

6000 MEDLOCK BRIDGE PKWY



OFFERING MEMORANDUM

OUTPARCEL 1
+/- 0.50 AC



OUTPARCEL 2
+/- 0.50 AC

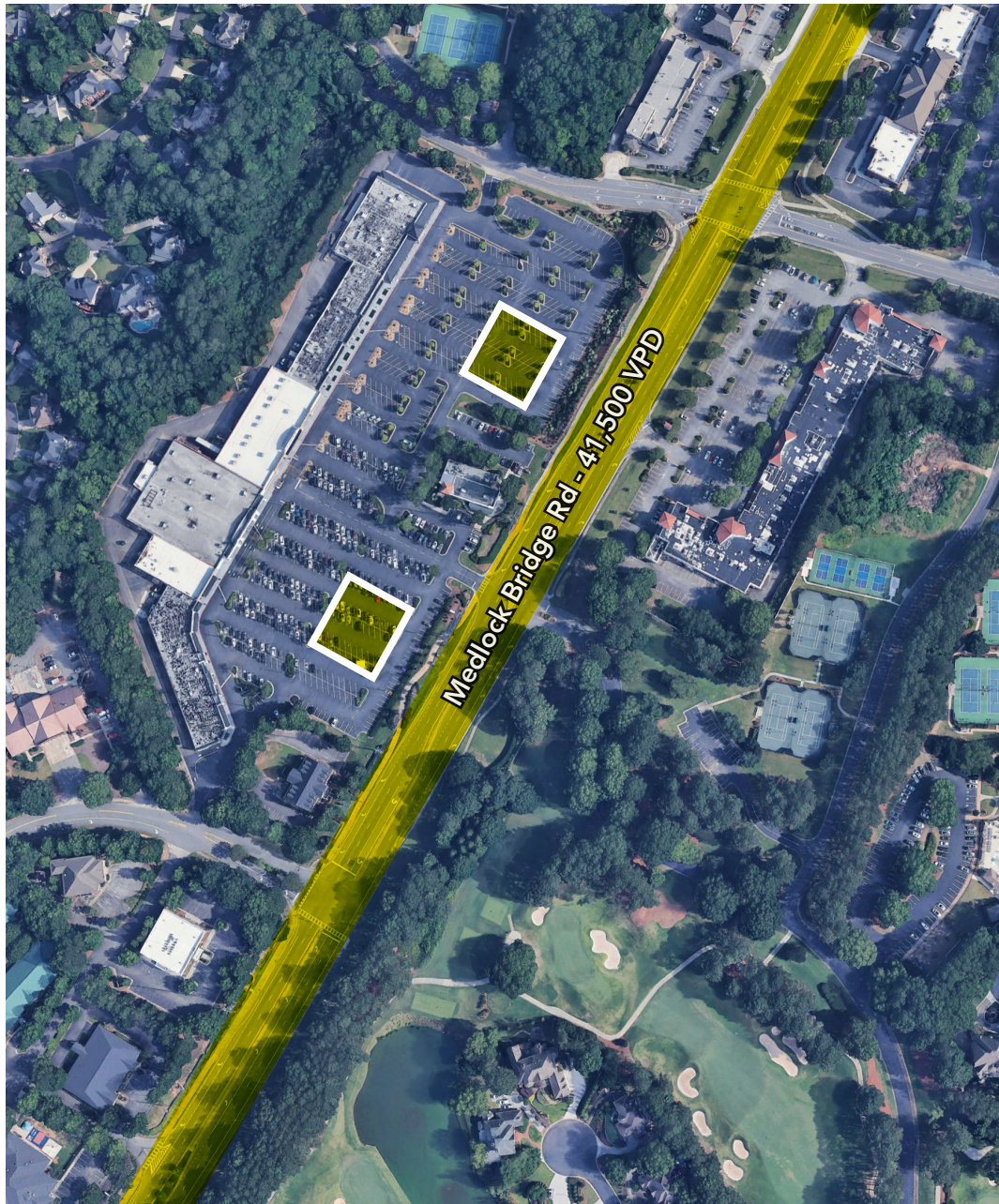


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PROPERTY SUMMARY



PARKING

721 Spaces | 6.3 / 1,000 SF



ACREAGE

Outparcel 1 - +/- 0.50 AC
Outparcel 2 - +/- 0.50 AC



AVERAGE HOUSEHOLD INCOME

\$168,078 within 5 miles



ZONING

C-1



VEHICLES PER DAY

41,500 Medlock Bridge Rd
& 47,000 State Bridge Rd



INGRESS/EGRESS

3 points of ingress/egress



HIGHLIGHTS

- 2 Outparcel Opportunities
- National Anchor Tenants: Crunch, Mellow Mushroom, Kumon, Egg Harbour Cafe, Goldfish Swim School, etc.
- Ideal for QSR/Bank/Urgent Care/ Auto Development
- Strong Demographic Area (High HHI & Population Density)
- Heart of Retail Corridor

LOCATION SUMMARY

JOHNS CREEK, GEORGIA

Johns Creek is a premier suburban market northeast of Atlanta, defined by one of the highest-income populations in the Southeast, exceptional schools, and a highly educated workforce. The area benefits from strong household wealth, stable residential growth, and limited retail supply, making it one of metro Atlanta's most desirable and supply-constrained retail submarkets.

Demographics

- **Population:** ~82,000+ (City of Johns Creek)
- **Median Household Income:** ~\$160,000+ (well above metro and national averages)
- **Workforce:** Highly educated—~79% with bachelor's degree or higher; strong presence in tech, finance, and professional services
- **Growth Potential:** High homeownership (~80%), affluent households, and consistent population stability support long-term retail demand

Economic & Business Landscape

Johns Creek is one of Georgia's most affluent and professionally driven communities, with a strong base of corporate, medical, and technology-oriented employment. The area functions as a key suburban employment and residential hub along the GA-400 corridor, drawing consumers from Alpharetta, Duluth, and North Fulton.

Major Employers & Economic Drivers:

- **Healthcare & Medical:** Emory Johns Creek Hospital anchors regional healthcare employment
- **Corporate & Tech Presence:** Dominant anchors across several high-performing neighborhood centers
- **Retail Anchors:** Publix, Kroger, and upscale neighborhood centers serve high-income households
- **Affluent Households:** Significant percentage of households earning \$150K+, driving premium retail and dining demand

Commercial Real Estate & Development

The Johns Creek retail market is characterized by limited new development, strong tenant demand, and high barriers to entry,

- **Limited New Supply:** Minimal retail construction, preserving tight vacancy
- **Strong Leasing Fundamentals:** High occupancy across grocery-anchored and neighborhood centers
- **Affluent Trade Area:** Supports experiential retail, medical office, and service-based tenancy
- **Corridor Activity:** Key retail corridors include Medlock Bridge Road (GA-141) and State Bridge Road

Quality of Life & Rankings

- **Top-Ranked Schools:** Consistently among the best public schools in Georgia, including Northview HS and Johns Creek HS
- **Affluent & Educated Community:** One of the most highly educated populations in the Southeast
- **Recreation & Lifestyle:** Access to Chattahoochee River parks, golf courses, and master-planned neighborhoods
- **Diverse & Global Population:** ~35% foreign-born residents, contributing to strong cultural and dining diversity

ZONING INFORMATION - C-1

ZONING PERMITTED USES

- Amusements, Indoor
- Art Galleries
- Assembly Halls
- Automotive Parking Lots
- Automotive Specialty Shops
- Catering, Carry-out and Delivery
- Church, Temple or Other Place of Worship
- Cigar Shops
- Clinics
- Convalescent Center/Nursing/Hospice
- Day Care Facilities
- Delicatessens
- Financial Establishments
- Funeral Homes
- Garage, Automobile Repair except painting, body repair and overhaul of major components
- Group Residences
- Gymnasiums
- Hotels
- Health Club/Spa
- Laundromats
- Landscaping Business, Garden Center
- Laundry and Dry Cleaning Shops
- Lawn Service Businesses
- Libraries
- Communication Services
- Millinery or Similar Trade whenever products are sold retail, exclusively on the site where produced.
- Motels
- Museums
- Offices
- Parking Garages/Decks
- Parking Lots
- Personal Care Homes, Congregate
- Personal Services including barber, beauty
- Pet Grooming (No overnight stay)
- Photography Studios
- Plant Nurseries
- Printing Shops, Convenience
- Repair Shops not involving any manufacturing on the site
- Research Laboratories
- Restaurants
- Retail Stores or Shops
- School of Business, Dance, Music or similar schools
- Service Stations except that repair and service offerings shall not include painting, body repair nor overhaul of major components, and no portion of the site shall be used for the display of cars for sale.
- Stadiums
- Theaters
- Recycling Centers, Collecting

9.1.3. Development Standards.

- Height Regulations: No structure shall exceed the higher of 4 stories or sixty 60 feet in height except as
- approved pursuant to Article XIX.
- Minimum Front Yard: 40 feet
- Minimum Side Yard: 40 feet adjacent to streets
- Minimum Rear Yard: None
- Minimum Lot Area: None
- Minimum Lot Frontage: 35 feet adjoining a street
- Minimum Accessory Structure Requirements: Accessory structures shall not be located in the minimum front yard.

The property shall be limited to retail, service commercial and uses allowable in the C-1 Zoning District and the following uses shall be excluded: indoor commercial amusements, automotive parking lots, automotive specialty shops, entertainment venues, funeral homes, group residences, laundromats, lawn service businesses, motels/hotels, repair shops not involving any manufacturing on the site, automobile repair garages, drive-through, service stations, and collecting recycling centers.

AREA DEMOGRAPHICS

POPULATION

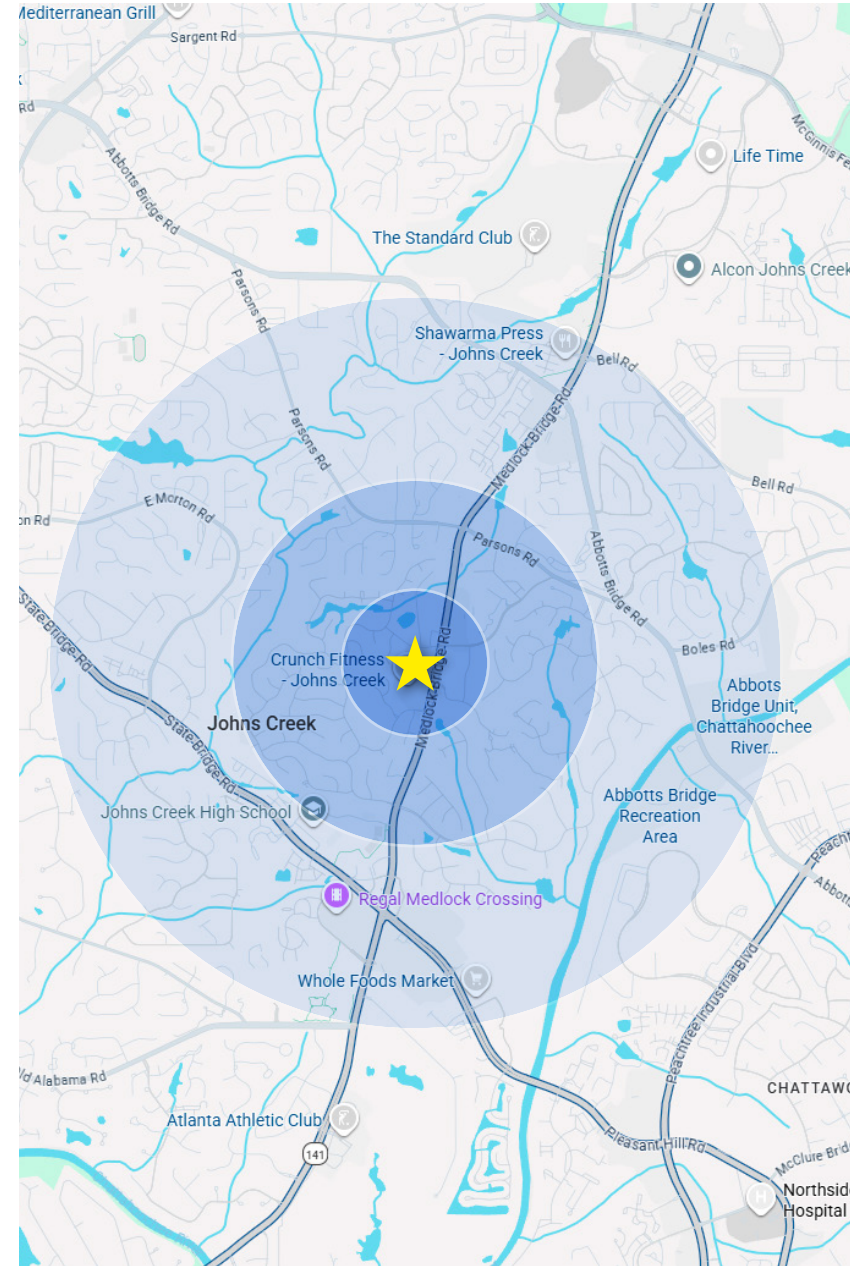
	1 MILES	3 MILES	5 MILES
2030 Population Projection	8,194	71,311	197,971
2025 Population	8,083	70,162	192,830
2020 Population	8,388	73,073	197,169
Annual Growth 2025-2030	1.37%	1.64%	2.67%
Annual Growth 2020-2025	-3.64%	-3.98%	-2.20%

HOUSEHOLDS

2030 Population Projection	2,643	25,000	68,002
2025 Population	2,608	24,583	66,248
2020 Population	2,720	25,617	67,867
Annual Growth 2025-2030	1.34%	1.70%	2.65%
Annual Growth 2020-2025	-4.12%	-4.04%	-2.39%
Owner Occupied Households	2,198	16,920	48,473
Rented Occupied Households	410	7,663	17,775

INCOME

<\$25,000	82	1,428	4,671
\$25,000 - \$50,000	200	1,980	5,508
\$50,000 - 75,000	278	2,384	5,853
\$75,000 - \$100,000	184	2,457	6,421
\$100,000 - \$125,000	186	2,445	6,587
\$125,000 - \$150,000	253	2,051	5,565
\$150,000 - \$200,000	361	3,894	10,229
\$200,000+	1,064	7,943	21,415
Avg Household Income	\$188,056	\$169,163	\$168,078
Median Household Income	\$166,759	\$144,465	\$143,348



LOCATION MAP





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