



**COLDWELL BANKER
COMMERCIAL
METRO BROKERS**



Alpharetta | South Forsyth | 10,368 +/- SF Office

PREPARED BY:

**Coldwell Banker Commercial
METRO BROKERS**

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FOR SALE
4080 McGinnis Ferry Road, Bldg. 300
Alpharetta, GA 30005



CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



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EXECUTIVE SUMMARY

THE PROPERTY

4080 MCGINNIS FERRY RD, BLDG. 300
ALPHARETTA GA 30005

PROPERTY SPECIFICATIONS

Property Type:	Office Condominium
Building Size:	10,368 ± SF
Number of Stories:	2
Year Built:	2000

PRICE

Sale Price	\$2,384,640 USD
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INVESTMENT HIGHLIGHTS

- Divided into four (4) X 2,592 SF units, with two units on the first floor and two on the second floor.
- All four units can be contiguous with interior connections for a single occupant.
- Three units (approximately 75%) are available for the new owner.
- One unit (approximately 25%) leased through July 31, 2026.
- The office complex where the subject Property is situated is across the road from the newly proposed The Gathering at South Forsyth, a \$2B + mixed live-work-play development project (please note that this proposal hasn't been finalized yet – please check on the official Forsyth County government website for the latest updates)
- <https://www.fox5atlanta.com/news/the-gathering-at-south-forsyth-gets-greenlight>
- <https://www.forsythco.com/News/video-get-the-latest-updates-on-the-ronald-reagan-blvd-extension-apr24>
- All units are accessible and connected through the interior common areas – creating a contiguous 10,368 SF for a single user; or each unit can be occupied separately, allowing up to four separate tenants.
- The attached floor plans may not accurately depict the current layout.



TAXES / OFFICE PARK ASSOCIATION FEES

- Property Tax (estimated.): \$21,236.32 ± annually (Tax Year 2025)
- Office Park Association Dues: \$22,792 ± annually (approximate)

LOCATION HIGHLIGHTS

- Easy access from GA 400
- Across the street from the proposed 80± AC \$2B + mixed-use project - The Gathering at South Forsyth
- <https://thegatheringatsouthforsyth.com/>
- 1.2 ± miles south of Halcyon; a completed 135 ± AC mixed-use development project focused on live-work-play with retail, dining, lodging, social gathering areas, and residence
- <https://www.visithalcyon.com/>
- 0.5 ± miles west of the currently “under construction” McGinnis Ferry Road exit from GA-400 (see Pg. 13)
- 1.6 ± miles south of Exit 12A/B MacFarland Parkway | GA 400
- 4.2 ± miles north of Avalon - Alpharetta
- 5.9 ± miles south of The Collection at Forsyth
- 9.3 ± miles south of Northside Hospital Forsyth



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PROPERTY PHOTOS





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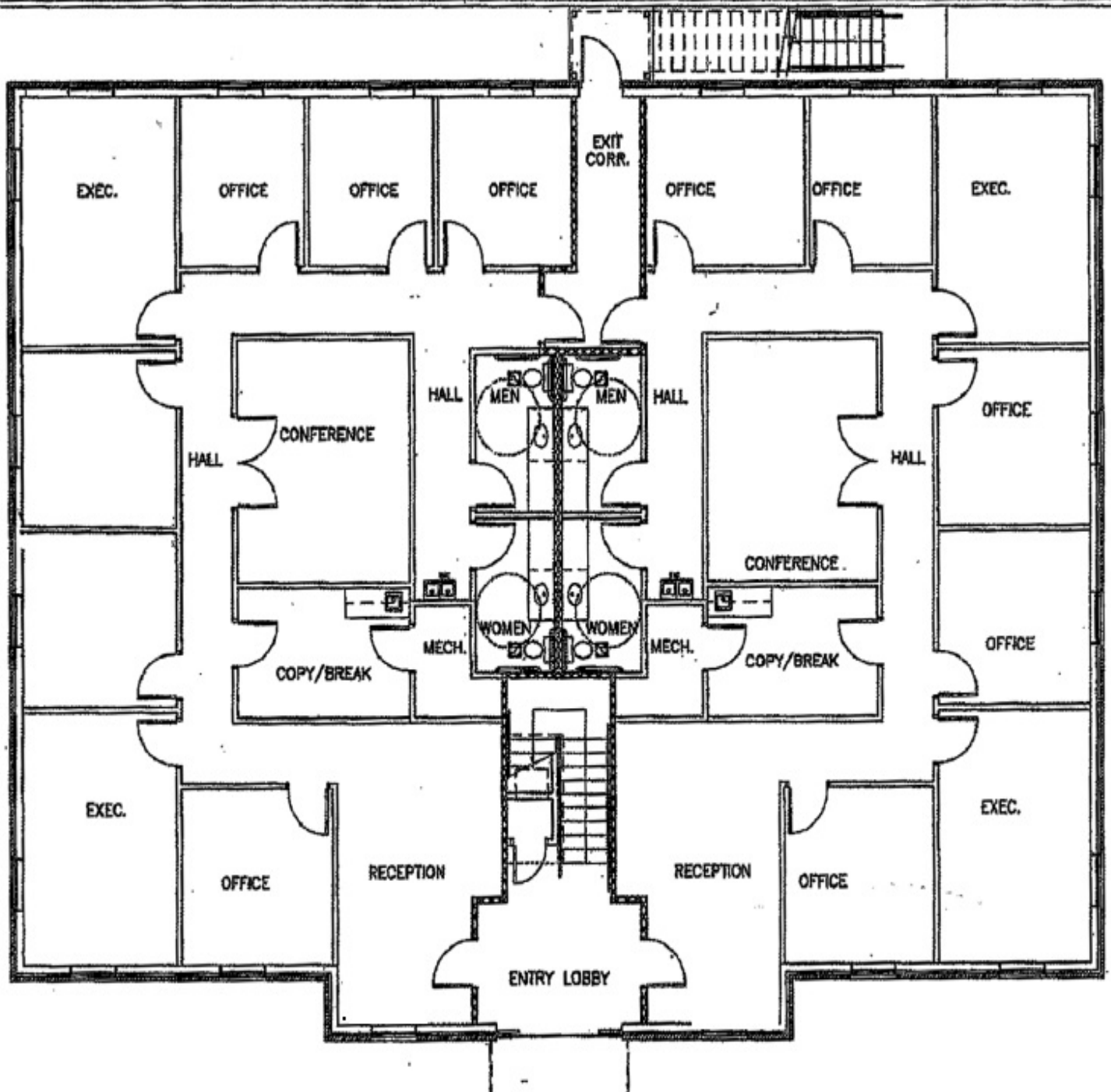
PROPERTY PHOTOS





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FLOOR PLAN - FIRST FLOOR

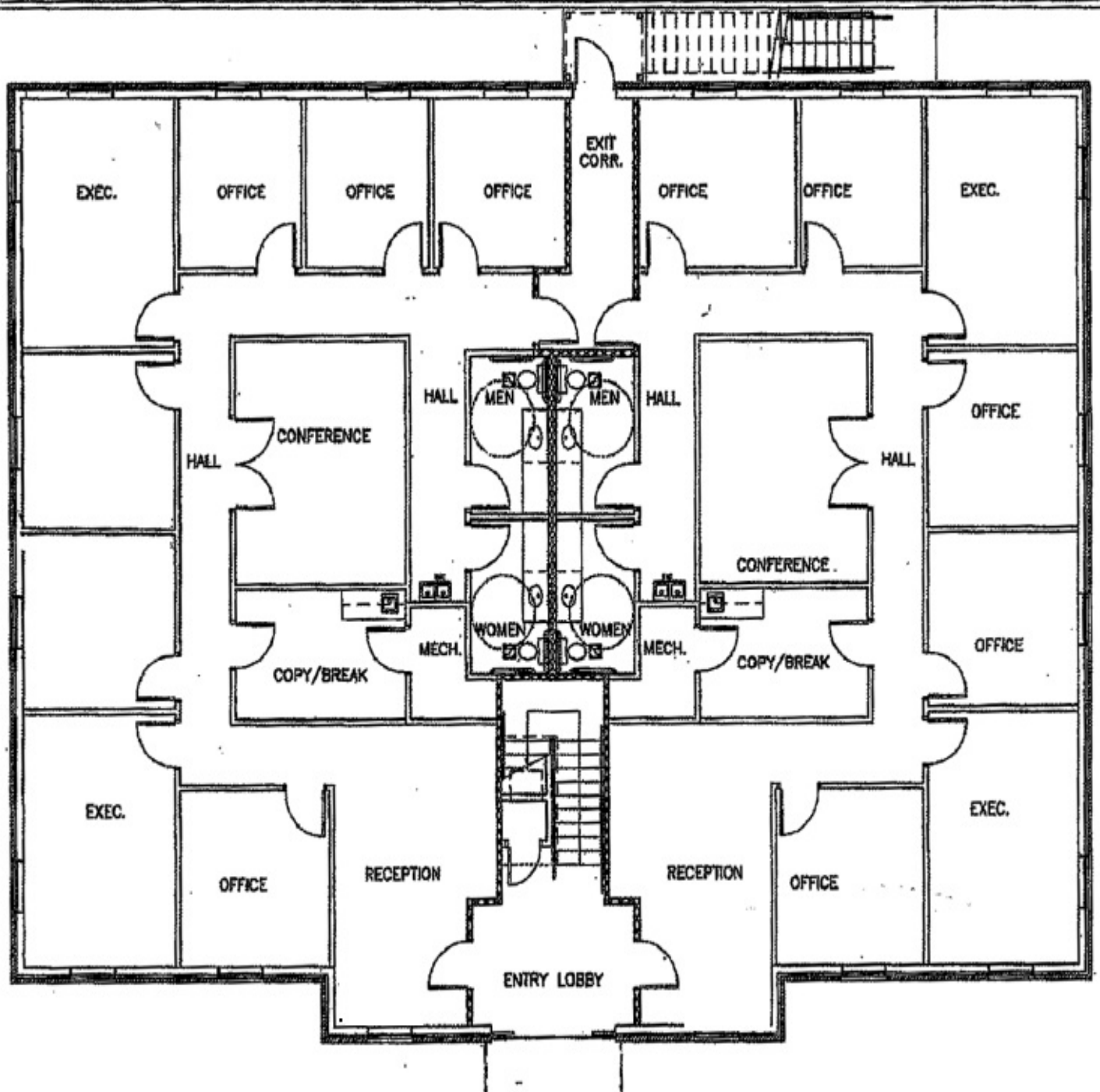


The floor plan is subject to errors and/or omissions and may not be drawn to scale. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.



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FLOOR PLAN - SECOND FLOOR

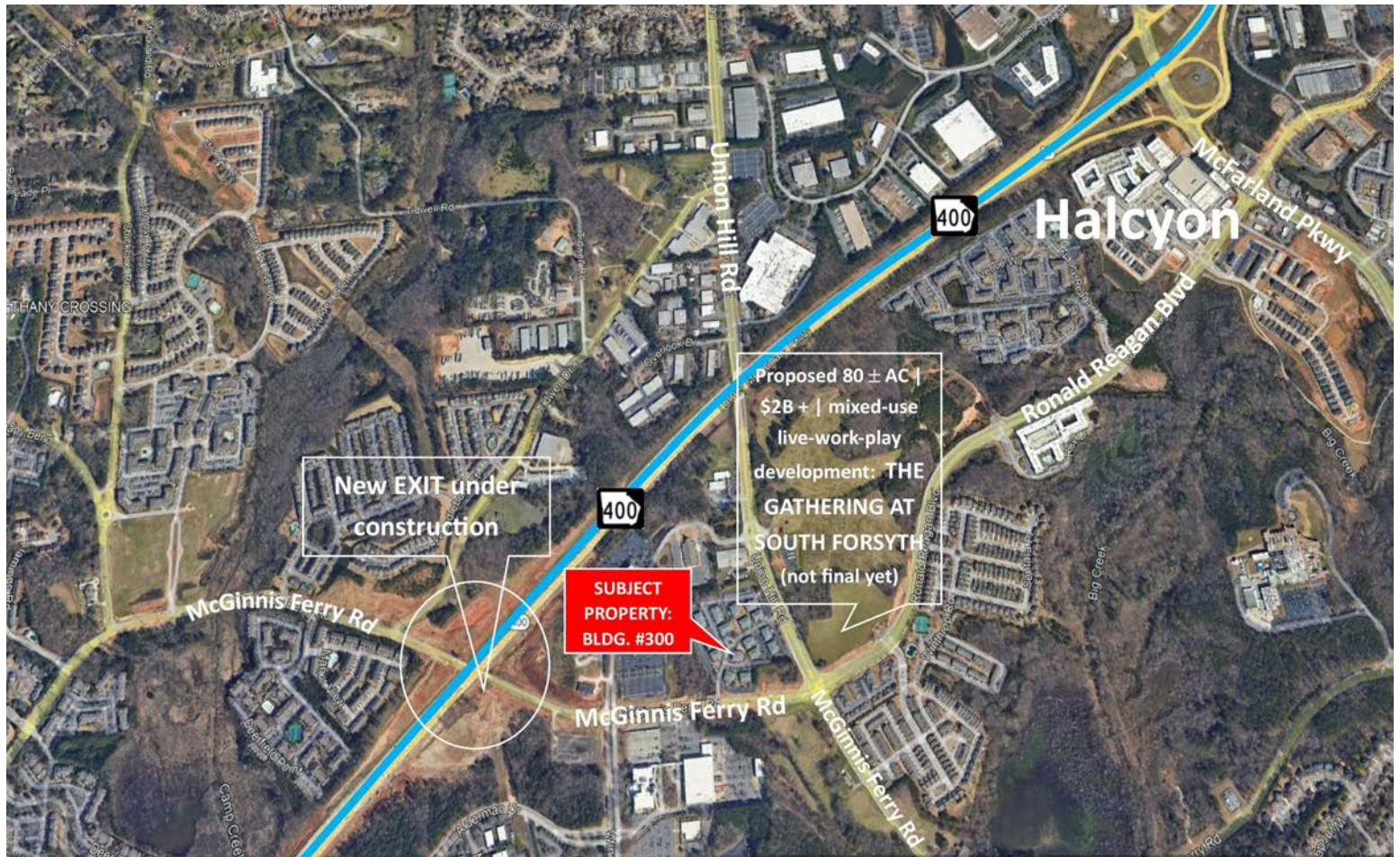


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MAPS & AERIALS





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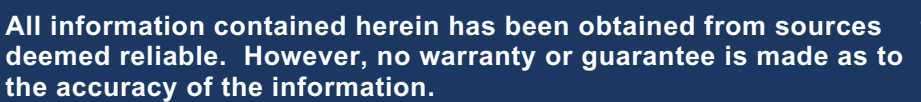
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MAPS & AERIALS





MAPS & AERIALS





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DEMOGRAPHICS

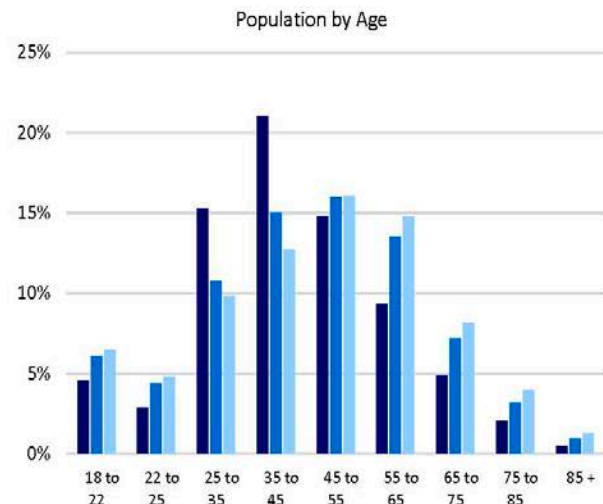
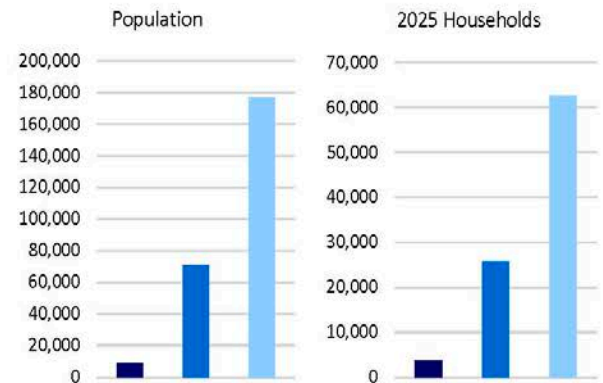
Demographics around 4080 McGinnis Ferry Rd, Alpharetta, Georgia 30005, United States



Consumer Profile Report

STI: PopStats, 2025 Q2

	1 Mile		3 Miles		5 Miles	
Current						
2025 Population	8,966	---	70,680	---	177,060	---
2030 Projected Population	9,794	---	75,854	---	190,279	---
Pop Growth (%)	9.2%	---	7.3%	---	7.5%	---
2025 Households	3,718	---	25,719	---	62,650	---
2030 Projected Households	4,045	---	27,557	---	67,340	---
HH Growth (%)	8.8%	---	7.1%	---	7.5%	---
Census Year						
2010 Population	4,117	---	53,056	---	137,529	---
2020 Population	8,401	---	67,517	---	169,260	---
Pop Growth (%)	104.0%	---	27.3%	---	23.1%	---
2010 Households	1,592	---	19,581	---	49,045	---
2020 Households	3,493	---	24,557	---	59,798	---
HH Growth (%)	119.5%	---	25.4%	---	21.9%	---
Total Population by Age						
Average Age (2025)	35.3		38.2		39.5	
Children (2025)						
0 - 4 Years	618		3,713		8,592	
5 - 9 Years	613		4,387		10,030	
10-13 Years	488		3,613		8,928	
14-17 Years	479		4,374		11,265	
Adults (2025)						
18 to 22	411	4.6%	4,306	6.1%	11,505	6.5%
22 to 25	261	2.9%	3,117	4.4%	8,509	4.8%
25 to 35	1,373	15.3%	7,629	10.8%	17,391	9.8%
35 to 45	1,888	21.1%	10,623	15.0%	22,526	12.7%
45 to 55	1,330	14.8%	11,317	16.0%	28,418	16.0%
55 to 65	837	9.3%	9,554	13.5%	26,150	14.8%
65 to 75	438	4.9%	5,097	7.2%	14,492	8.2%
75 to 85	186	2.1%	2,256	3.2%	7,004	4.0%
85 +	45	0.5%	693	1.0%	2,249	1.3%



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DEMOGRAPHICS

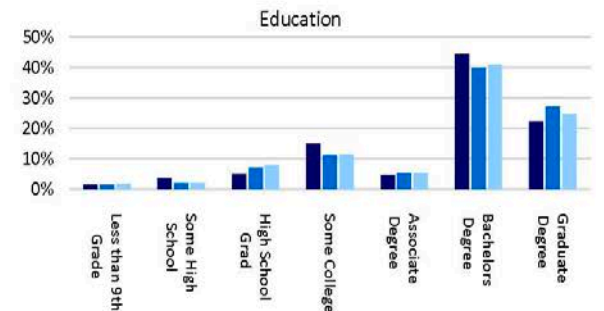
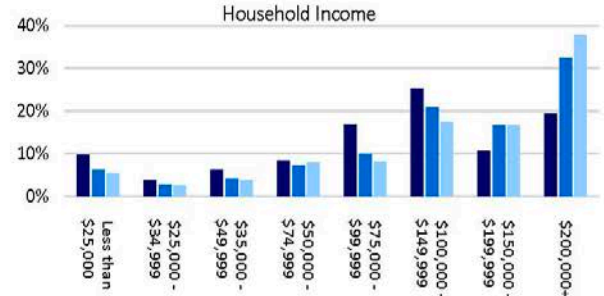
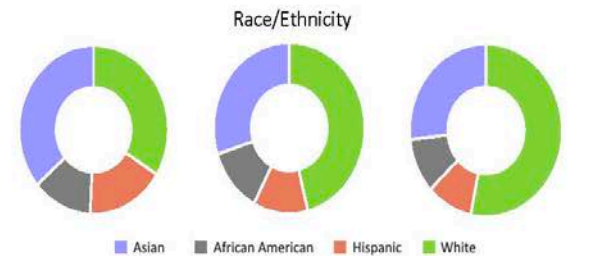
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	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2025)						
White, Non-Hispanic	2,863	31.9%	30,929	43.8%	89,367	50.5%
Hispanic	1,420	15.8%	7,868	11.1%	16,459	9.3%
Black	1,094	12.2%	8,253	11.7%	17,229	9.7%
Asian	3,066	34.2%	20,130	28.5%	44,864	25.3%
Language at Home (2025)						
Spanish	893	10.7%	6,070	9.1%	11,668	6.9%
Asian Language	1,438	17.2%	9,615	14.4%	24,037	14.3%
Ancestry (2025)						
American Indian (ancestry)	29	0.3%	150	0.2%	290	0.2%
Hawaiin (ancestry)	6	0.1%	25	0.0%	69	0.0%
Household Income (2025)						
Per Capita Income	\$58,922	---	\$67,036	---	\$72,796	---
Average HH Income	\$142,075	---	\$184,227	---	\$205,732	---
Median HH Income	\$108,117	---	\$147,838	---	\$163,534	---
Less than \$25,000	359	9.7%	1,580	6.1%	3,457	5.5%
\$25,000 - \$34,999	136	3.7%	714	2.8%	1,648	2.6%
\$35,000 - \$49,999	229	6.2%	1,040	4.0%	2,376	3.8%
\$50,000 - \$74,999	307	8.3%	1,832	7.1%	4,978	7.9%
\$75,000 - \$99,999	622	16.7%	2,565	10.0%	5,143	8.2%
\$100,000 - \$149,999	944	25.4%	5,346	20.8%	10,919	17.4%
\$150,000 - \$199,999	399	10.7%	4,280	16.6%	10,400	16.6%
\$200,000+	722	19.4%	8,363	32.5%	23,730	37.9%
Education (2025)						
Less than 9th Grade	87	1.4%	724	1.5%	2,073	1.8%
Some High School	212	3.5%	957	2.0%	2,384	2.0%
High School Grad	297	4.9%	3,388	7.2%	9,467	8.0%
Some College	911	14.9%	5,289	11.2%	13,488	11.4%
Associate Degree	277	4.5%	2,410	5.1%	6,291	5.3%
Bachelors Degree	2,712	44.5%	18,827	39.9%	48,486	41.0%
Graduate Degree	1,349	22.1%	12,812	27.2%	29,178	24.7%



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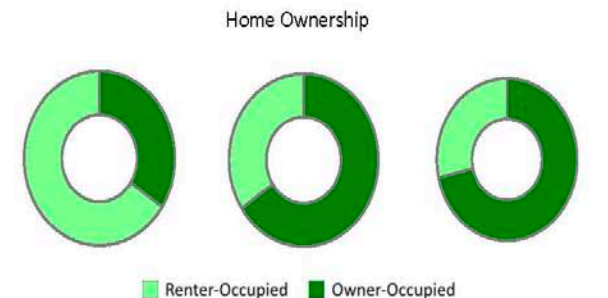
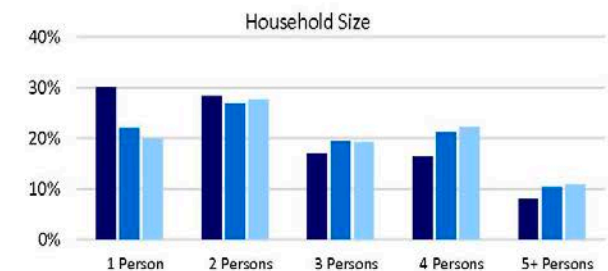
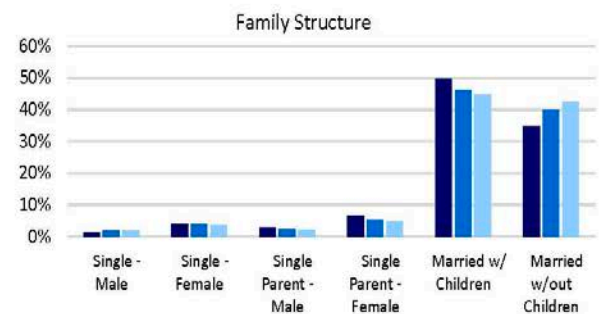
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	1 Mile		3 Miles		5 Miles	
Family Structure (2025)	2,340		18,801		47,781	
Single - Male	36	1.5%	352	1.9%	903	1.9%
Single - Female	94	4.0%	750	4.0%	1,858	3.9%
Single Parent - Male	72	3.1%	456	2.4%	1,006	2.1%
Single Parent - Female	157	6.7%	1,019	5.4%	2,386	5.0%
Married w/ Children	1,163	49.7%	8,703	46.3%	21,334	44.6%
Married w/out Children	819	35.0%	7,522	40.0%	20,296	42.5%
Household Size (2025)						
1 Person	1,120	30.1%	5,679	22.1%	12,491	19.9%
2 Persons	1,058	28.5%	6,935	27.0%	17,330	27.7%
3 Persons	635	17.1%	4,989	19.4%	12,047	19.2%
4 Persons	607	16.3%	5,455	21.2%	13,917	22.2%
5+ Persons	299	8.0%	2,661	10.3%	6,865	11.0%
Home Ownership (2025)	3,718		25,719		62,650	
Owners	1,279	34.4%	16,855	65.5%	44,722	71.4%
Renters	2,439	65.6%	8,864	34.5%	17,928	28.6%
Components of Change (2025)						
Births	105	1.2%	764	1.1%	1,890	1.1%
Deaths	41	0.5%	444	0.6%	1,298	0.7%
Migration	-11	-0.1%	446	0.6%	1,484	0.8%
Unemployment Rate (2025)	2.8%		2.9%		2.9%	
Employment, Pop 16+ (2025)	6,995		56,688		143,809	
Armed Services	14	0.2%	83	0.1%	171	0.1%
Civilian	5,468	78.2%	41,579	73.3%	102,006	70.9%
Employed	5,313	76.0%	40,382	71.2%	98,977	68.8%
Unemployed	155	2.2%	1,197	2.1%	3,029	2.1%
Not in Labor Force	1,527	21.8%	15,109	26.7%	41,803	29.1%
Businesses						
Establishments	546	---	3,454	---	7,424	---
Employees (FTEs)	6,990	---	40,473	---	79,478	---



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