

# OFFICE SPACE FOR SALE

The Gates at McGinnis Ferry  
4080 McGinnis Ferry Rd., Unit #1406  
Alpharetta, GA 30005

# FOR SALE

# 1,804 Sq. Ft.



## Outstanding Demographics

	<u>0-1 Mile</u>	<u>0-3 Miles</u>	<u>0-5 Miles</u>
2022 Average HH Income	\$118,775	\$145,144	\$155,780
Population 2022 Estimate	10,343	67,043	174,013
Population 2027 Projection	12,230	75,224	194,749

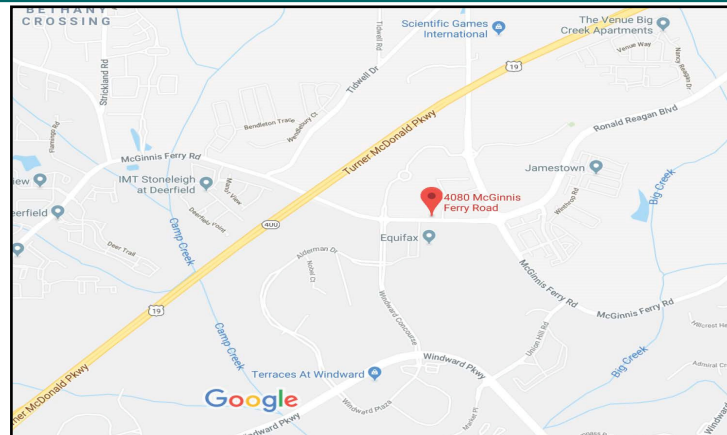
## ASKING PRICE:

# \$360,000

## Available Unit

# Ste. 1406

- (5) Private Offices, Large Conference Room & Break Area
  - (4) Common Area Restrooms
  - 9' Ceilings, Solid Wood Doors
    - New HVAC (2018)
    - Currently Vacant
      - 2nd Floor Unit
  - Convenient Parking Available
- 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