

(2) Office Spaces For Lease

The Gates at McGinnis Ferry
4080 McGinnis Ferry Rd.
Alpharetta, GA 30005

Now Leasing

Unit #802 - 2,592 Sq. Ft.
Unit #804 - 2,592 Sq. Ft.



Outstanding Demographics

	0-1 Mile	0-3 Miles	0-5 Miles
2020 Average HH Income	\$119,034	\$137,982	\$145,340
Population 2020 Estimate	6,566	66,270	170,270
Population 2025 Projection	7,460	72,700	186,390

Rental Rate:

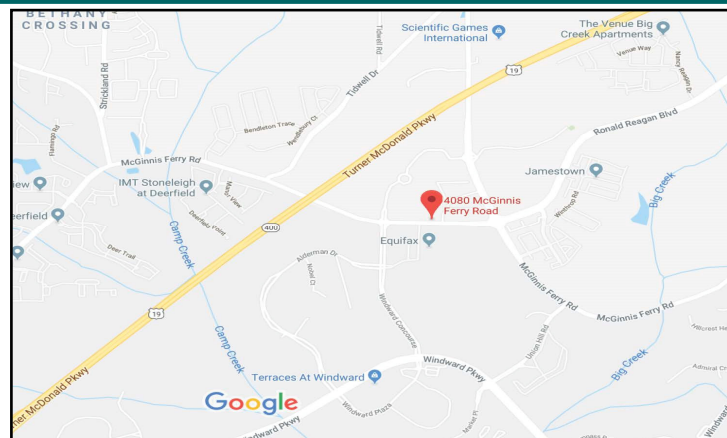
\$14.50 psf
("Modified Gross")
(\$3,132/Mo.)

Available Units

1st Floor - Unit #802
2nd Floor - Unit #804

EACH UNIT INCLUDES:

- (7) Private Offices, Large Conference Room & Break Area
 - (2) Private Restrooms
 - 9' Ceilings, Solid Wood Doors
 - Updated HVAC
 - Immediate Availability
 - Convenient Parking
- Near New Halcyon Mixed Use Development



For Information:

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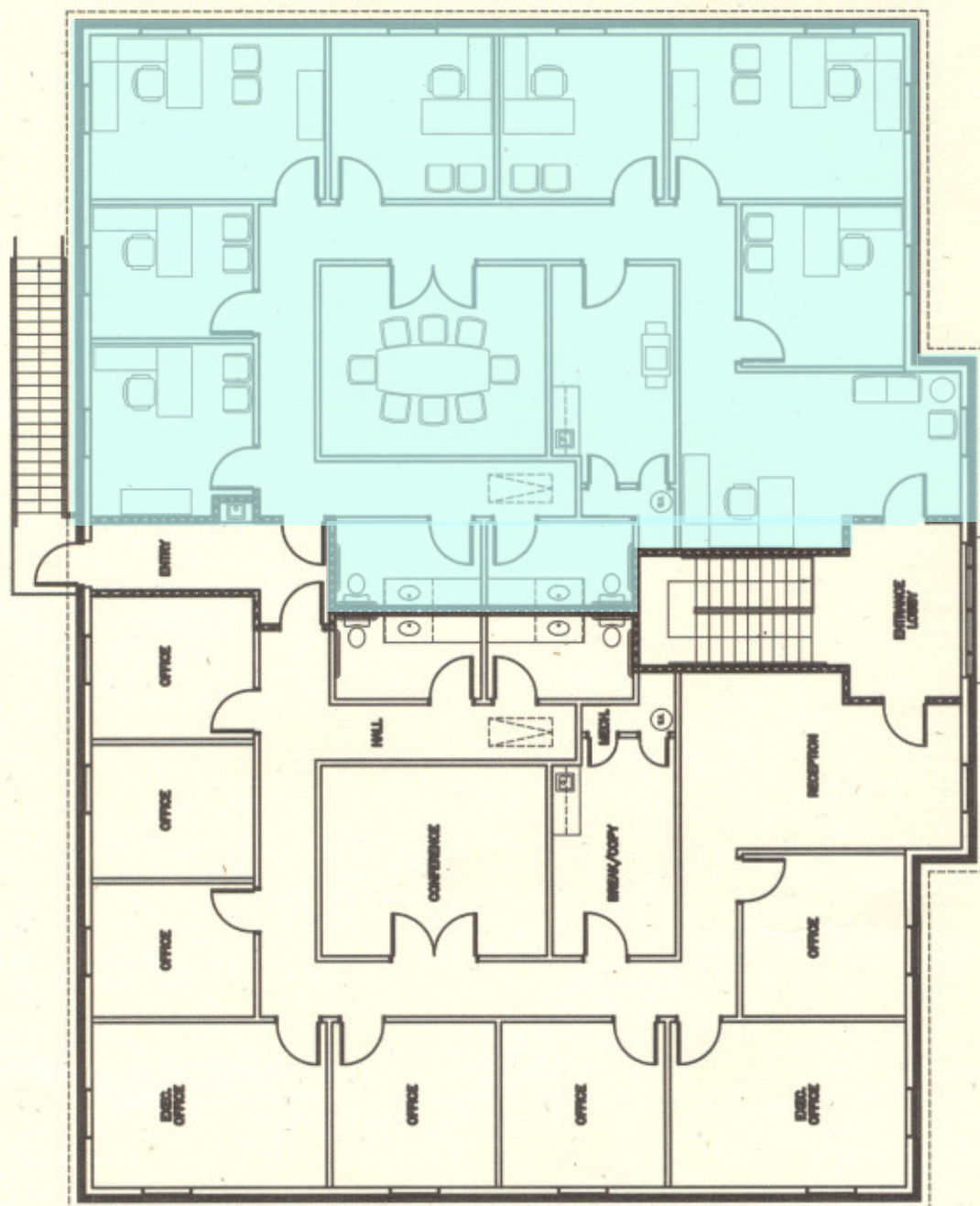


Directions:

North on Ga 400 to Exit 12, head East on McFarland Pkwy., take 1st right on Ronald Regan Blvd., cross over McGinnis Ferry Rd. and property is immediately on the right.

Floor Plans

Laurel Wood • Second Floor



The Gates at McGinnis Ferry

4080 McGinnis Ferry Rd., Alpharetta, GA 30005

Radius	1 Mile	3 Mile	5 Mile
Population:			
2025 Projection	7,460	72,700	186,390
2020 Estimate	6,566	66,270	170,270
2010 Census	3,884	51,994	135,252
Growth 2020-2025	13.62%	9.70%	9.47%
Growth 2010-2020	69.05%	27.46%	25.89%
2020 Population Hispanic Origin	992	6,936	13,486
2020 Population by Race:			
White	3,832	39,853	108,968
Black	935	8,531	17,795
Am. Indian & Alaskan	29	244	492
Asian	1,616	15,951	38,948
Hawaiian & Pacific Island	3	27	68
Other	152	1,664	3,998
U.S. Armed Forces:	0	4	27
Households:			
2025 Projection	2,952	27,085	67,551
2020 Estimate	2,613	24,711	61,669
2010 Census	1,586	19,248	48,288
Growth 2020 - 2025	12.97%	9.61%	9.54%
Growth 2010 - 2020	64.75%	28.38%	27.71%
Owner Occupied	1,336	16,925	45,543
Renter Occupied	1,277	7,786	16,126
2020 Avg Household Income	\$119,034	\$137,982	\$145,340
2020 Med Household Income	\$94,490	\$108,990	\$116,229
2020 Households by Household Inc:			
<\$25,000	297	1,757	4,004
\$25,000 - \$50,000	334	2,431	5,721
\$50,000 - \$75,000	418	3,914	8,687
\$75,000 - \$100,000	329	3,189	7,422
\$100,000 - \$125,000	296	2,956	7,702
\$125,000 - \$150,000	259	2,088	5,414
\$150,000 - \$200,000	301	3,380	8,672
\$200,000+	377	4,993	14,046





