

# TERRACES AT JOHNS CREEK

6375-6395 McGinnis Ferry Road, Johns Creek, GA 30005



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,200 - 4,250 SF
<b>LEASE RATE:</b>	\$19.50 SF/yr (NNN)
<b>LOT SIZE:</b>	3.05 Acres
<b>BUILDING SIZE:</b>	21,878 SF
<b>ZONING:</b>	C1

## PROPERTY OVERVIEW

Three units available for lease at the Terraces at Johns Creek, a retail center in the heart of Johns Creek retail district. Two are former Retail/Office - Medical and one is a former smoothie concept, with grease trap in place.

## PROPERTY HIGHLIGHTS

- Well-maintained retail center in Johns Creek.
- Ample parking.
- Good visibility from Medlock Bridge with signage opportunity.
- Easy access to GA-141.
- Located .5 miles from Emory - Johns Creek Hospital.

**KW COMMERCIAL**  
115 Perimeter Center Place,  
Suite 100  
Atlanta, GA 30346

**ROCKY KAUFMANN**  
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0: 770.992.3356  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## RETAIL FOR LEASE

# SUITE 202

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**RETAIL FOR LEASE**

# SUITE 200 - RESTAURANT SPACE

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**RETAIL FOR LEASE**

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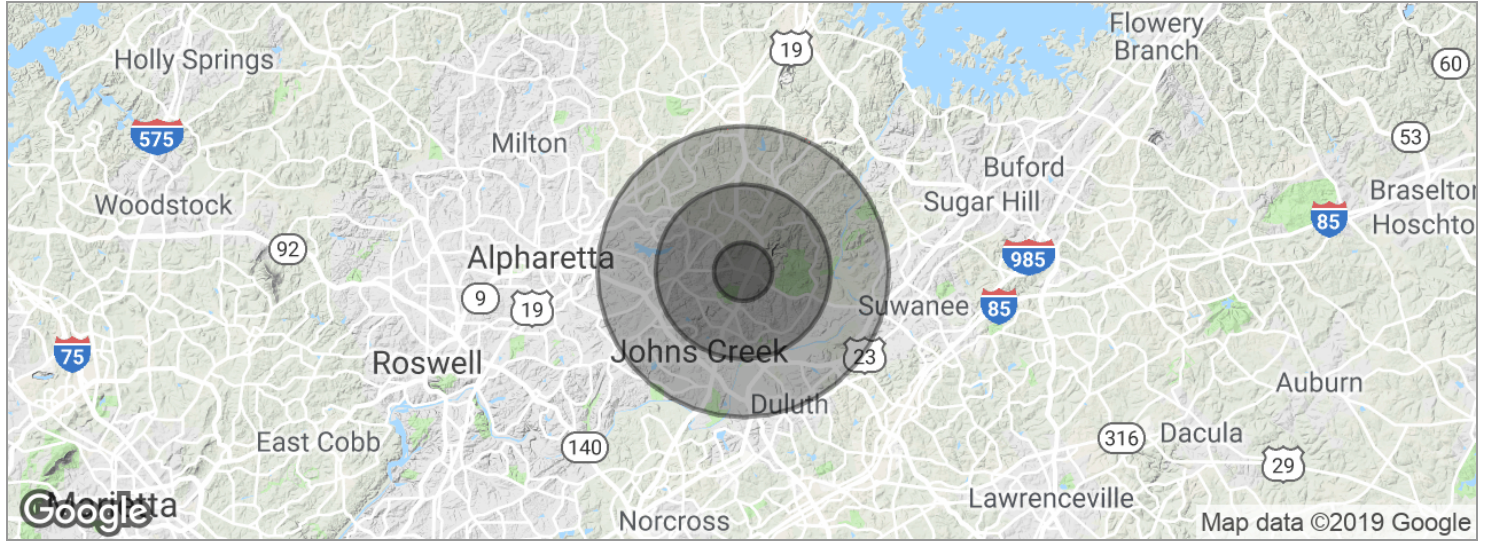
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,456	60,045	142,874
Median age	36.3	36.6	36.7
Median age (male)	35.5	36.3	36.5
Median age (Female)	37.0	37.1	37.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,334	19,193	47,641
# of persons per HH	3.2	3.1	3.0
Average HH income	\$129,320	\$132,323	\$124,428
Average house value	\$410,874	\$414,895	\$394,828

*\* Demographic data derived from 2010 US Census*

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