



**COLDWELL BANKER  
COMMERCIAL**  
METRO BROKERS

**PROPERTY 1**

**2 - RETAIL BUILDINGS 14,670 SF / AUTO SERVICE FACILITY**

8,820 SF Retail/ Office/Warehouse with private gate and large frontage parking lot. (Building 1)

5,850 SF Retail/ 8 Bay Warehouse (Building 2)

5290 Atlanta Hwy. Alpharetta, GA 30004

**PROPERTY 2**

**1- RETAIL BUILDING 5,250 SF / AUTO SERVICE FACILITY**

5,250 SF Retail/ 6 Bay warehouse with large parking lot

112 Mauldin Dr. Alpharetta, GA 30004



**FOR SALE**



**CONTACT**

**ISAIAH MOSES**

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# OVERVIEW PROPERTY 1

5290 Atlanta Hwy. Alpharetta, GA 30004

This commercial property along the busy Atlanta Highway offers a rare investment opportunity at \$3,000,000 for a dual-building portfolio totaling 14,670 square feet, priced at \$204.50 per square foot. With current month-to-month leases providing flexibility for immediate occupancy or rent adjustments, this property suits both owner-occupants and investors. Its prime location and the scarcity of similar commercial spaces add significant value, while the potential to acquire an adjacent property at 112 Mauldin Dr. further enhances development possibilities. This asset is a standout investment in Forsyth County's commercial market. Viewings are by appointment only—contact us today to explore this exceptional opportunity.



**Location:** Prime location directly off Atlanta Highway 9, Forsyth County, with 18,000+ Annual Average Daily Traffic.

**Property Size:** Two buildings totaling 14,670 square feet.

**First Building:**

- 8,820 square feet
- Open service space
- 3 office spaces
- 2 restrooms
- Customer seating area
- Access via side entrance and fenced lot

**Second Building:**

- 5,850 square feet
- 8 service bays
- 3 office spaces
- 2 restrooms
- Customer seating area

**Additional Features:**

- Open front parking lot
- Ample fenced yard space
- Zoned C3 Commercial Business District
- Month-to-month leases for flexibility

**Value-Add Opportunity:**

Option to purchase adjacent property at 112 Mauldin Dr. for expanded space and development potential

# LOCATION PHOTOS / BUILDING 1

5290 Atlanta Hwy. Alpharetta, GA 30004

## PROPERTY 1



# LOCATION PHOTOS / BUILDING 2

5290 Atlanta Hwy. Alpharetta, GA 30004

## PROPERTY 1



## OVERVIEW PROPERTY 2

112 Mauldin Dr. Alpharetta, GA 30004

This strategically located automotive service facility in Forsyth County is a rare investment opportunity, priced at \$1,000,000 for 5,250 square feet (\$190.48 per square foot). Currently leased on a month-to-month basis, it offers flexibility for both owner-occupants and investors to adjust rents and maximize returns. Positioned off a busy highway and surrounded by major retailers, this property provides significant potential for various commercial uses. Viewings are by appointment only—contact us today to explore this exceptional opportunity.



- **Location:** Strategically situated just off Atlanta Highway, Forsyth County, GA
- **Traffic Count:** 18,000+ Annual Average Daily Vehicles
- **Size:** 5,250 square feet
- **Facility Includes:**
  - 6 service bays
  - 3 office spaces
  - 2 restrooms
- **Zoning:** C3 Commercial Business District
- **Lease Status:** Month-to-month, providing flexibility for future plans
- **Value-Add Opportunity:** Potential to expand or enhance by acquiring neighboring properties at 5290 Atlanta Hwy.



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# LOCATION PHOTOS / BUILDING 1

112 Mauldin Dr. Alpharetta, GA 30004

## PROPERTY 2



# AREA OVERVIEW



This thriving part of Alpharetta, with a strong commercial presence. The area is known for its high median household income and low unemployment rates, making it attractive for businesses. Additionally, Alpharetta has a mix of professional services, tech companies, and small businesses, contributing to a vibrant local economy. This mix of amenities and services makes the area around 5290 Atlanta Hwy an attractive location for both residential living and business operations.

**Proximity to Major Highways:** The property is conveniently located near GA-400, a major highway that connects Alpharetta to downtown Atlanta and other key areas. Alpharetta is part of the North Fulton region growing commercial hub, which has become a significant business center in the Atlanta metropolitan area.

## LOCATED NEAR

48,703 Households / 15min

Multiple Employment Opportunities

Northside Hospital Forsyth (407 Beds)

## MAJOR BRANDS



## MAJOR INTERSECTIONS

Atlanta Hwy (GA-9) and Windward Parkway  
Atlanta Hwy (GA-9) and McGinnis Ferry Road  
Atlanta Hwy (GA-9) and Webb Bridge Road

# DEMOGRAPHIC

5290 Atlanta Hwy. Alpharetta, GA 30004 & 112 Mauldin Dr. Alpharetta, GA 30004

POPULATION	1 MILES	3 MILES	5 MILES
Estimated Population 2024	12,000	60,000	100,000
Projected Population 2029	14,000	70,000	115,000

  

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
Estimated Household 2024	4,500	22,000	36,000
Projected Household 2029	5,300	25,000	40,000

  

HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES
Estimated Income 2024	115,000	105,000	95,000
Projected Income 2029	130,000	120,000	110,000

  

BUSINESS	1 MILES	3 MILES	5 MILES
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**\$105,000**

Median Income

**66,406**

Population

**22,000**

Households

**3.5%**

Unemployment



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private gate and large frontage parking lot.  
(Building 1)**

**5,850 SF Retail/ 8 Bay Warehouse (Building 2)**

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Alpharetta, GA 30004**

# **FOR SALE**

## **1- RETAIL BUILDING 5,250 SF / AUTO SERVICE FACILITY**

**5,250 SF Retail / 6 Bay warehouse with  
large parking lot**

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