

TERRACES AT JOHNS CREEK

6375-6395 McGinnis Ferry Road
Johns Creek, GA 30005



RETAIL PROPERTY FOR SALE



VIDEO

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Johns Creek, GA, this property boasts a 21,878 SF building with 11 units ideally suited for Retail/Strip Center investors. Zoned C1, this strategic location offers a versatile space for a range of commercial ventures. With its prominent position in the Johns Creek area, the property presents a lucrative proposition for businesses aiming to capitalize on a vibrant and growing market. This well-appointed building is poised to attract a diverse array of tenants, making it an attractive addition to any investor's portfolio. Take advantage of this exceptional offering and elevate your investment portfolio with this sought-after property.

PROPERTY HIGHLIGHTS

- 21,878 SF building
- 11 units
- Zoned C1
- Prime Johns Creek location

ROCKY KAUFMANN

Broker/ Director

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OFFERING SUMMARY

Sale Price:	\$10,100,000
Number of Units:	11
Lot Size:	3.05 Acres
Building Size:	21,878 SF
NOI:	\$569,378.80
Cap Rate:	5.64%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,334	19,193	47,641
Total Population	7,456	60,045	142,874
Average HH Income	\$129,320	\$132,323	\$124,428

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Building Name	Terraces at Johns Creek
Property Type	Retail
Property Subtype	Strip Center
Building Size	21,878 SF
Lot Size	3.05 Acres
Number of Floors	1
Construction Status	Existing

This offering presents a rare opportunity to acquire a strategically located retail property with an established, income-producing liquor store operation, positioned adjacent to one of the area's most significant new high-end mixed-use developments.

The total offering price of \$10.1 million includes the real estate valued at \$8.5 million, along with a fully operational liquor store business priced at \$500,000 and approximately \$1.1 million in existing inventory, providing an immediate, turnkey revenue stream upon acquisition.

The property benefits from its proximity to the newly developed Medley project, a transformative, high-dollar destination that is driving substantial population growth, elevated household incomes, and increased consumer traffic to the surrounding retail corridor.

This combination of stabilized in-place income, valuable inventory, and long-term upside from nearby development makes the asset particularly attractive to investors seeking both current cash flow and future appreciation in a rapidly improving retail market.



- 21,878 SF building
- 11 units
- Zoned C1
- Prime Johns Creek location
- <https://torodevco.com/community/medley/>
- <https://jctowncenter.com/> <https://johnscreekga.gov/news/2025/01/medley-breaks-ground-in-the-johns-creek-town-center/>
- <https://www.fox5atlanta.com/news/photos-medley-johns-creek-under-construction-johns-creek-town-center>
- https://www.appenmedia.com/business/medley-contractors-already-hard-at-work-creating-johns-creeks-third-place/article_30e2bb1d-4569-4e6f-924a-354ba783d032.html
- <https://atlantaagentmagazine.com/2025/01/16/medley-ground-breaking/>

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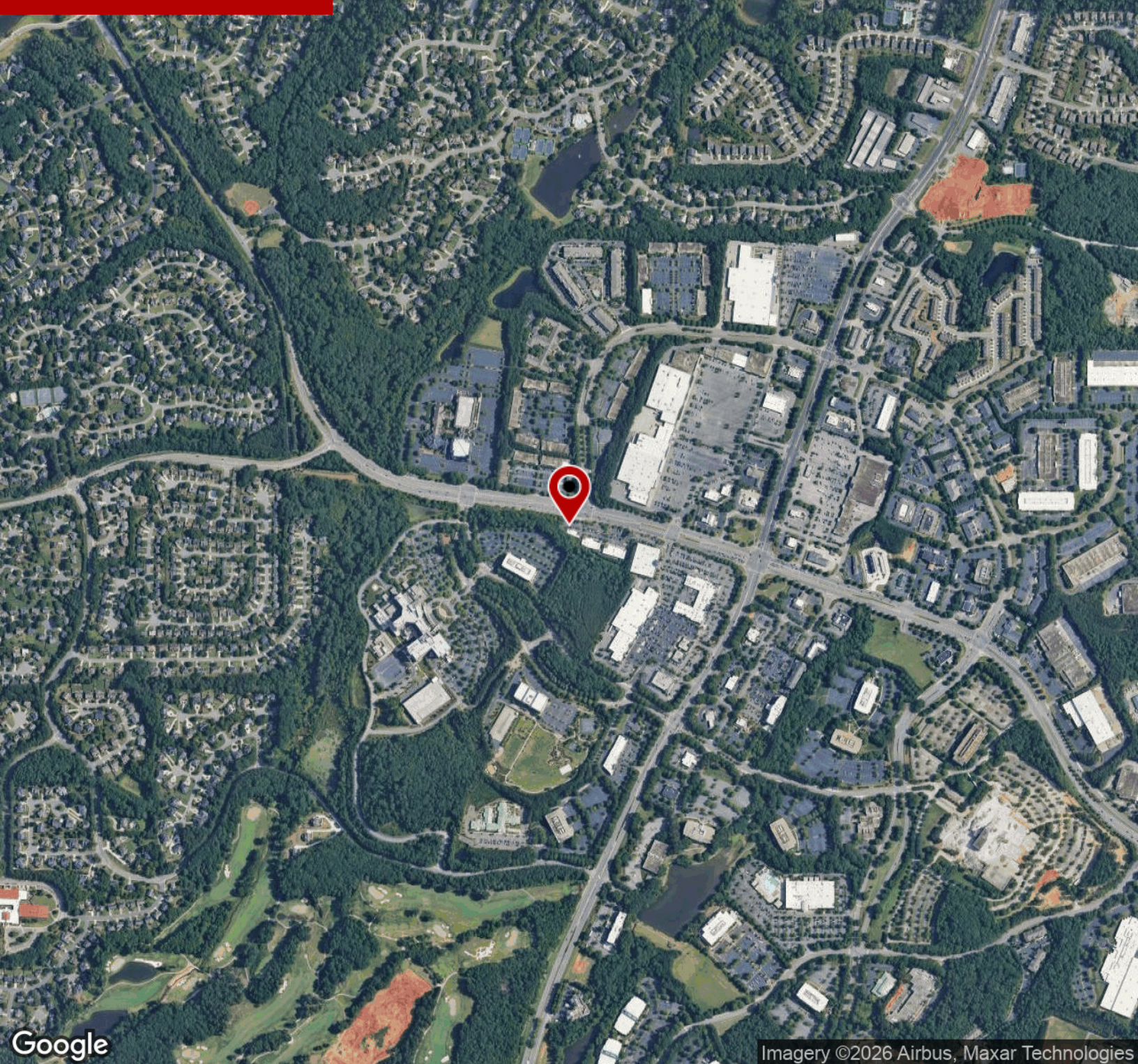
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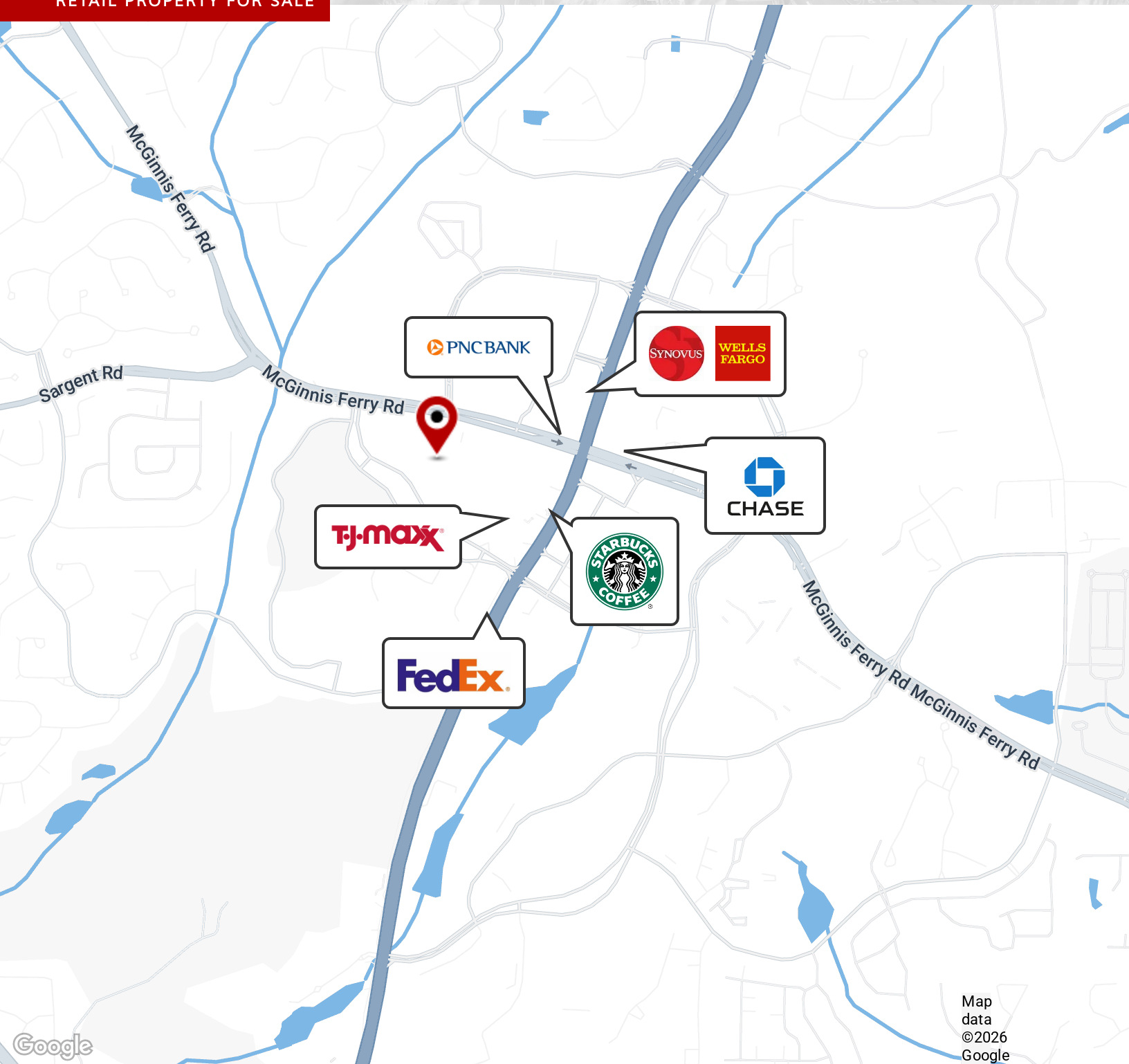
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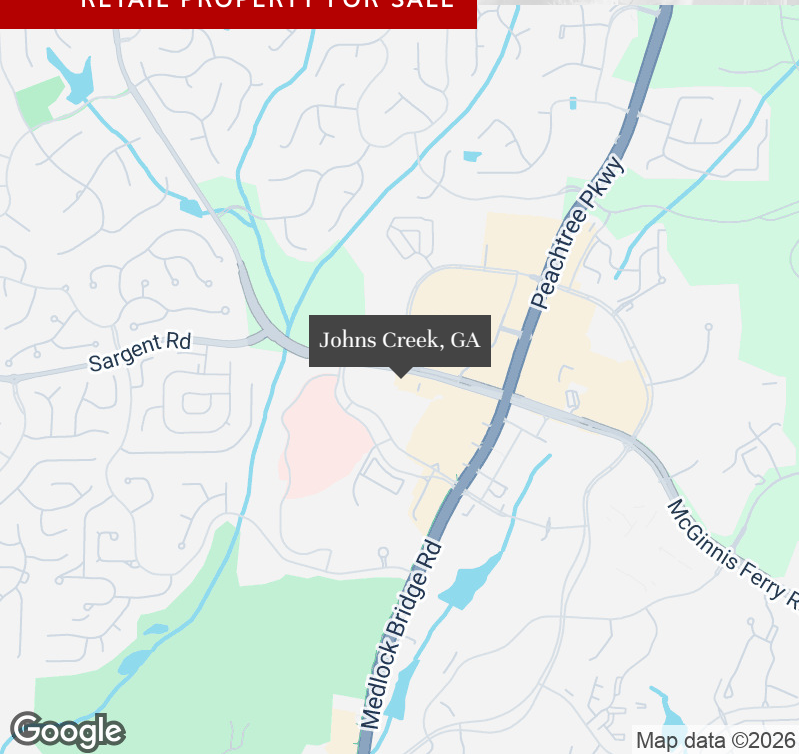
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LOCATION DESCRIPTION

Discover the vibrant community surrounding Terraces at Johns Creek, offering a prime location for a Retail/Strip Center investment. Located in Johns Creek, GA, this area is known for its affluent neighborhoods, thriving commercial districts, and exceptional schools, making it an attractive destination for retailers and businesses. The property is in close proximity to notable points of interest such as The Collection at Forsyth, Avalon, and North Point Mall, providing a wealth of shopping, dining, and entertainment options. With a strong residential base and a high demand for retail services, Terraces at Johns Creek presents an excellent opportunity for investors seeking to capitalize on this dynamic and desirable location.

Johns Creek is currently undergoing a significant transformation, moving from a suburban office hub to a city with a defined "downtown" and high-end mixed-use amenities. As of 2026, here are the major development highlights:

1. **The Town Center & Medley** - The Johns Creek Town Center is a 192-acre vision to create a walkable urban core. The "linchpin" of this project is Medley, a \$560 million mixed-use district scheduled to celebrate its grand opening on October 29, 2026. Includes approximately 200,000 square feet of space with confirmed tenants like Fadó Irish Pub, Little Rey, and Sephora. Apx 900 luxury units, including a mix of townhomes and apartments and a 25,000-square-foot central plaza designed for over 200 community events per year.
2. **Creekside Park & The Boardwalk** - Directly behind City Hall, Creekside Park is being revitalized into a major destination, with construction expected to finish in Summer 2026. The Rogers Bridge pedestrian crossing now provides a direct link across the Chattahoochee River to Duluth and Gwinnett County.
3. **Cauley Creek Park** - Opened recently as a massive 203-acre riverside destination, Cauley Creek Park continues to see upgrades. It boasts a 5K rubberized trail (one of the first in the Southeast), lighted sport courts for pickleball, and a cricket pitch. The Rogers Bridge pedestrian crossing now provides a direct link across the Chattahoochee River to Duluth and Gwinnett County.
4. **Economic Growth & Innovation** - Johns Creek is positioning itself as a "City of Health, Wellness, and Innovation." Boston Scientific recently opened a \$62.5 million manufacturing and supply chain facility, bringing over 300 jobs to the area. The city was the first in Georgia to be designated a Gold Level BioReady Community, signaling its readiness for further biotech investment.

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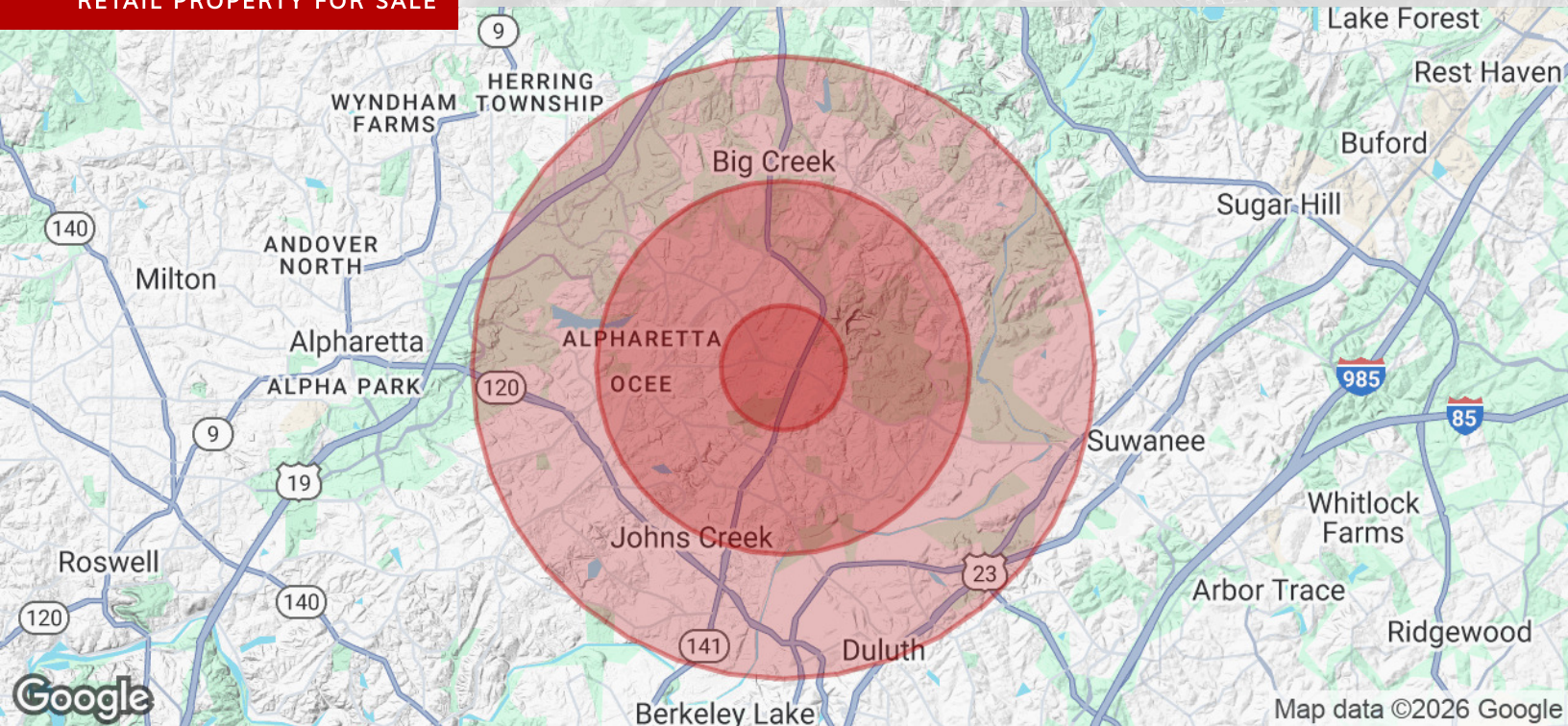
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Total Population	7,456	60,045	142,874
Average Age	36.3	36.6	36.7
Average Age (Male)	35.5	36.3	36.5
Average Age (Female)	37.0	37.1	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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

2020 American Community Survey (ACS)

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