



**SITE**

**FOR SUBLEASE**

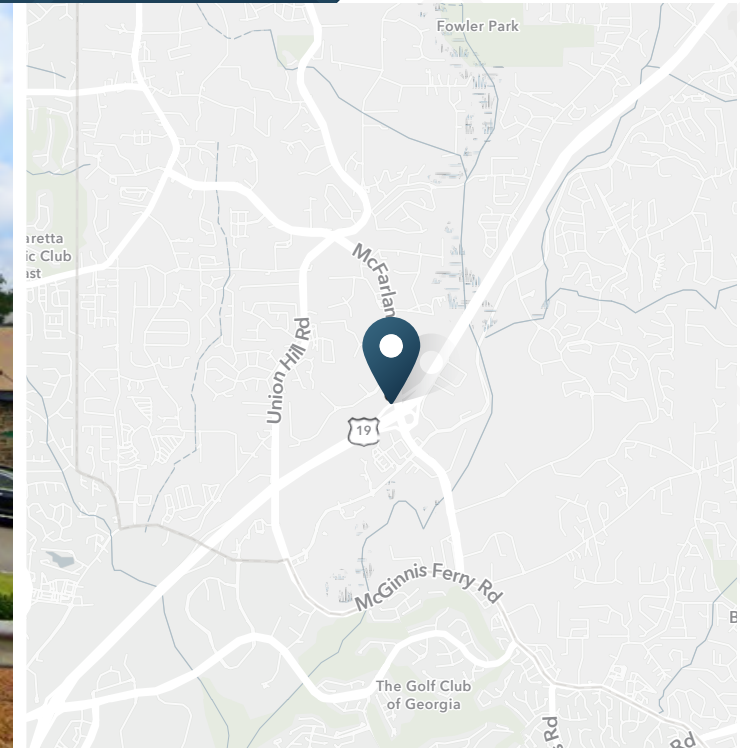
**Former Dental Space**  
1155 Bluegrass Court, Suite 5 | Alpharetta, GA 30004





# Former Dental Space

1155 Bluegrass Court, Suite 5 | Alpharetta, GA 30004



2,200 SF

Available

2/28/2033

Expiration Date

Contact  
Broker

Rate

PRESS TO VIEW  
MATTERPORT



## ABOUT THE PROPERTY

- Situated in Alpharetta's thriving Bluegrass area with convenient access to GA-400 and major retail corridors
- Two (2) five-year renewal terms available
- Positioned within an established professional complex with strong neighboring tenants
- Attractive exterior and well-maintained grounds create a welcoming first impression
- FFE Available for Purchase
- Northside Hospital purchased the 41 acre parcel across McFarland Parkway

## JOIN THESE RETAILERS



The UPS Store



## TRAFFIC COUNTS

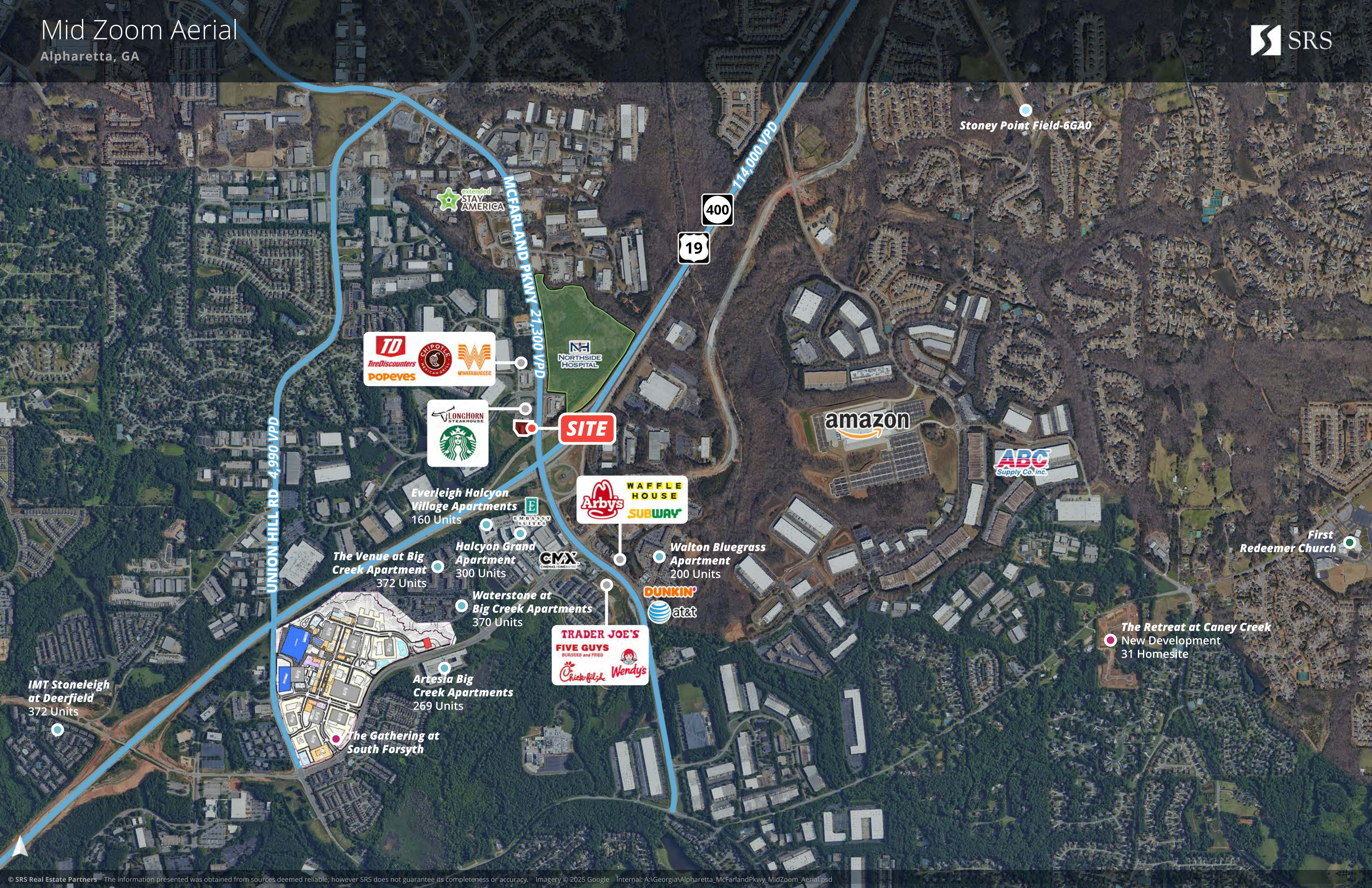
|                   |             |
|-------------------|-------------|
| US - 19           | 114,000 VPD |
| McFarland Pkwy    | 28,900 VPD  |
| McGinnis Ferry Rd | 13,500 VPD  |

Year: 20X25 | Source: GDOT









Stoney Point Field-6GA0

400

19

114,000 VPD

McFARLAND PKWY 21,300 VPD

UNION HILL RD 4,990 VPD

extended  
STAY  
AMERICA

TD  
TireDiscounters  
POPEYES

CHIPOTLE  
MEXICAN GRILL

WHATABURGER

NORTHSIDE  
HOSPITAL

LONGHORN  
STEAKHOUSE

STARBUCKS

SITE

Everleigh Halcyon  
Village Apartments  
160 Units

EMBASSY  
SUITES

Arbys  
WAFFLE  
HOUSE  
SUBWAY

The Venue at Big  
Creek Apartment  
372 Units

Halcyon Grand  
Apartment  
300 Units

CMX  
CINEMAS

Walton Bluegrass  
Apartment  
200 Units

DUNKIN'  
at&t

Waterstone at  
Big Creek Apartments  
370 Units

Artesia Big  
Creek Apartments  
269 Units

TRADER JOE'S  
FIVE GUYS  
BURGERS and FRIES  
Chick-fil-A  
Wendy's

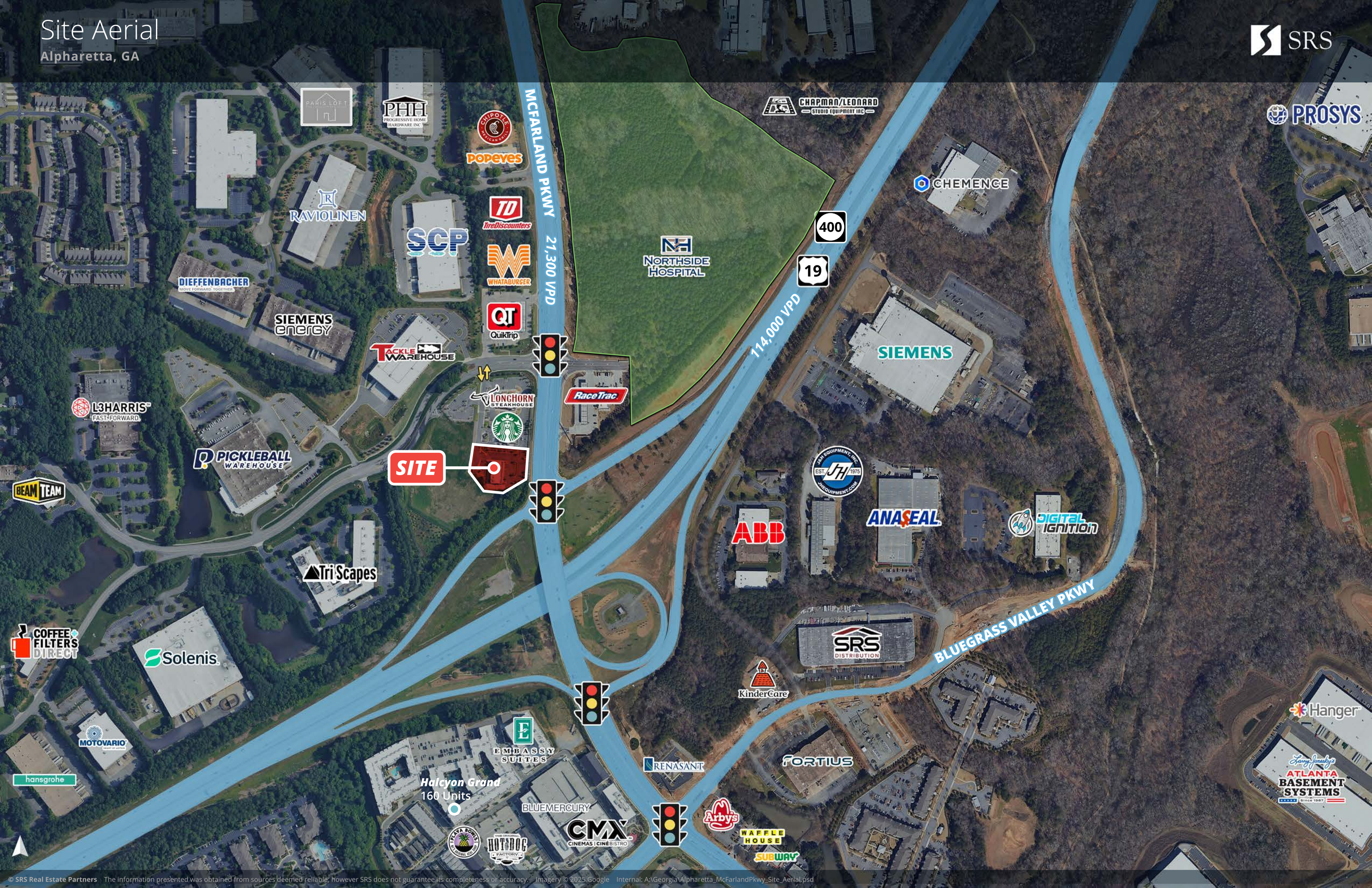
The Gathering at  
South Forsyth

First  
Redeemer Church

The Retreat at Caney Creek  
New Development  
31 Homesite

IMT Stoneleigh  
at Deerfield  
372 Units





SITE

McFARLAND PKWY  
21,300 VPD

114,000 VPD

BLUEGRASS VALLEY PKWY

Halcyon Grand  
160 Units

ITALIA POINT  
FARM HOUSE

EMBASSY  
SUITES

BLUEMERCURY  
CMX  
CINEMAS | CINEBISTRO

NORTHSIDE  
HOSPITAL

ABB

KinderCare

SRS  
DISTRIBUTION

FORTIUS

Arby's  
Waffle House  
SUBWAY

RENASANT

ANASEAL

DIGITAL  
IGNITION

SIEMENS

CHEMENCE

CHAPMAN/LEONARD  
STUDIO EQUIPMENT INC

CHIPOTLE  
POPEYES

TD  
TireDiscounters

WHATABURGER

QT  
QuikTrip

TACKLE  
WAREHOUSE

LONGHORN  
STEAKHOUSE

Starbucks

TriScapes

PICKLEBALL  
WAREHOUSE

L3HARRIS  
FAST4WARD

SIEMENS  
ENERGY

RAVIOLINI

PHH  
PROGRESSIVE HOME  
HARDWARE INC

PARIS LOFT

DIEFFENBACHER  
MOVE FORWARD TOGETHER

Solenis

MOTOVARIO

hansgrohe

COFFEE  
FILTERS  
DIRECT

BEAM TEAM

Hanger

ATLANTA  
BASEMENT  
SYSTEMS



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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

|            |                          |                          |                  |
|------------|--------------------------|--------------------------|------------------|
| 5,771      | 11,014                   | \$168,062                | 2,550            |
| Population | Total Daytime Population | Average Household Income | Total Households |

### 3 MILES

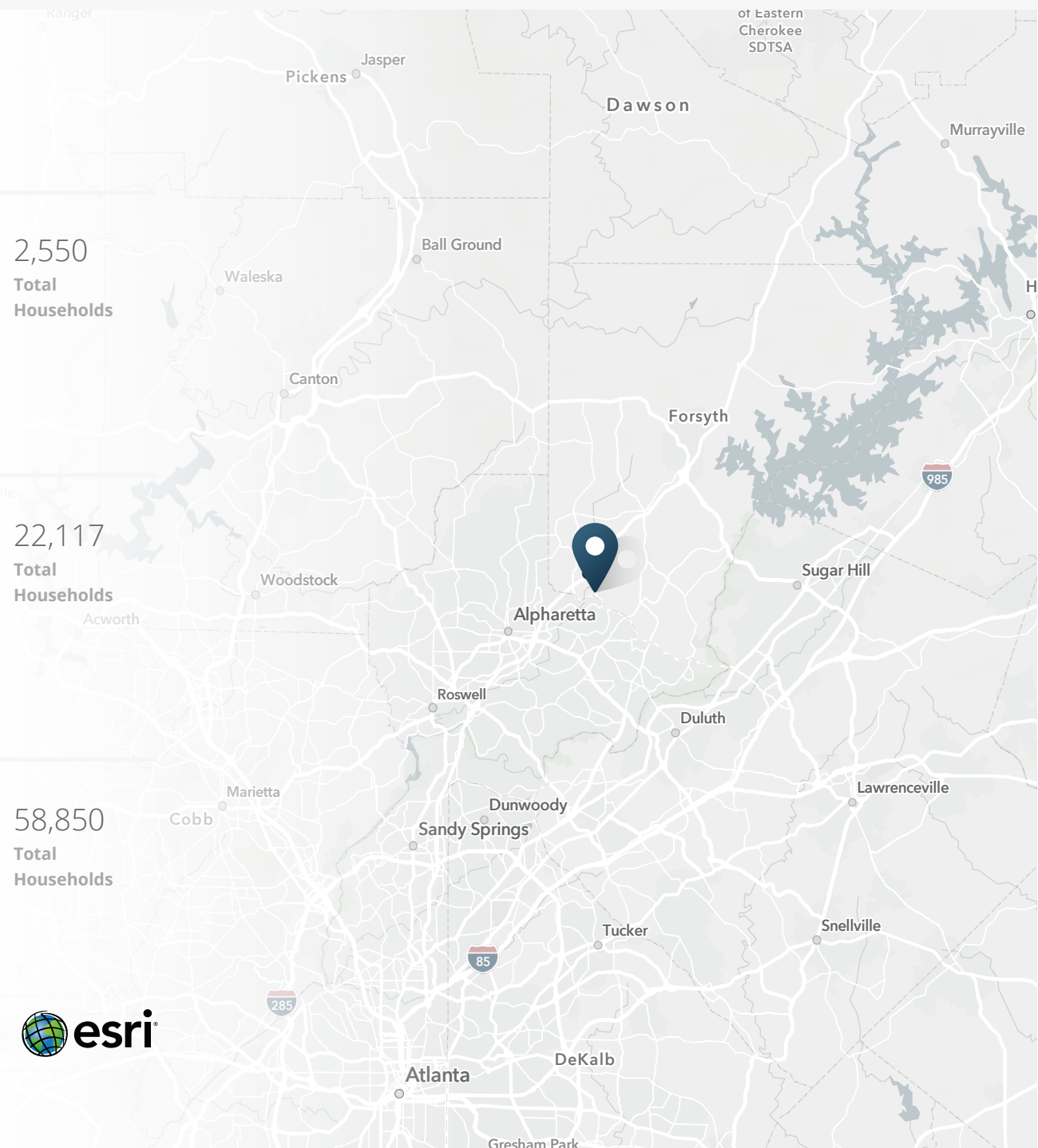
|            |                          |                          |                  |
|------------|--------------------------|--------------------------|------------------|
| 62,222     | 83,504                   | \$174,202                | 22,117           |
| Population | Total Daytime Population | Average Household Income | Total Households |

### 5 MILES

|            |                          |                          |                  |
|------------|--------------------------|--------------------------|------------------|
| 167,812    | 218,478                  | \$194,556                | 58,850           |
| Population | Total Daytime Population | Average Household Income | Total Households |

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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