

“The Shoppes at Rosewood”

5925 Atlanta Hwy.
Alpharetta, Georgia 30004

FOR LEASE

Ste. 200 - 1,632 Sq. Ft.

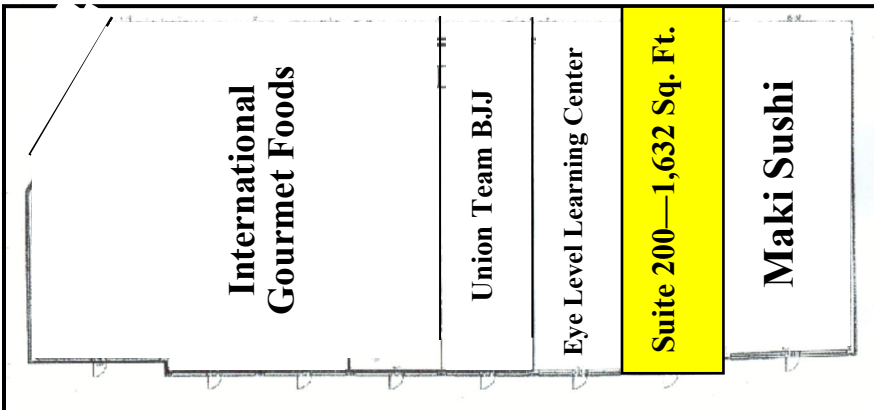


Excellent Demographics

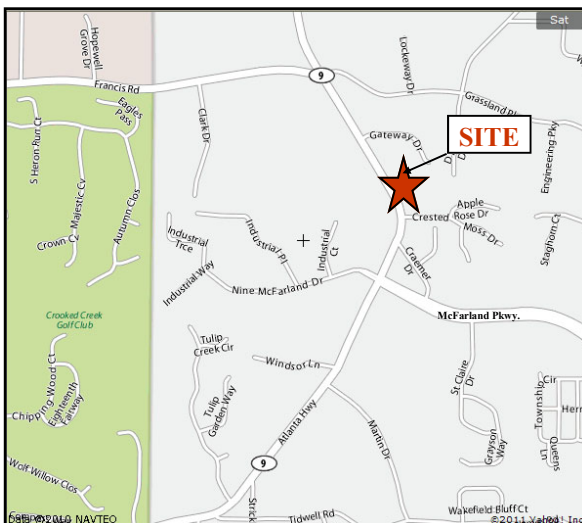
	0-1 Miles	0-3 Miles	0-5 Miles
2023 Est. Average HH Income	\$139,043	\$149,458	\$158,109
Population 2023 Estimate	3,726	48,680	128,660
Population 2028 Projection	4,056	52,003	136,290

Rental Rate:
\$18.00 Per Sq. Ft.

EST. CAM (2023):
\$3.80 Per Sq. Ft.



- Outstanding Retail Exposure on Atlanta Hwy.
- Zoned - Neighborhood Shopping (NS)
- Forsyth County
- 77 Parking Spaces
- Traffic Count - 23,611 VPD
- Located just North of McFarland Pkwy.



For Information:
Philip Hollier
770-814-0061

philip@nygaardproperties.com

Nygaard Properties, Inc.
1810 Peachtree Industrial Blvd.
Ste. 230
Duluth, GA 30097
(770) 814-0061 (W)
(770) 623-6660 (Fax)
www.nygaardproperties.com

