

RESTAURANT/ RETAIL SPACE FOR LEASE

MIXED-USE DEVELOPMENT



22,270 SF Available | Forsyth County
6405 Rex Lane, Alpharetta, GA 30005

PHOTO
GALLERY

- New construction with 22,270 SF of retail & restaurant space available for lease.
- 103 retail parking spaces.
- Mixed-use development with 269 multi-family units.
- Easy walking distance to Halcyon, a mixed-use development with 480,000 SF of commercial space, two hotels & 690 residential units.
- Directly across from The Gathering 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.

DEMOGRAPHICS

	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

Source: Placer.ai



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



695 Mansell Rd Suite 120
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COMMERCIAL SPACE FOR LEASE

22,270 SF Available | Forsyth County
Build to Suit
6405 Rex Lane, Alpharetta, GA 30005



SUITE	TENANT NAME	SPACE SIZE
A	Available	4,146 SF
B	Available	2,515 SF
C	Available	2,626 SF
D	Available	2,672 SF
E	Available	2,672 SF
F	Available	2,672 SF
G	Available	2,739 SF



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