



PROPERTY DESCRIPTION

Vision Commercial Advisors is pleased to present a 1.18 acre outparcel for sale within a Publix Shopping Center in Alpharetta, Forsyth County. Positioned along Flynn Crossing near McGinnis Ferry Rd, the property is zoned CBD in Forsyth County and has undergone partial grading, with utilities and storm water detention infrastructure already in place. The site offers strong potential for retail or service tenants, subject to certain shopping center restrictions and overlay. Access road is Flynn Crossing Drive with adjacent business a Montessori school.

PROPERTY HIGHLIGHTS

- 1.18 Acres
- \$650,000.00
- CBD Zoning in Forsyth County
- Out Parcel to Publix Shopping Center at Flynn Crossing
- Utilities, Stormwater Detention in Place
- Excellent Demographics

The information provided herein is deemed reliable but is not warranted. Any information important to you or another party should be independently confirmed within an applicable due diligence period.

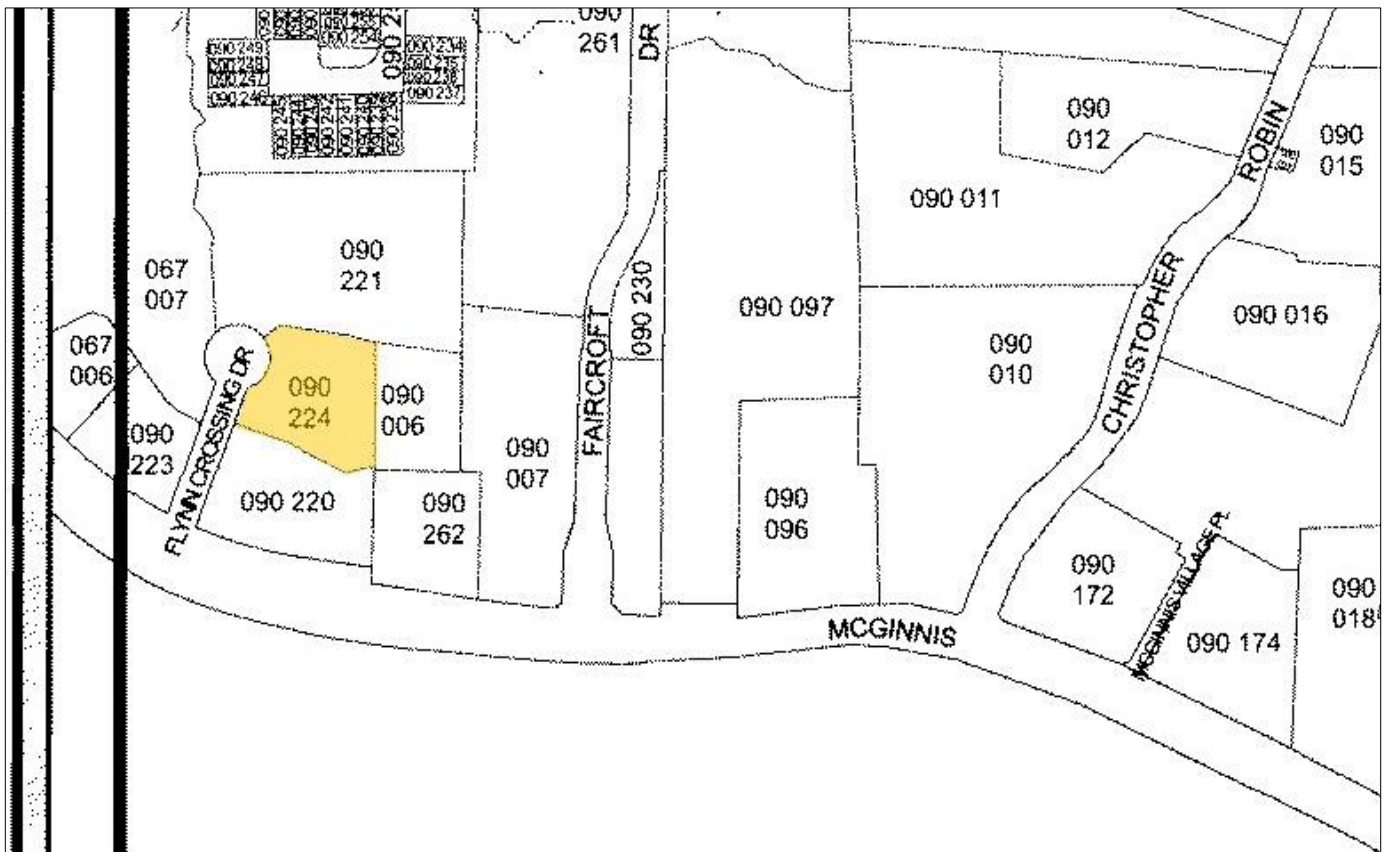
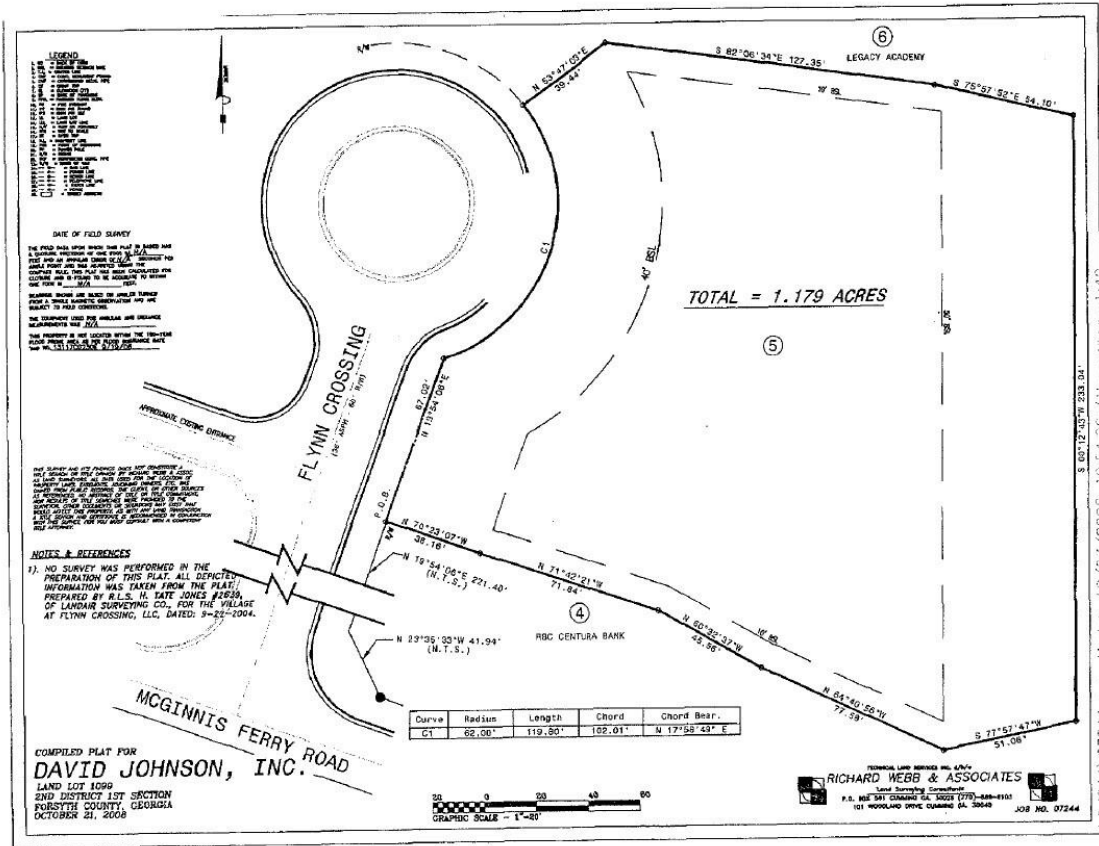
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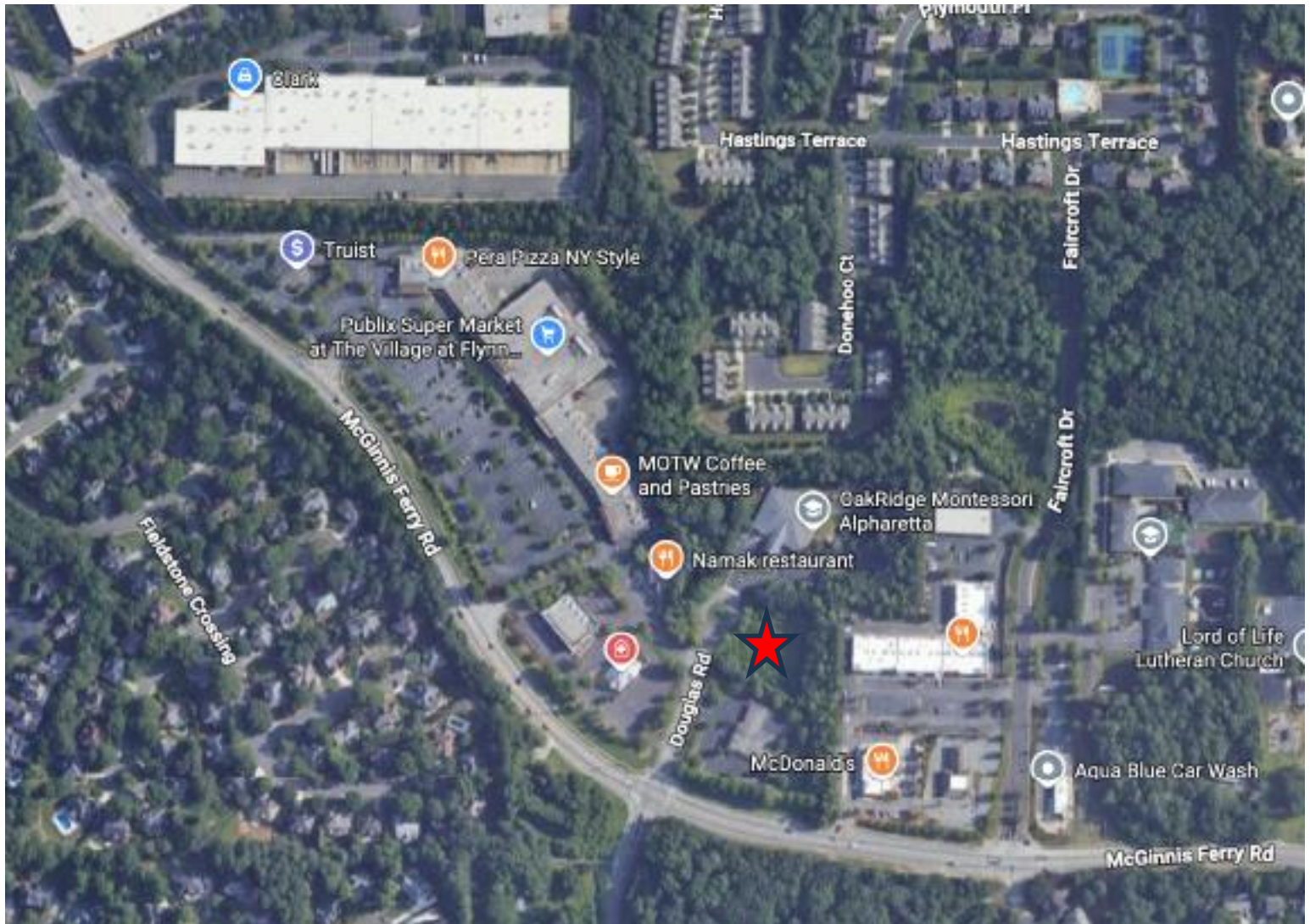
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Community Profile Summary

5390 Flynn Crossing Dr, Alpharetta, Georgia 30005
1-Mile · 3-Mile · 5-Mile Radii | Source: Esri 2025 Forecasts

1. Population & Households

Metric	1 Mile	3 Miles	5 Miles
2025 Total Population	7,523	72,047	195,644
2030 Total Population	7,524	73,806	200,905
2025–2030 Annual Growth	0.00%	0.48%	0.53%
2025 Daytime Population	10,000	93,268	238,819
Workers	6,576	59,107	145,333
Residents	3,424	34,161	93,486
2025 Total Households	2,410	25,023	67,352
2025 Avg Household Size	3.12	2.87	2.89
2025 Families	2,096	19,449	52,308
Median Age (2025)	42.0	39.0	39.8

The area within 1 mile is relatively stable in population while the 3- and 5-mile rings show steady household growth. A notably high daytime population (10,000 within 1 mile vs. 3,424 residents) indicates a strong employment draw.

2. Income & Wealth

Metric	1 Mile	3 Miles	5 Miles
2025 Median HH Income	\$200,051	\$160,702	\$158,982
2030 Median HH Income	\$222,012	\$180,292	\$178,180
2025 Avg HH Income	\$228,707	\$196,092	\$196,642
2025 Per Capita Income	\$74,932	\$68,225	\$67,898
Wealth Index (2025)	251	186	188
% of HHs earning \$150K+	~66%	~54%	~54%
% of HHs earning \$500K+	8.5%	5.3%	5.5%

Exceptionally affluent trade area. The 1-mile median household income of \$200,051 is roughly 2.5x the national median. The Wealth Index of 251 (national average = 100) confirms extraordinary consumer purchasing power.

3. Housing

Metric	1 Mile	3 Miles	5 Miles
2025 Median Home Value	\$647,947	\$603,647	\$615,978
2025 Avg Home Value	\$704,393	\$649,408	\$652,944

2030 Median Home Value	\$680,882	\$638,063	\$654,203
Homes \$500K–\$749K (share)	49.4%	48.1%	46.4%
Homes \$750K–\$999K (share)	20.2%	15.7%	19.2%
Homes \$1M+ (share)	9.7%	6.2%	5.9%
Owner-Occupied (2025)	91.1%	69.4%	74.0%
Housing Affordability Index	117	101	98
% Income for Mortgage	20.3%	23.5%	24.3%

The 1-mile ring is overwhelmingly owner-occupied (91%) with the vast majority of homes priced above \$500K. An Affordability Index above 100 means a typical household can afford a median-priced home in the area.

4. Demographics & Education

Metric	1 Mile	3 Miles	5 Miles
Married (age 15+)	69.5%	66.0%	65.7%
Asian Alone (2025)	28.7%	35.9%	36.9%
White Alone (2025)	49.8%	43.7%	43.2%
Hispanic Origin	7.2%	7.9%	7.8%
Diversity Index (2025)	69.7	71.3	71.2
Bachelor's Degree (25+)	46.1%	43.5%	42.1%
Graduate/Prof. Degree (25+)	29.8%	32.0%	32.6%
College-Educated Total	~76%	~76%	~75%

Highly educated, married-couple households dominate all three rings. Roughly three-quarters of adults hold at least a bachelor's degree. The area reflects a highly diverse, tech-oriented professional population—consistent with the Esri 'Professional Pride' tapestry segment.

5. Employment

Metric	1 Mile	3 Miles	5 Miles
Unemployment Rate (16+)	3.3%	3.3%	3.3%
White Collar (share)	91.6%	88.5%	86.6%
Mgmt/Business/Financial	40.3%	32.1%	32.6%
Professional	29.1%	37.5%	36.2%
Finance/Insurance/RE (industry)	11.2%	11.9%	11.0%
Services (industry)	44.1%	53.6%	54.4%
Manufacturing (industry)	12.5%	7.9%	8.0%

6. Consumer Spending (1-Mile Highlights)

Category	Avg/HH (1 Mi)	SPI (1 Mi)
Shelter	\$50,660	190
Health Care	\$13,766	178
Food at Home	\$13,160	177
Food Away from Home	\$7,970	193
Entertainment/Recreation	\$7,849	191
Travel	\$7,515	208
HH Furnishings & Equipment	\$5,593	192
Apparel & Services	\$4,704	192
Education	\$3,786	212
Personal Care	\$1,999	191

SPI = Spending Potential Index (national average = 100). Every category is well above 165, reflecting households that spend significantly more than the national norm across all major consumer categories. Education (212) and Travel (208) are the highest-indexed categories.

7. Key Takeaways

- **Dominant Tapestry Segment:** *Professional Pride (L2)* — married, high-income tech households prevalent across all radii.
- **Top-Tier Income & Wealth:** Median HH income exceeds \$200K within 1 mile; Wealth Index of 251.
- **Strong Employment Hub:** Daytime population nearly triples residential population at 1 mile, indicating a dense office/commercial employment base.
- **Owner-Dominated, High-Value Housing:** 91% owner-occupied within 1 mile; median home value ~\$648K; nearly 30% of homes valued above \$750K.
- **Highly Educated Workforce:** ~76% of adults hold a college degree or higher across all trade-area rings.
- **Growth Trajectory:** Modest but consistent population and household growth through 2030 in the broader 3- and 5-mile areas.
- **Consumer Spending Power:** All major spending categories indexed 165–212 above the national average.

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 data converted by Esri into 2020 geography. Consumer Spending data derived from 2022–2023 Consumer Expenditure Surveys, Bureau of Labor Statistics. © 2026 Esri.



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PROFESSIONAL BACKGROUND

David Hacker is Principal Broker who leads the Vision team with over 32 years of experience in commercial real estate with brokerage licenses in Georgia, North Carolina and Florida. In 1994 David began working with Gearon & Company of Atlanta, one of the fastest growing companies in America at the time. As a site acquisition specialist in wireless network development, he successfully negotiated many ground leases in the Southeast and was quickly promoted into zoning management, project management and business development until leaving the company in 2002 for a career in commercial real estate in Atlanta. In 2006, he founded Vision Commercial Advisors and has seen consistent growth in sales and leasing through strong work ethic and attention to customer service. He is a CCIM (Certified Commercial Investment Member) and a member of the Atlanta Commercial Board of Realtors. Happily married with 6 children, David enjoys travel, reading, music, songwriting, hiking, public speaking and most of all spending time with his family.

MEMBERSHIPS

Certified Commercial Investment Member, Atlanta Commercial Board of Realtors, National Association of Realtors, International Council of Shopping Centers

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