## RESTAURANT/ RETAIL SPACE FOR LEASE

MIXED-USE DEVELOPMENT



- New construction with 22,270 SF of retail & restaurant space available for lease.
- 103 retail parking spaces.
- Mixed-use development with 269 multifamily units.
- Easy walking distance to <u>Halcyon</u>, a mixed-use development with 480,000 SF of commercial space, two hotels & 690 residential units.
- Directly across from <u>The Gathering</u> at South Forsyth, a mixed-used development with retail space and proposed NHL arena, scheduled to open Q4 2026.
- Ideal for a Fitness Center, Coffee Shop, Upscale Italian Restaurant or Mexican Restaurant, Grocery Store, Dog Spa, Med Spa, or Dental Office.

TRAFFIC COUNTS				
Ronald Reagan Blvd	8,387 VPD			
McFarland Pkwy	18,258 VPD			
McGinnis Ferry Rd	15,860 VPD			
GA 400 / US 19	56,346 VPD			



<b>DEMOGRAPHICS</b> 3M ILE 5M ILE 7M ILE					
	Population	61,991	173,478	309,295	
	Households	21,247	61,066	107,45	
	Avg HH Income	\$161,451	\$161,128	\$166,001	













## SPACE FOR LEASE

## 22,270 SF Available | Forsyth County Build to Suit

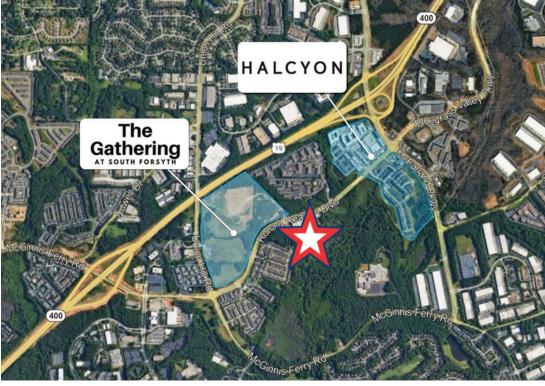
6405 Rex Lane, Alpharetta, GA 30005



SUITE	TENANT NAME	SPACE SIZE
Α	Available	
В	Available	
С	Available	
D	Available	
E	Available	2.672 SF
F	Available	
G	Available	













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