

FOR GROUND LEASE

0.896 AC Retail Outparcel

6320 ATLANTA HWY

Alpharetta, GA 30004

PRESENTED BY:

MATTHEW LEVIN, CCIM

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GA #119351



PROPERTY DETAILS & HIGHLIGHTS

ADDRESS	6320 Atlanta Highway, Alpharetta, GA 30004
PARCEL SIZE	.0896 Acres+-
GROUND LEASE RENT	\$85,000 year NNN
ZONING	CBD
FRONTAGE	220'
TRAFFIC COUNT	17,900 VPD
POP & AVG HH INC 3 MI	50,000+ / \$170,000+
FREE STANDING	Yes

For ground lease is a 0.896 acre outparcel to an 18,600 SF retail center in Alpharetta on Highway 9 with over 220 feet of frontage. Road widening is nearing completion. The highly visible site from both directions on Atlanta Highway has a 17,900 traffic count, and is located between Kroger and Publix anchored centers. The site has all utilities and shared stormwater detention. Brandywine Elementary School with 1,200 + students is 0.70 miles away on Martin Road. The 3 mile demographics are 50,000+ population with a \$170,000 average household income and 39,000+ daytime employees. Forsyth County's population is projected to grow by 17% through 2025.

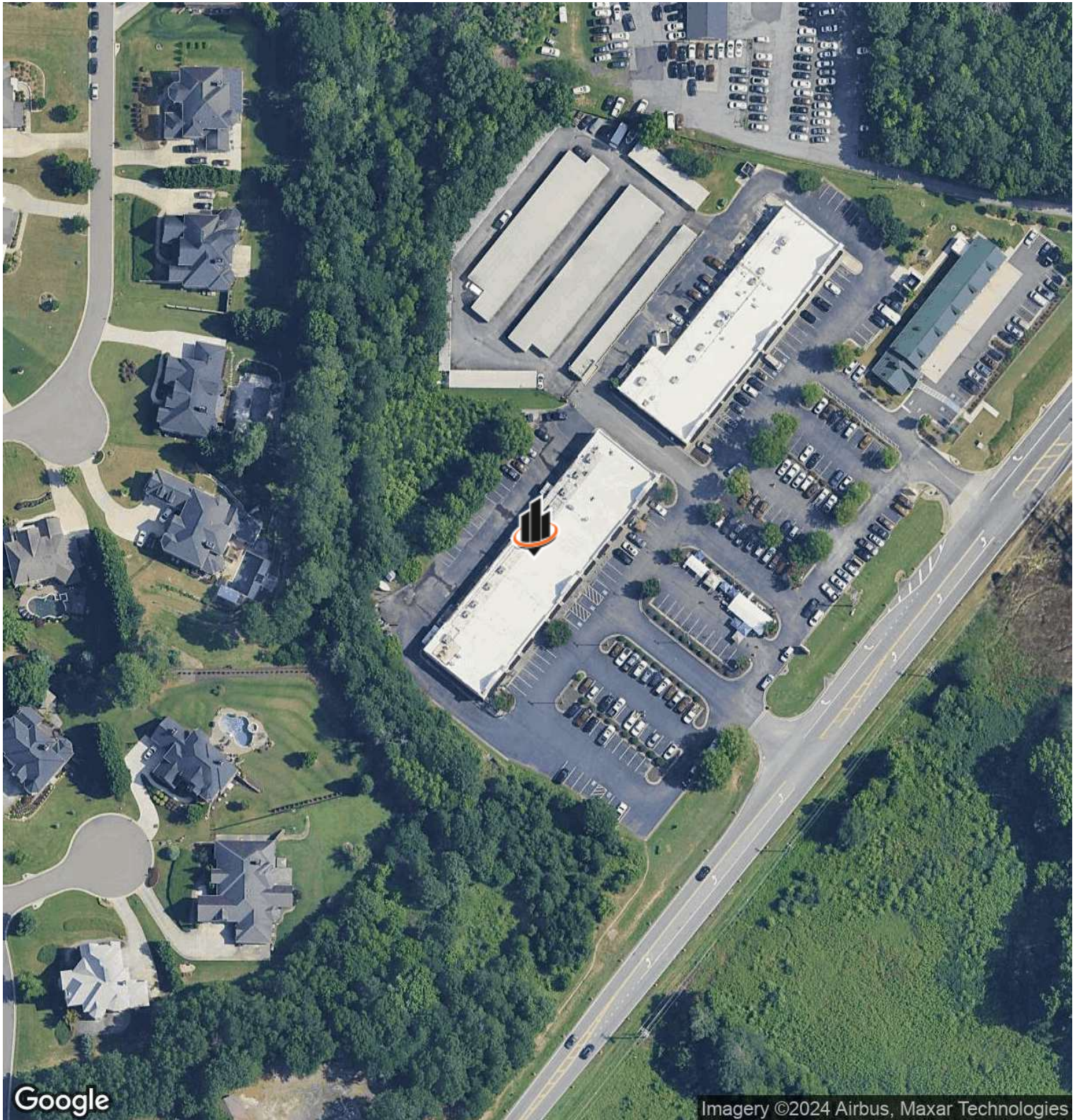


- Ground lease opportunity
- 0.896 acre outparcel to 18,600 SF retail center zoned CBD
- All utilities and shared stormwater detention
- 220+ feet of frontage on Atlanta Highway (Hwy 9) with road widening nearing completion
- Highly visible site with 17,900 traffic count (to the north)
- Located between Kroger and Publix anchored centers
- 50,000+ population / \$170,000 avg household inc / 39,000+ daytime employees 3 miles
- Forsyth County's population is projected to grow by 17% through 2025

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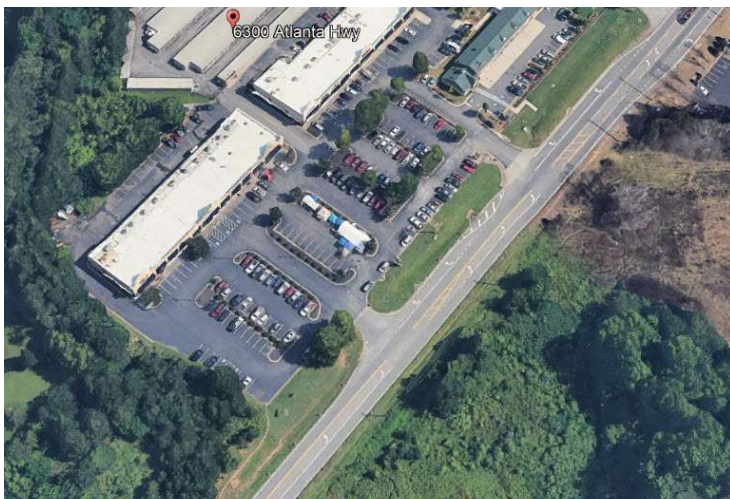
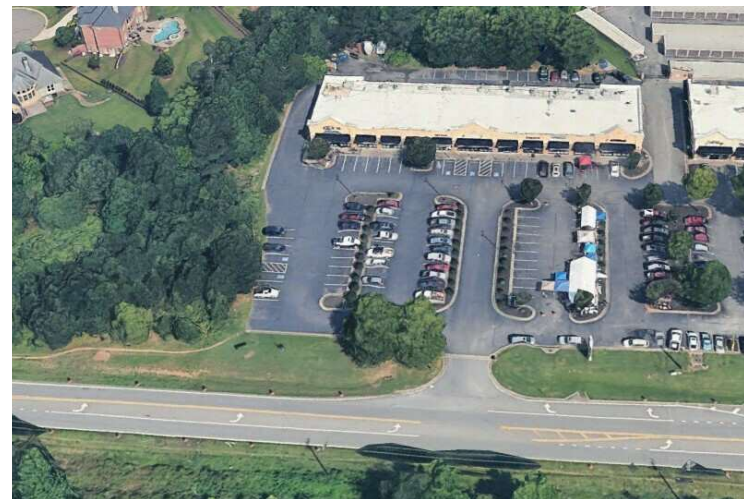
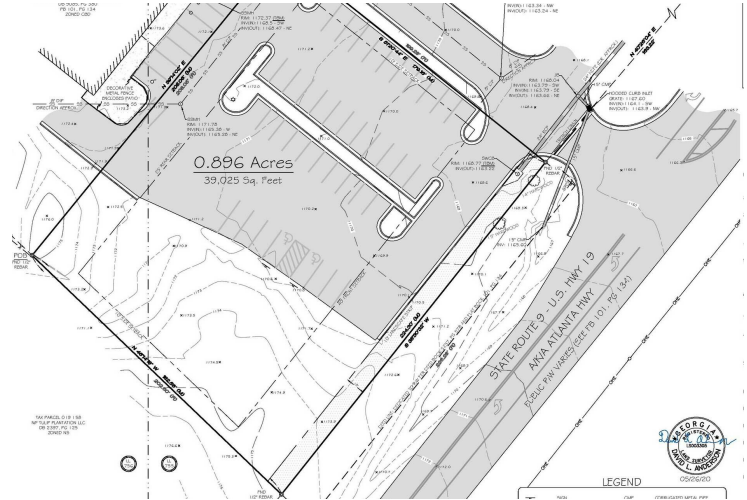
AERIAL MAP BOUNDARIES ARE APPROXIMATE



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ADDITIONAL PHOTOS



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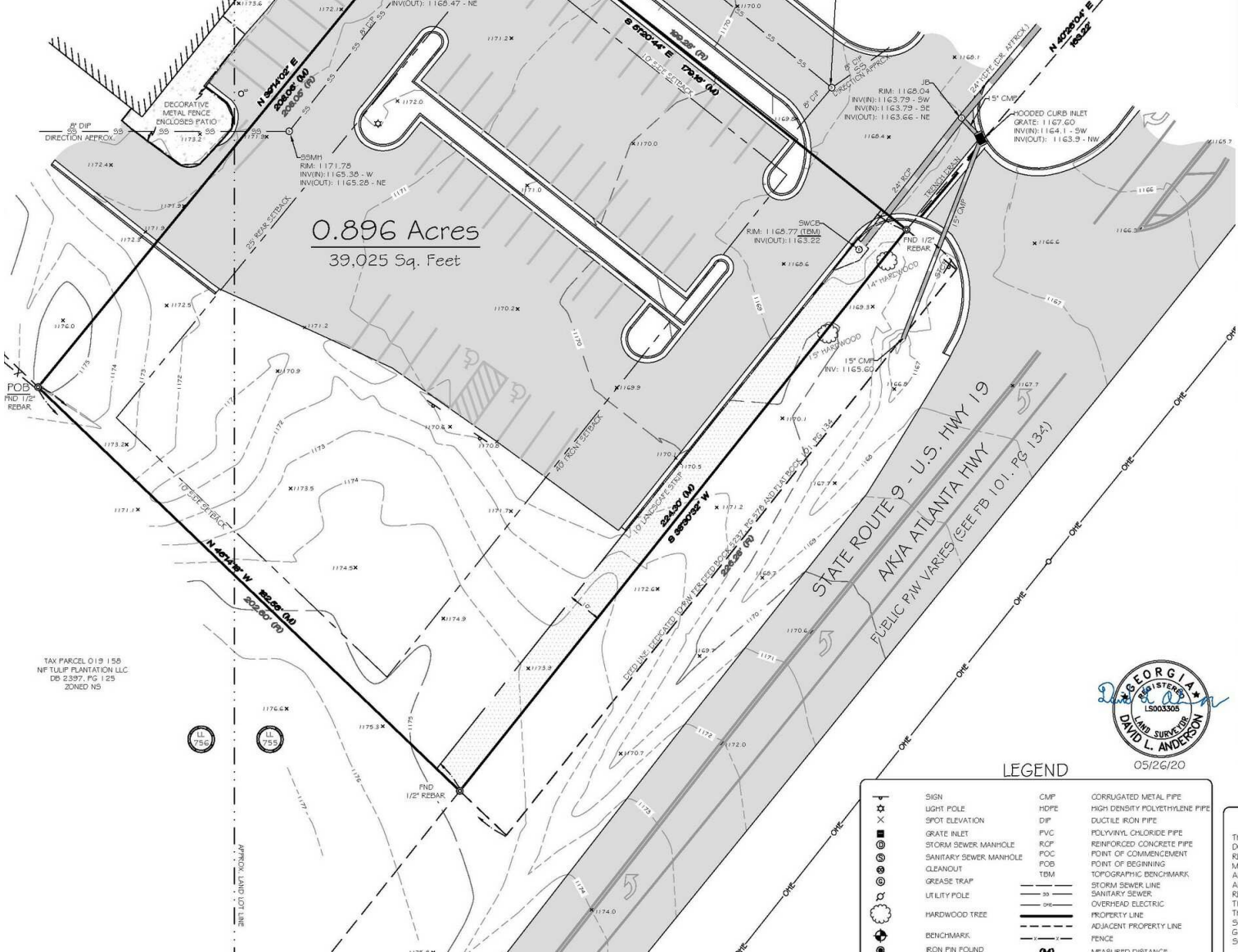
SURVEY

WATERSHED DISTRICTS ARE NOT SHOWN HEREON. CODE FOR SITE DESIGN STANDARDS.

BY THE LOCAL JURISDICTION AND SHOULD BE R ANY CONSTRUCTION ACTIVITIES.

TRICT MAY BE REDUCED TO ZERO SETBACK ON A ADJUTING THE SUBJECT PROPERTY IS OR WILL BE USE OF THIS PROVISION IS TO ALLOW FOR A LINES TO CREATE A PEDESTRIAN-ORIENTED TED BY A SIDE SETBACK REQUIREMENT.

TAX PARCEL 019 042
 NF ALPHARETTA REAL EST. HOLDINGS LLC
 DB 3085, PG 380
 FB 101, PG 134
 ZONED CBD



point being the true point of beginning, thence South 38 degrees 36 minutes 05 seconds West for a distance of 226.28 feet along said right-of-way to 1/2" rebar found; thence North 46 degrees 14 minutes 04 seconds West for a distance of 202.60 feet leaving said right-of-way to an iron pin set; thence North 39 degrees 17 minutes 23 seconds East for a distance of 206.05 feet to an iron pin set; thence South 51 degrees 23 minutes 55 seconds East for a distance of 189.28 feet to an iron pin set on the Northwesterly right-of-way of State Route 9, said point being the true point of beginning.

Together with and subject to covenants, easements and restrictions of record.
 Map Code #019-381

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 NF ALPHARETTA REAL EST. HOLDINGS LLC
 DB 3085, PG 380
 FB 101, PG 134
 ZONED CBD

STATE ROUTE 9 - U.S. HWY 19
 AKA ATLANTA HWY
 PUBLIC PIN VARIES (SEE FB 101, PG 134)

0.896 Acres
 39,025 Sq. Feet

TAX PARCEL 019 150
 NF TULIP PLANTATION LLC
 DB 2397, PG 125
 ZONED NS



05/26/20

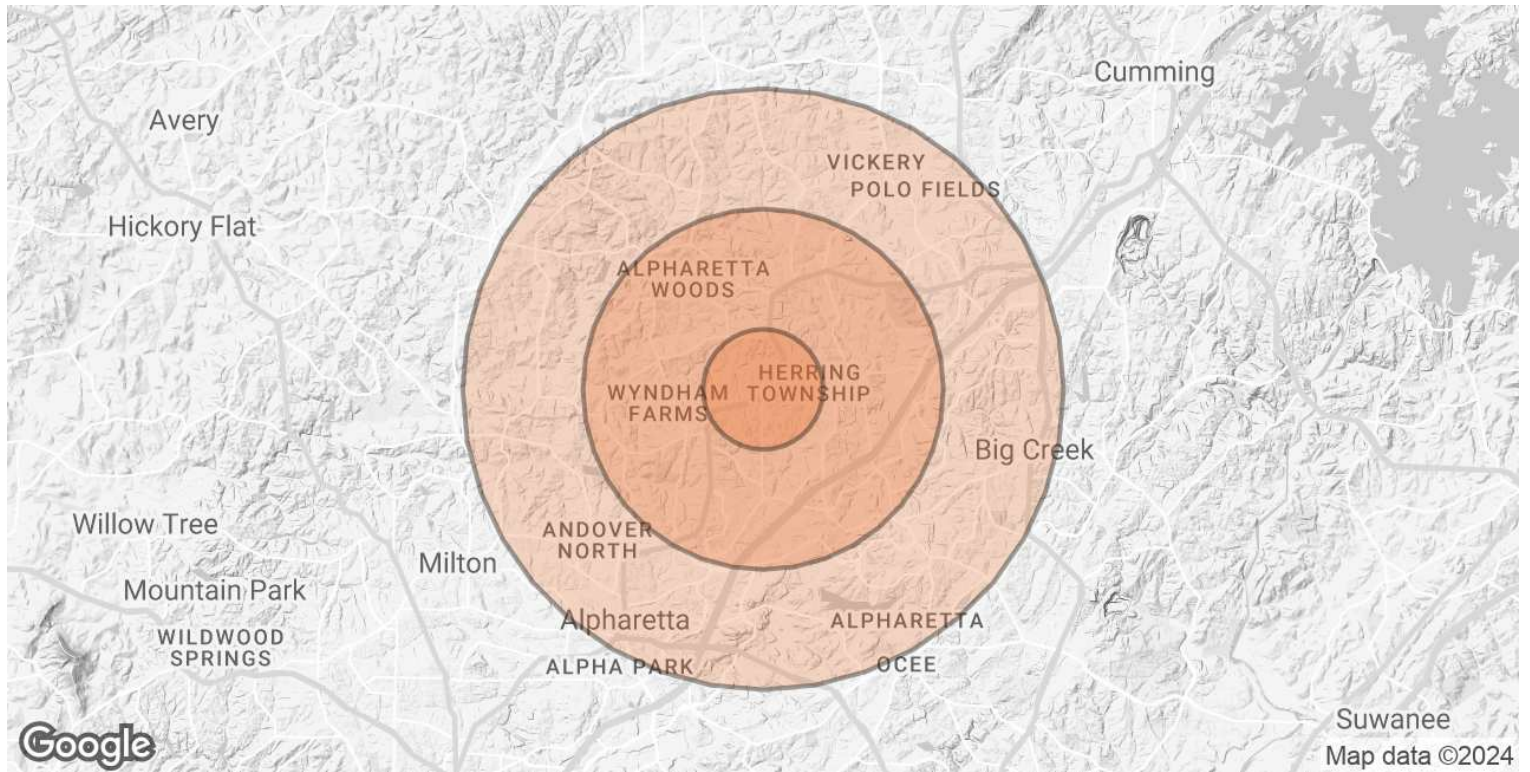
LEGEND

	SIGN		CORRUGATED METAL PIPE
	LIGHT POLE		HOPF
	SPOT ELEVATION		HIGH DENSITY POLYETHYLENE PIPE
	GRATE INLET		DUCTILE IRON PIPE
	STORM SEWER MANHOLE		POLYVINYL CHLORIDE PIPE
	SANITARY SEWER MANHOLE		REINFORCED CONCRETE PIPE
	CLEANOUT		POINT OF COMMENCEMENT
	GREASE TRAP		POINT OF BEGINNING
	UTILITY POLE		TOPOGRAPHIC BENCHMARK
	HARDWOOD TREE		SANITARY SEWER
	BENCHMARK		OVERHEAD ELECTRIC
	IRON PIN FOUND		PROPERTY LINE
	LAND LOT		ADJACENT PROPERTY LINE
			FENCE
			MEASURED DISTANCE
			RECORD DISTANCE
	ASPHALT		CONCRETE



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,698	50,640	136,329
AVERAGE AGE	36	37	38
AVERAGE AGE (MALE)	36	36	38
AVERAGE AGE (FEMALE)	37	37	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,423	18,326	48,127
# OF PERSONS PER HH	3.2	2.8	2.8
AVERAGE HH INCOME	\$180,589	\$170,221	\$197,796
AVERAGE HOUSE VALUE	\$585,876	\$588,226	\$666,286

Demographics data derived from AlphaMap

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ADVISOR BIO



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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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