

(4) OFFICE CONDOS FOR SALE

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

FOR SALE

UNIT #801 - 2,689 Sq. Ft. (Leased)
UNIT #802 - 2,561 Sq. Ft. (Vacant)
UNIT #803 - 2,689 Sq. Ft. (Leased)
UNIT #804 - 2,561 Sq. Ft. (Leased)



Outstanding Demographics

	<u>0-1 Mile</u>	<u>0-3 Miles</u>	<u>0-5 Miles</u>
2021 Average HH Income	\$127,643	\$146,233	\$154,940
Population 2021 Estimate	7,835	66,248	171,631
Population 2026 Projection	8,754	71,817	185,738

ASKING PRICES:

UNIT #801 - \$497,465
UNIT #802 - \$473,785
UNIT #803 - \$497,465
UNIT #804 - \$473,785

EACH UNIT INCLUDES:

- (7) Private Offices, Large Conference Room & Break Area
 - (2) Private Restrooms
 - 9' Ceilings, Solid Wood Doors
 - Updated HVAC
 - Convenient Parking
- Near New Halcyon Mixed Use Development
- Near New Exit on Hwy 400 @ McGinnis Ferry Rd.
 - Zoning - M-1: Forsyth County

For Information:

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