



For Lease or For Sale

5580 Windward Pkwy
Alpharetta, GA



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Property Overview

Key Features:

- Existing 10,197 SF on 1.61 AC vacating on 08/31/2026
- Prime outparcel opportunity in Alpharetta, one of Georgia's most affluent residential markets
- Site is well positioned immediately off of GA - 400 with easy access at a signalized light along Windward Pkwy (40,300 VPD)
- Excellent daytime populations numbers of over 120K pedestrians supported by one of Metro Atlanta's top office markets
- Existing monument signage opportunity along Windward Pkwy
- C-2 General Commercial zoning classification with Drive Thru permissible.

AREA DEMOGRAPHICS



Total Population

1-Mile: 7,136
3-Mile: 72,343
5-Mile: 177,703



Total Households

1-Mile: 3,091
3-Mile: 28,535
5-Mile: 64,676



Avg. HH Income

1-Mile: \$138,805
3-Mile: \$186,530
5-Mile: \$201,855



Daytime Population

1-Mile: 29,035
3-Mile: 121,416
5-Mile: 248,806



Traffic Counts

40,300 VPD
 Windward Pkwy

138,000 VPD
 GA-400

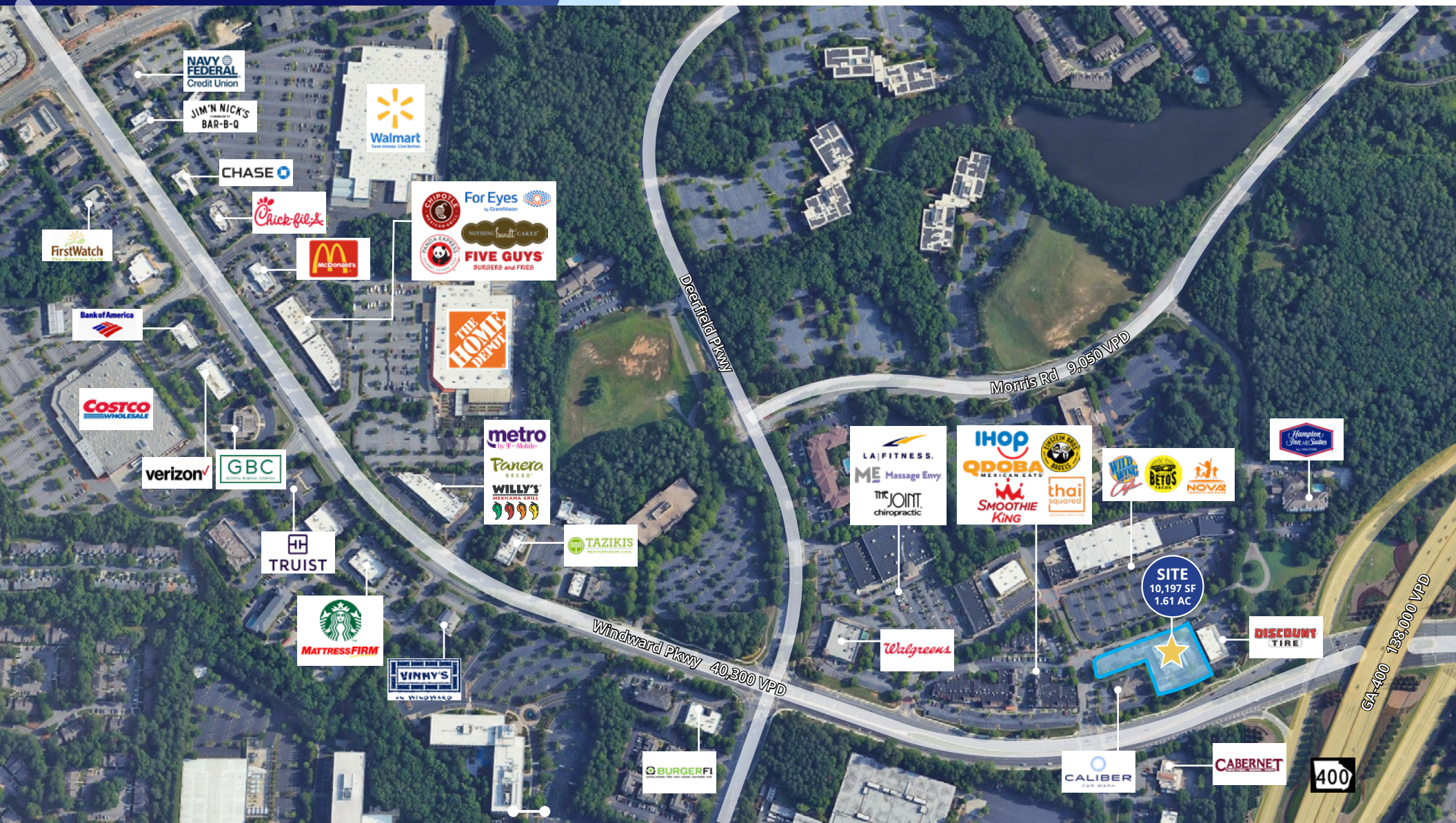


Site Plan

View Survey



Trade Area



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