com

Confidentiality & Disclaimer

JOHNS CREEK, GA

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Atlanta - South Forsyth in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL

3325 Paddocks Pkwy., Suite 190

Suwanee, GA 30024

CRAIG MEYER

Director

O 678.525.6243

C 678.525.6243

cmeyer@kwcommercial.com

GA #182607

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.