

## 3.81 ± AC Land / Publix Shadow Anchored / Johns Creek

**PREPARED BY:**

**Coldwell Banker Commercial**  
METRO BROKERS

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**FOR SALE**

**3.81 ± AC Land**  
**Publix Shadow Anchored**

**7895 McGinnis Ferry Road,**  
**Johns Creek, GA 30024**

**CONFIDENTIALITY STATEMENT**

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Notice: Any included income, expenses, costs, return, estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property conditions, possible taxes, zoning, and other information herein may be estimated, projected, and subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the business, tenants, or sellers. This offer is subject to prior sale without notice.



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Publix Shadow Anchored / 3.81 ± AC / Johns Creek

## EXECUTIVE SUMMARY

### THE PROPERTY

Publix Shadow Anchored / 3.81 ± AC  
 7895 McGinnis Ferry Road  
 Johns Creek, GA 30024

## PROPERTY SPECIFICATIONS

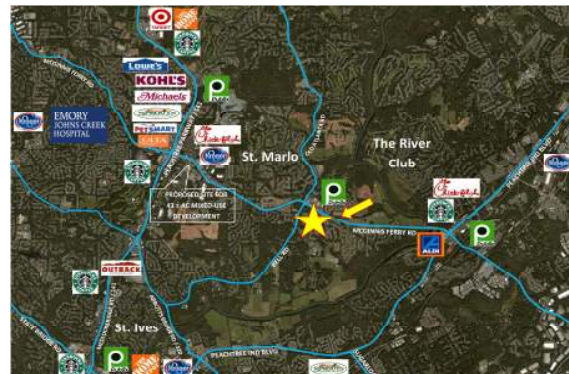
<b>Property Type:</b>	Land / Shadow Anchored by Publix
<b>Size:</b>	Approximately 3.81 ± AC
<b>Zoning:</b>	Mixed
<b>Jurisdiction</b>	City of Johns Creek, Fulton County, GA
<b>Visibility:</b>	Site level / unobstructed view

## PRICE

**Sale Price**                      \$2,600,000 USD

## INVESTMENT HIGHLIGHTS

- The subject land is approximately 2.4 ± miles east of the proposed 43 +/- acre mixed-use development site – “Medley,” in Johns Creek
  - <https://medleyjohnscreek.com/>
  - <https://torodevco.com/current-projects/medley/>
  - Always check with the City of Johns Creek for the latest status regarding the "Medley" project (<https://www.johnscreekga.gov/home>)
- Shadow anchored by Publix
- Easy access from McGinnis Ferry Road
- Strong area demographics
- Excellent traffic counts
- 33,100 ± vehicles per day on average
- Unequaled signage / exposure / branding opportunity
- Frontage along McGinnis Ferry Road
- Highly visible
- Well positioned on high-traffic McGinnis Ferry Road in a dense high-income market
- Great opportunity for retail, office, or mixed-use



## MARKET HIGHLIGHTS

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	6,766	64,661	194,949
HOUSEHOLDS	2,040	21,061	65,151
AVERAGE HH INCOME	\$171,291	\$148,870	\$142,513

## LOCATION HIGHLIGHTS

- Located near the intersection of McGinnis Ferry Road, Bell Road, and Old Atlanta Road
- 0.2 ± mile from Bell Road / Old Atlanta Road
- 2.5 ± miles (4-minute drive) from Peachtree Parkway 141 / Medlock Bridge Road 141
- 2.4 ± miles (3-minute drive) from Peachtree Industrial Blvd



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**AERIALS & TAX MAPS**

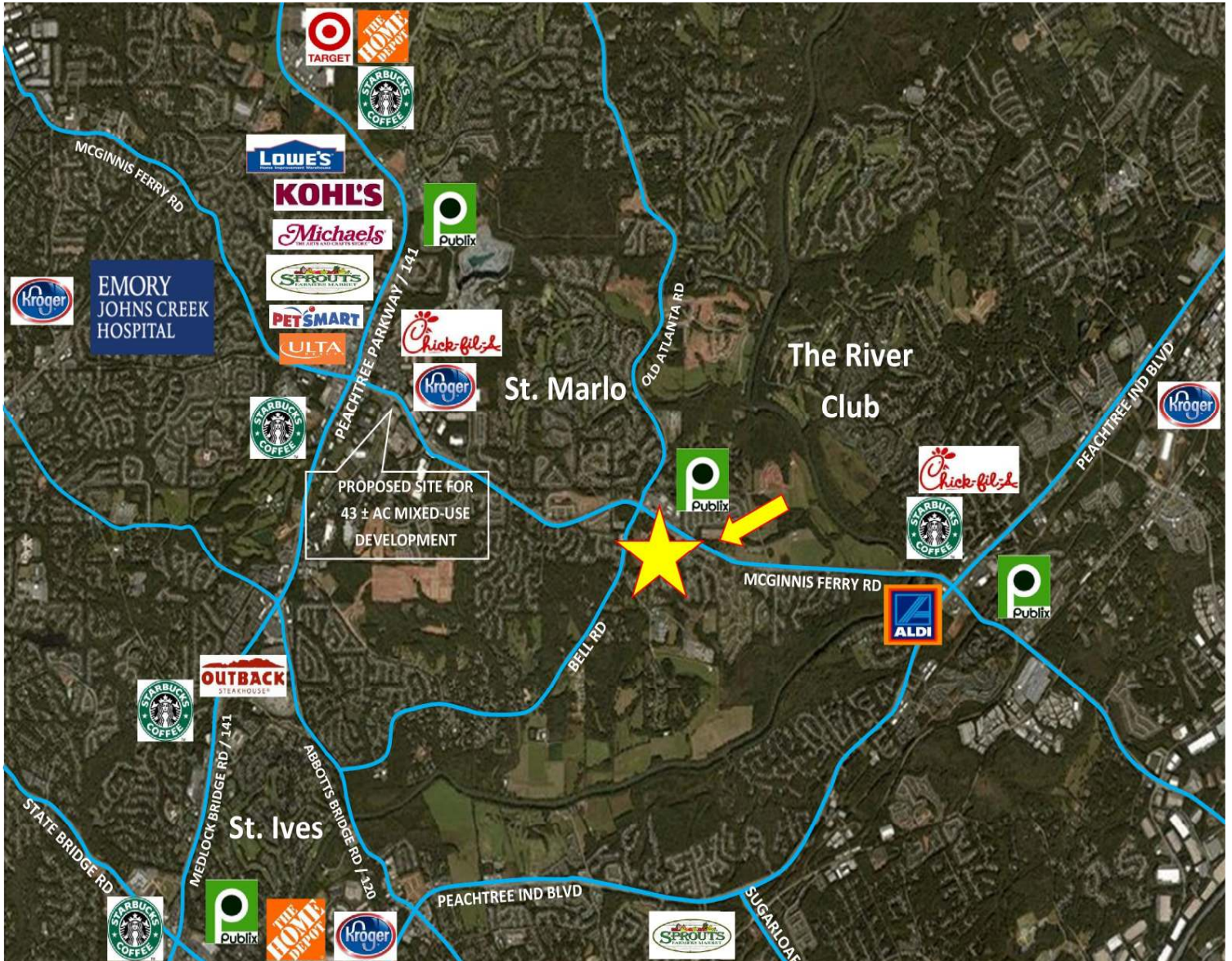


The approximate tax parcel boundaries depicted are only for illustrative purposes and do not reflect the actual boundary lines for the subject property. The exact boundary lines, along with all other information about the property, should be verified and confirmed independently by the purchaser during its due diligence period.

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.



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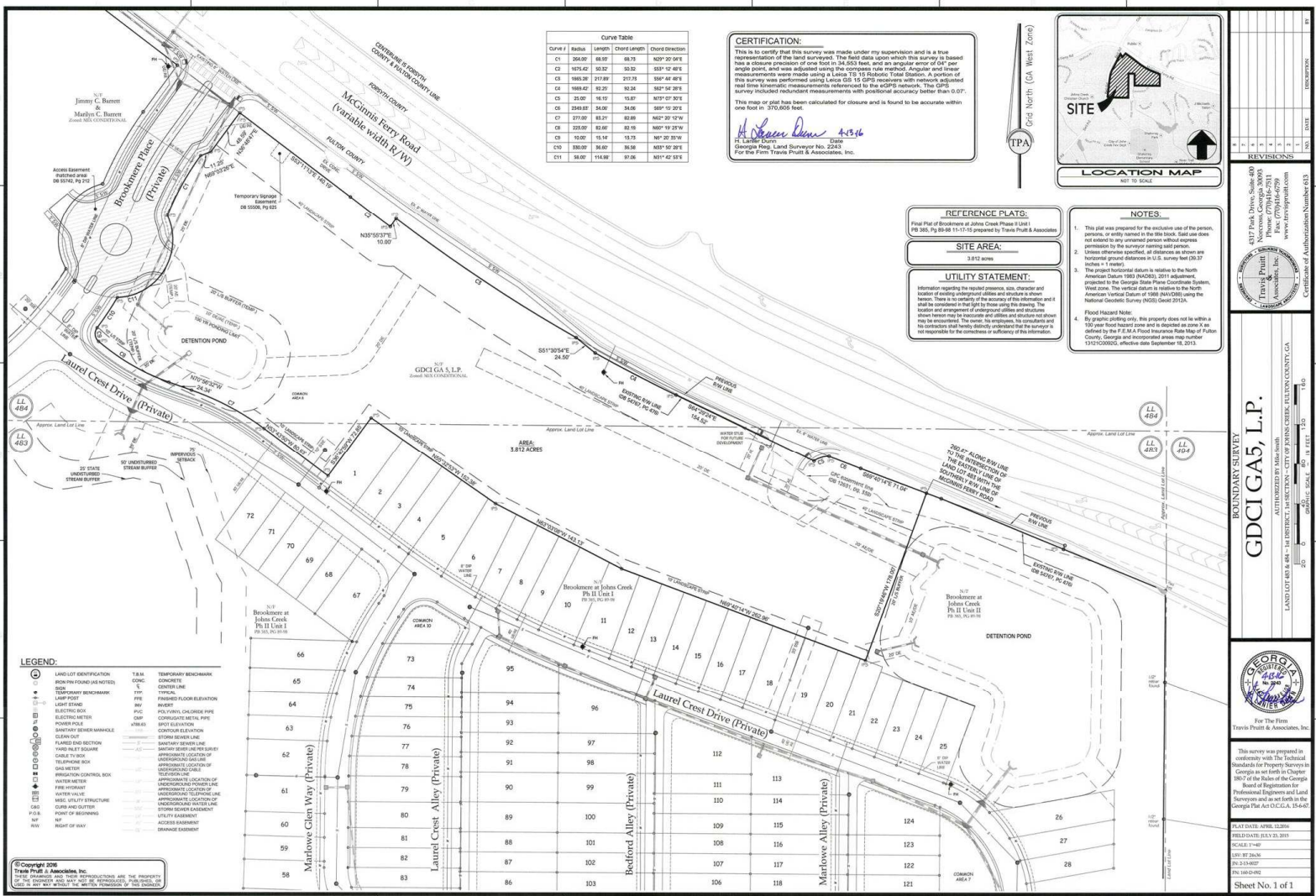
**MAPS & AERIALS**


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. It is your responsibility to independently confirm its accuracy and completeness of all information.



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**3.81 ± AC PARCEL / SURVEY**



D:\CHS 3D Plots\15130027\_Survey\Draw\15130027 BT CCAMA.dwg, BT 24,63, 6/28/15, Apr 13, 2016 - 12:11:52pm

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**BOUNDARY SURVEY**

**GDCI GA 5, L.P.**

LAND OF 804 & 844 - 1/4 SECTION 14, TOWNSHIP 14 NORTH, RANGE 10 WEST, COUNTY OF FULTON, GEORGIA

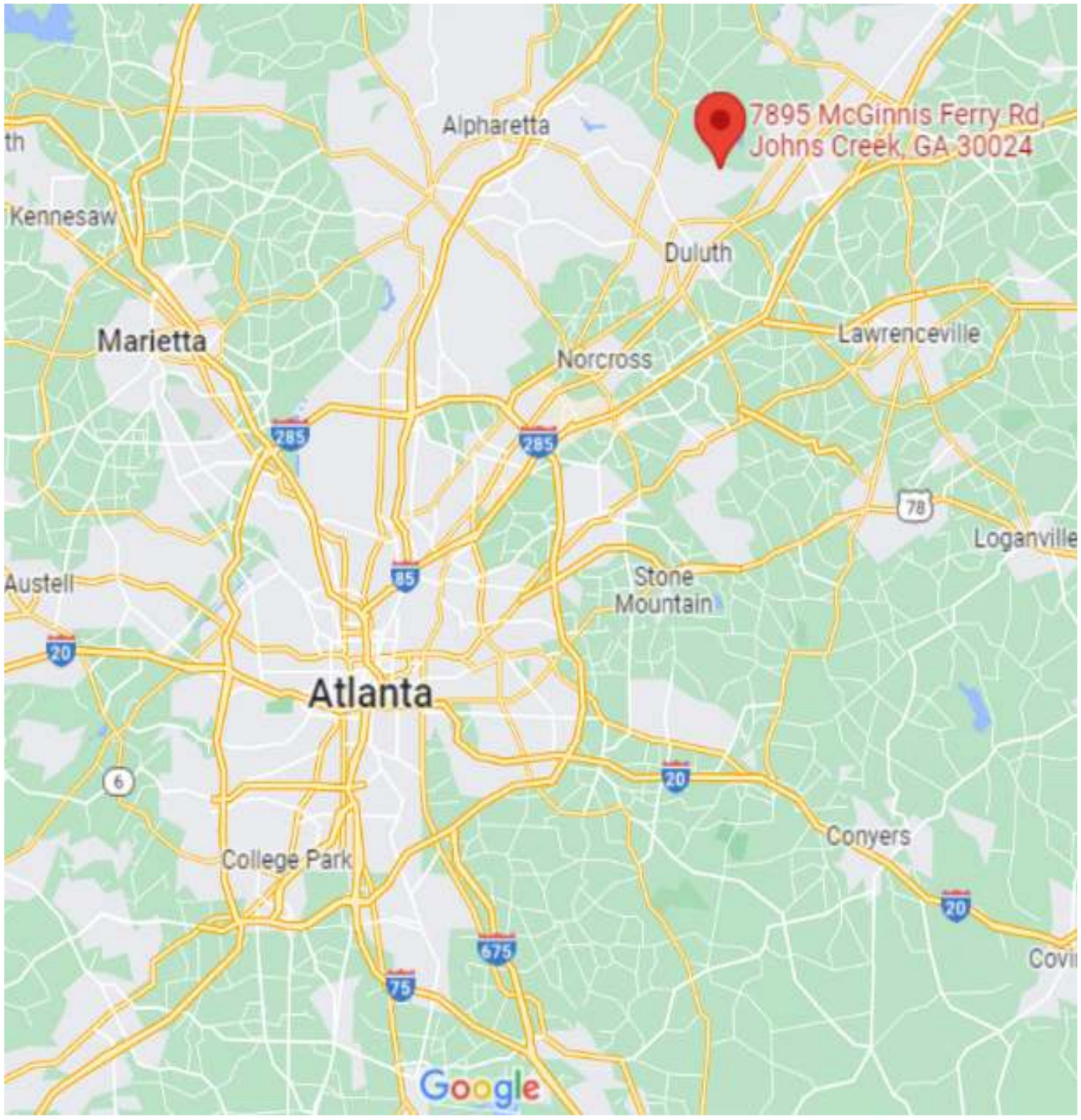
For the Firm  
Travis Pruitt & Associates, Inc.

PLAT DATE: APRIL 15, 2015  
FIELD DATE: JULY 21, 2015  
SCALE: 1"=40'  
JOB NO: 15130027  
DATE: 04-15-2015  
BY: 100-0182

Sheet No. 1 of 1



**GENERAL MAP**



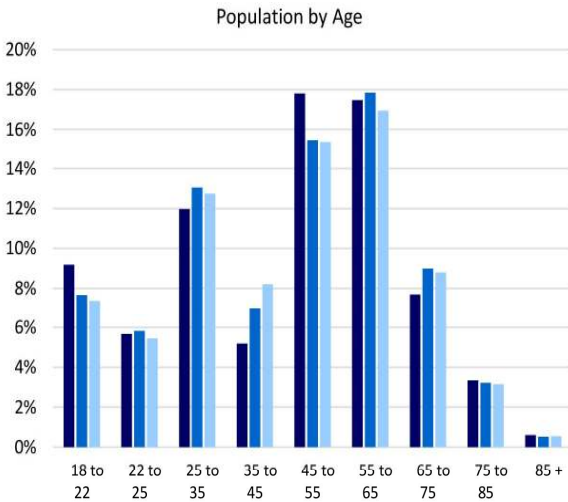
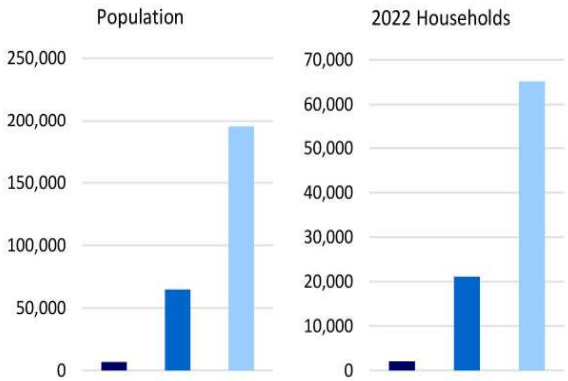


**DEMOGRAPHICS**
**Demographics around 7895 McGinnis Ferry Rd, Johns Creek, Georgia 30024, United States**

**Consumer Profile Report**

STI: PopStats, 2022 Q2

	1 Mile		3 Miles		5 Miles	
<b>Current</b>						
2022 Population	6,766	---	64,661	---	194,949	---
2027 Projected Population	7,745	---	74,855	---	220,183	---
Pop Growth (%)	14.5%	---	15.8%	---	12.9%	---
2022 Households	2,040	---	21,061	---	65,151	---
2027 Projected Households	2,336	---	24,393	---	73,457	---
HH Growth (%)	14.5%	---	15.8%	---	12.7%	---
<b>Census Year</b>						
2000 Population	1,629	---	29,740	---	99,908	---
2010 Population	4,786	---	45,453	---	149,338	---
Pop Growth (%)	193.8%	---	52.8%	---	49.5%	---
2000 Households	529	---	9,653	---	34,068	---
2010 Households	1,440	---	14,808	---	50,232	---
HH Growth (%)	172.1%	---	53.4%	---	47.4%	---
<b>Total Population by Age</b>						
Average Age (2022)	38.8		39.2		38.8	
<b>Children (2022)</b>						
0 - 4 Years	313		3,378		10,770	
5 - 9 Years	365		3,411		10,988	
10-13 Years	302		2,972		9,448	
14-17 Years	446		3,439		10,555	
<b>Adults (2022)</b>						
18 to 22	621	9.2%	4,959	7.7%	14,367	7.4%
22 to 25	384	5.7%	3,764	5.8%	10,629	5.5%
25 to 35	809	12.0%	8,438	13.0%	24,840	12.7%
35 to 45	350	5.2%	4,524	7.0%	15,996	8.2%
45 to 55	1,204	17.8%	9,999	15.5%	29,961	15.4%
55 to 65	1,182	17.5%	11,541	17.8%	33,044	17.0%
65 to 75	520	7.7%	5,815	9.0%	17,144	8.8%
75 to 85	226	3.3%	2,084	3.2%	6,145	3.2%
85 +	41	0.6%	335	0.5%	1,063	0.5%



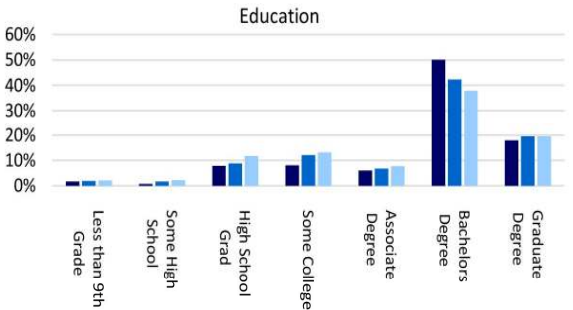
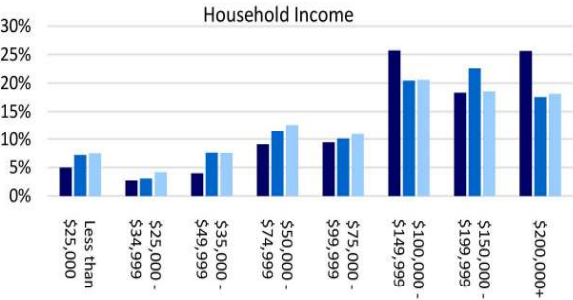
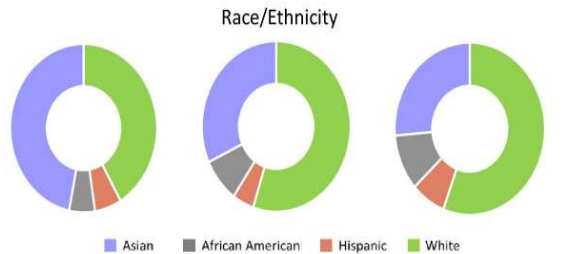
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<b>Population by Race/Ethnicity (2022)</b>						
White, Non-Hispanic	2,696	39.8%	34,305	53.1%	105,274	54.0%
Hispanic	381	5.6%	2,915	4.5%	14,007	7.2%
African American	369	5.4%	5,234	8.1%	19,825	10.2%
Asian	3,032	44.8%	19,895	30.8%	49,770	25.5%
<b>Language at Home (2022)</b>						
Spanish	230	3.6%	2,592	4.2%	11,289	6.1%
Asian Language	1,818	28.2%	13,023	21.3%	32,980	17.9%
<b>Ancestry (2022)</b>						
American Indian (ancestry)	17	0.3%	126	0.2%	350	0.2%
Hawaiian (ancestry)	0	0.0%	15	0.0%	70	0.0%
<b>Household Income (2022)</b>						
Per Capita Income	\$51,647	---	\$48,489	---	\$47,627	---
Average HH Income	\$171,291	---	\$148,870	---	\$142,513	---
Median HH Income	\$139,779	---	\$124,470	---	\$115,873	---
Less than \$25,000	102	5.0%	1,518	7.2%	4,898	7.5%
\$25,000 - \$34,999	56	2.8%	646	3.1%	2,728	4.2%
\$35,000 - \$49,999	81	4.0%	1,602	7.6%	4,912	7.5%
\$50,000 - \$74,999	186	9.1%	2,408	11.4%	8,223	12.6%
\$75,000 - \$99,999	192	9.4%	2,128	10.1%	7,107	10.9%
\$100,000 - \$149,999	526	25.8%	4,304	20.4%	13,410	20.6%
\$150,000 - \$199,999	374	18.3%	4,762	22.6%	12,078	18.5%
\$200,000+	523	25.6%	3,692	17.5%	11,796	18.1%
<b>Education (2022)</b>						
Less than 9th Grade	74	1.7%	826	1.9%	2,776	2.2%
Some High School	30	0.7%	743	1.7%	2,839	2.2%
High School Grad	342	7.9%	3,785	8.9%	15,025	11.7%
Some College	349	8.1%	5,167	12.1%	16,887	13.2%
Associate Degree	261	6.0%	2,919	6.8%	10,013	7.8%
Bachelors Degree	2,169	50.0%	18,065	42.3%	48,479	37.8%
Graduate Degree	779	18.0%	8,381	19.6%	25,115	19.6%



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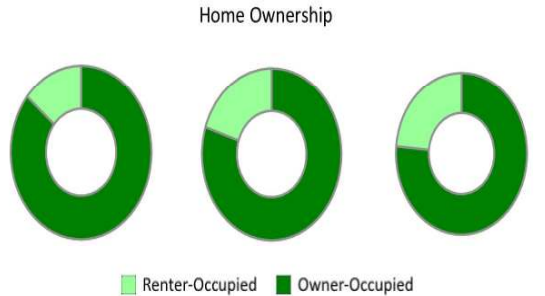
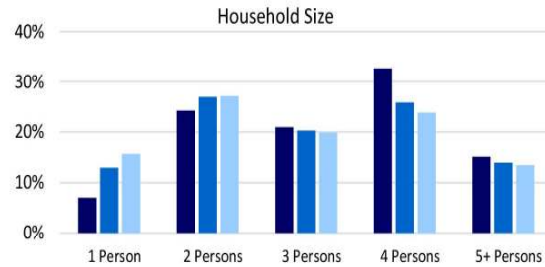
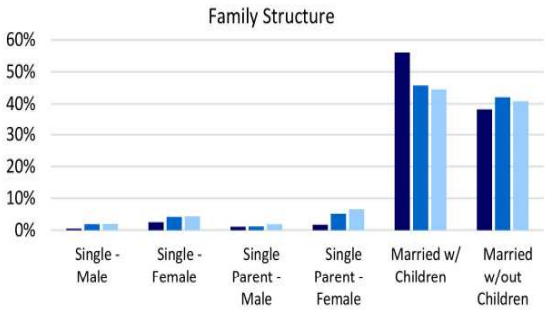


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<b>Family Structure (2022)</b>						
Single - Male	9	0.5%	327	1.8%	1,042	2.0%
Single - Female	46	2.5%	749	4.2%	2,320	4.4%
Single Parent - Male	19	1.1%	202	1.1%	985	1.9%
Single Parent - Female	31	1.7%	914	5.1%	3,456	6.5%
Married w/ Children	1,023	56.1%	8,155	45.7%	23,496	44.4%
Married w/out Children	696	38.2%	7,491	42.0%	21,565	40.8%
<b>Household Size (2022)</b>						
1 Person	143	7.0%	2,724	12.9%	10,196	15.6%
2 Persons	494	24.2%	5,676	26.9%	17,687	27.1%
3 Persons	427	21.0%	4,272	20.3%	12,970	19.9%
4 Persons	667	32.7%	5,449	25.9%	15,534	23.8%
5+ Persons	308	15.1%	2,940	14.0%	8,763	13.5%
<b>Home Ownership (2022)</b>						
Owners	1,756	86.1%	16,860	80.1%	49,787	76.4%
Renters	284	13.9%	4,201	19.9%	15,364	23.6%
<b>Components of Change (2022)</b>						
Births	75	1.1%	740	1.1%	2,233	1.1%
Deaths	62	0.9%	599	0.9%	1,778	0.9%
Migration	106	1.6%	1,333	2.1%	2,243	1.2%
<b>Unemployment Rate (2022)</b>	1.3%		2.0%		1.9%	
<b>Employment, Pop 16+ (2022)</b>						
Armed Services	0	0.0%	0	0.0%	107	0.1%
Civilian	3,832	68.9%	37,929	71.4%	110,553	69.8%
Employed	3,783	68.0%	37,162	69.9%	108,439	68.4%
Unemployed	50	0.9%	767	1.4%	2,115	1.3%
Not in Labor Force	1,732	31.1%	15,216	28.6%	47,898	30.2%
<b>Businesses</b>						
Establishments	55	---	1,660	---	6,001	---
Employees (FTEs)	912	---	23,566	---	91,169	---



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## CONTACT INFORMATION

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