

6140 Atlanta Hwy

Alpharetta, GA 30004



FOR SUBLEASE



**DAY CARE CENTER OFFERING
EXCEPTIONAL FLEXIBILITY**

[CUSHMANWAKEFIELD.COM](https://www.cushmanwakefield.com)

6140 Atlanta Hwy

OVERVIEW

BUILDING SIZE

13,364 SF

LAND SIZE

1.69 Acres

SUBLEASE RATE

\$20.69 PSF NNN

PARKING

4.45/1,000 SF | 30 spaces

EXPENSES

CAM - \$68,444

RE Taxes - \$13,538

Insurance -
\$12,887

SUBLEASE EXPIRATION

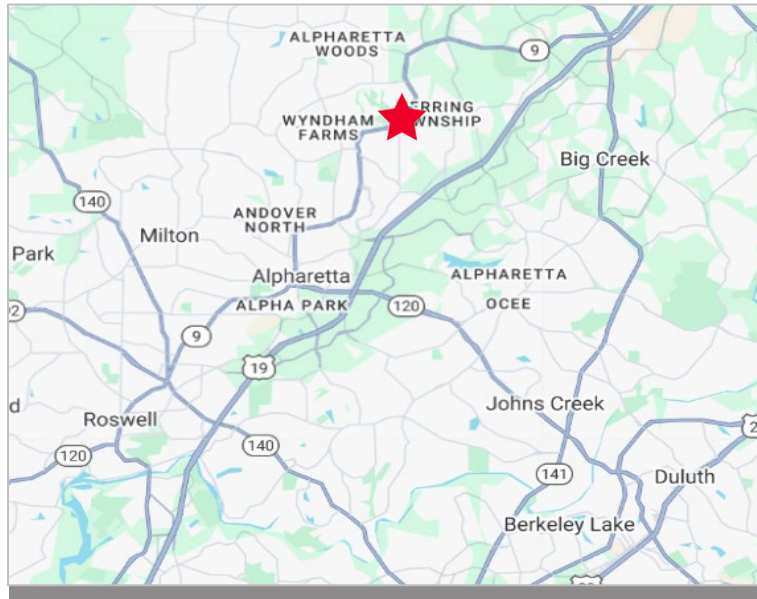
6/30/2028

ZONED

M-1, Forsyth
County

TRAFFIC

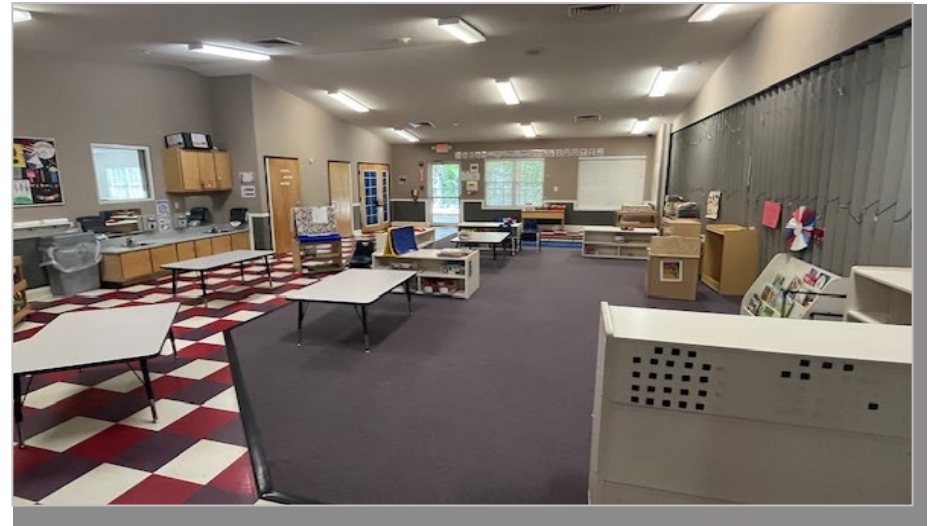
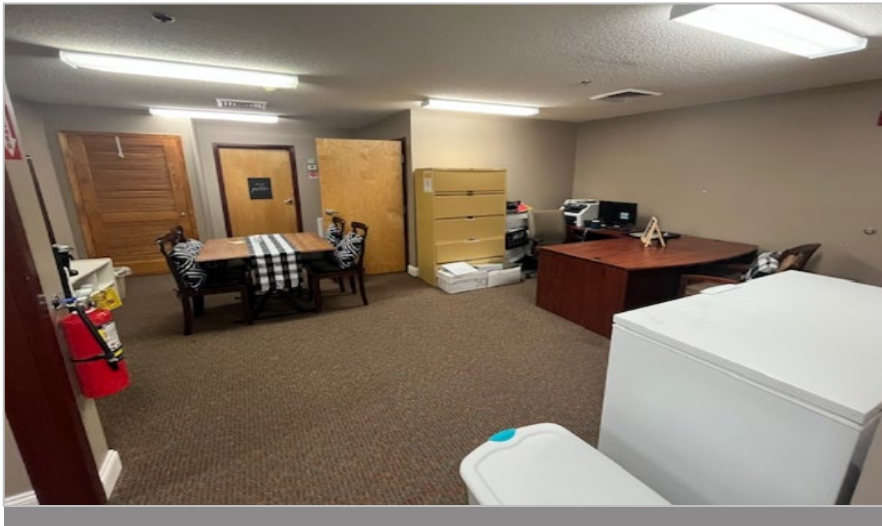
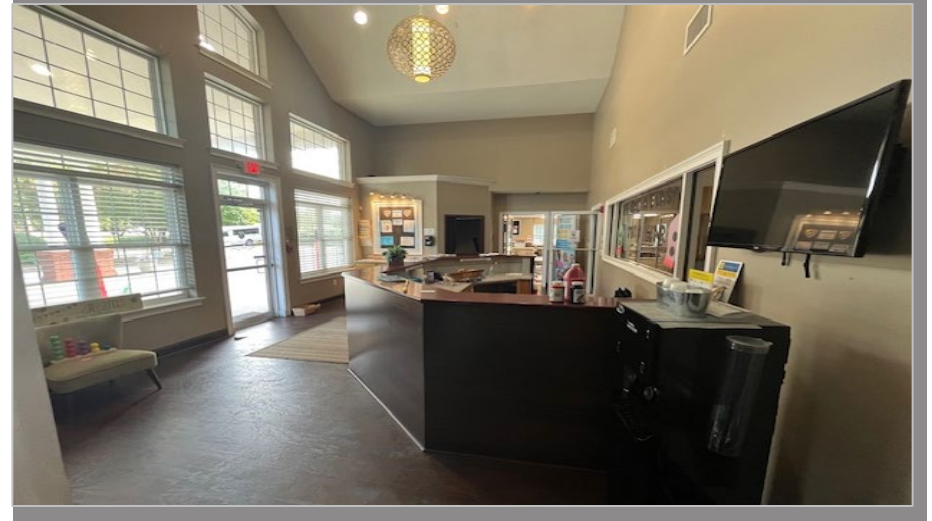
24,383 VPD on
Atlanta Hwy



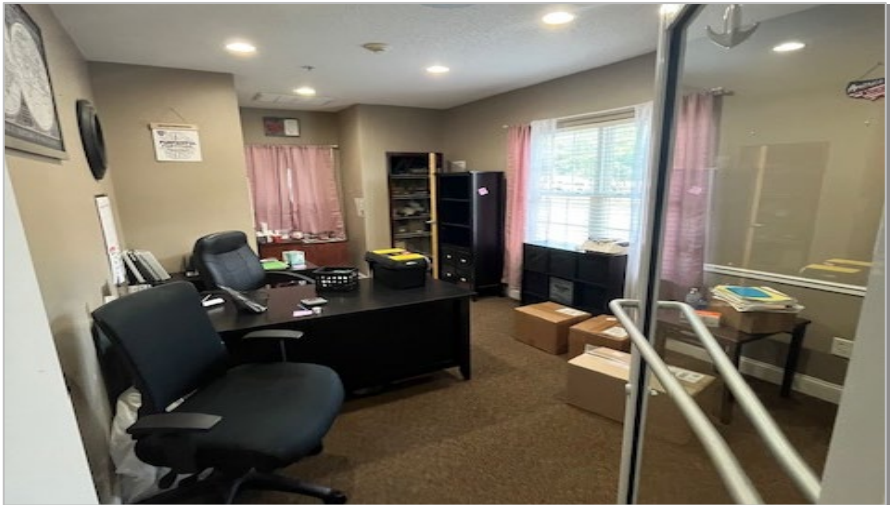
DEMOGRAPHICS

2025	5 Miles	10 Miles
2024 Population	121,683	494,308
Median Household Income	\$139,462	\$131,741
Median Home Value	\$499,146	\$479,851

INTERIOR PHOTOS



INTERIOR PHOTOS



PARCEL OUTLINE

