



**ANCHOR**  
HEALTH PROPERTIES



**Ownership Opportunities Available**

# **CLASS A MEDICAL OFFICE**

**11315 JOHNS CREEK PKY  
JOHNS CREEK, GA 30097**

# REDEFINE

Setting a new standard for Medical Office Space



No Use Restrictions



Covered Drop Off



Ample Free Parking



Close Proximity to Emory Johns Creek Hospital



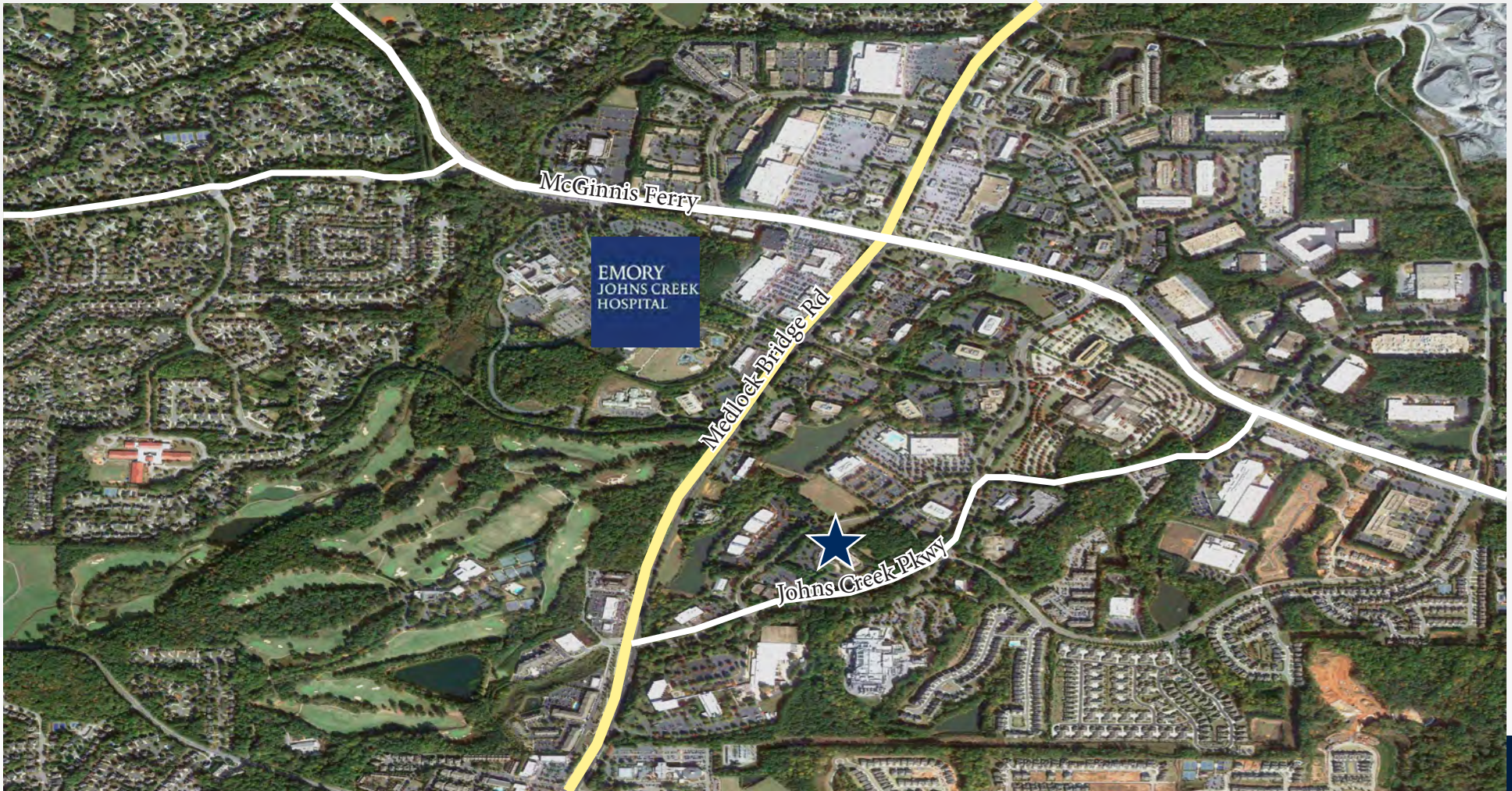
50K SF of Available Medical Space



50K SF of Existing Medical Tenants







## GROWING LOCATION

Johns Creek is the latest suburban Atlanta city to board the urbanization train. With a rapidly growing population and multiple residential projects popping up near its core, Johns Creek is quickly becoming one of the hottest areas for business, retail, and residential development.

# DEMOGRAPHICS

## WITHIN 1 MILE

**6,368**

POPULATION

**2,349**

HOUSEHOLDS

**\$402,063**

AVERAGE HOME VALUE

**58.0%**

OF HH INCOMES OVER \$100K

## WITHIN 3 MILES

**74,840**

POPULATION

**24,171**

HOUSEHOLDS

**\$402,784**

AVERAGE HOME VALUE

**64.3%**

OF HH INCOMES OVER \$100K

## WITHIN 5 MILES

**181,729**

POPULATION

**60,535**

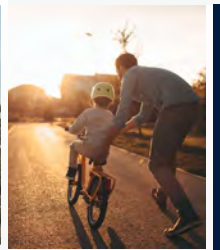
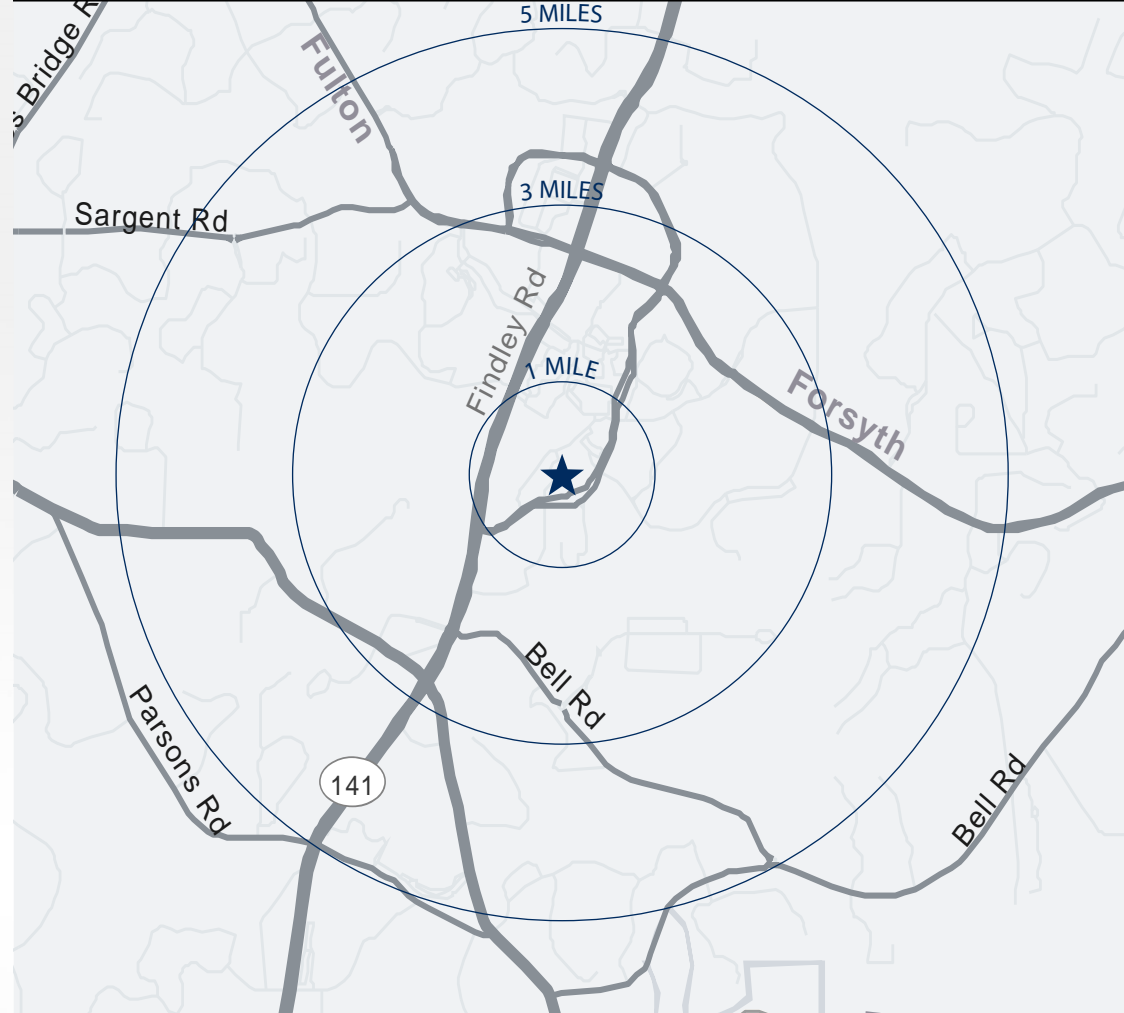
HOUSEHOLDS

**\$396,323**

AVERAGE HOME VALUE

**57.7%**

OF HH INCOMES OVER \$100K



# A FUTURE LOCATION FOR TRAVEL AND TOURISM

11315 Johns Creek Pky is located just 0.3 miles from Johns Creek Town Hall. The downtown area is home to a variety of business that brings people from near and far year round.



# A PLATE FULL OF AMENITIES

Johns Creek is home to some of the city's finest amenities. With over 154 restaurants and 343 retailers, there is something for everyone.



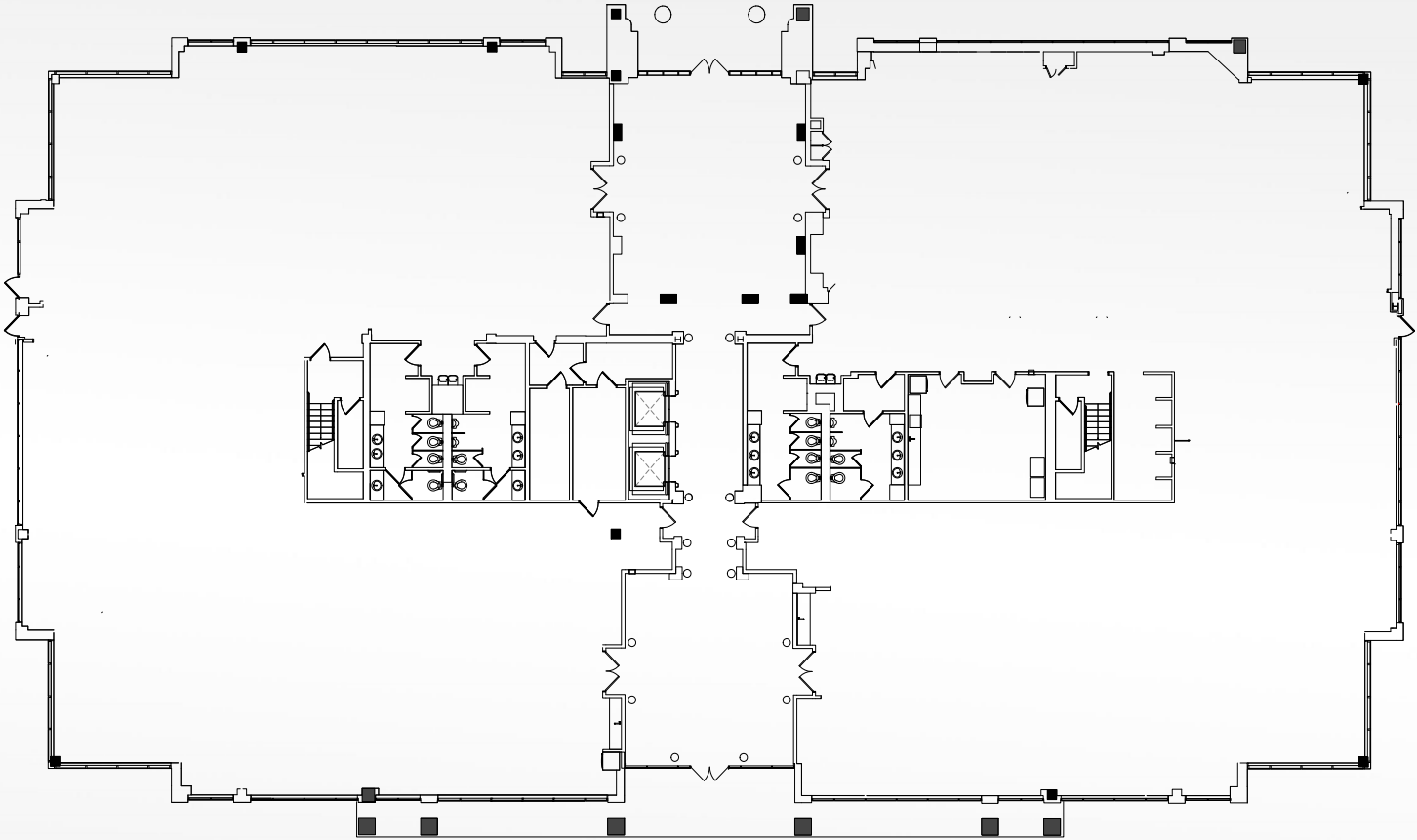
**154** restaurants



**343** retailers



# Floor Plan



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11315 JOHNS CREEK PKY

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Typical Floor Plan

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# NOW LEASING

MEDICAL OFFICE SPACE

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