

PAD SITES AVAILABLE

1080 McFarland Road, Alpharetta, GA 30004

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Close proximity to Halcyon and the GA-400 / McFarland Pkwy Interchange



EXCLUSIVE AGENT(S)

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PROPERTY HIGHLIGHTS

- 3.4 Acre parcel; Seeking pad users for Ground Lease or Build to Suit
- Zoned CBD
- Population Growth of over 11% annually within 1 mile
- Excellent visibility with multiple access points & inter-parcel connectivity to a signalized intersection
- Northside Hospital owns the 41-acre parcel across McFarland Pkwy
- GA DOT Traffic Counts: GA-400-115,000 AADT / McFarland Pkwy-33,900 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population Density	3,295	60,488	159,470
Average HH Income	\$158,701	\$154,300	\$155,798
Daytime Population	5,750	71,659	184,181

Conceptual Site Plan

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TSCG



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