

5905 Windward Parkway

Alpharetta, Georgia 30035 | Fulton County

**GROUND LEASE
OR BUILD-TO-SUIT
3.75± ACRES**



OVERVIEW

3.75± acres of land (1.22± usable) available for ground lease or build-to-suit on Windward Parkway – a highly traveled thoroughfare connecting dense commercial areas and office markets with high income residential neighborhoods. There is a total of 129,846 employees with a 5-mile radius.

DEMOGRAPHICS (2016)

	1-MILE	3-MILE	5-MILE
POPULATION:	7,165	60,158	160,795
HOUSEHOLDS:	3,332	22,429	56,654
AVG HH INCOME:	\$98,848	\$118,836	\$128,254

LOCATION

This property is located at the busy corner of Windward Parkway and Edison Drive with close proximity to GA 400. Area retailers include: Costco, Target, The Home Depot, Walmart Supercenter, LA Fitness and Lowe's.

TRAFFIC COUNTS

- 29,400 VPD on Windward Parkway
- 90,400 VPD on GA 400

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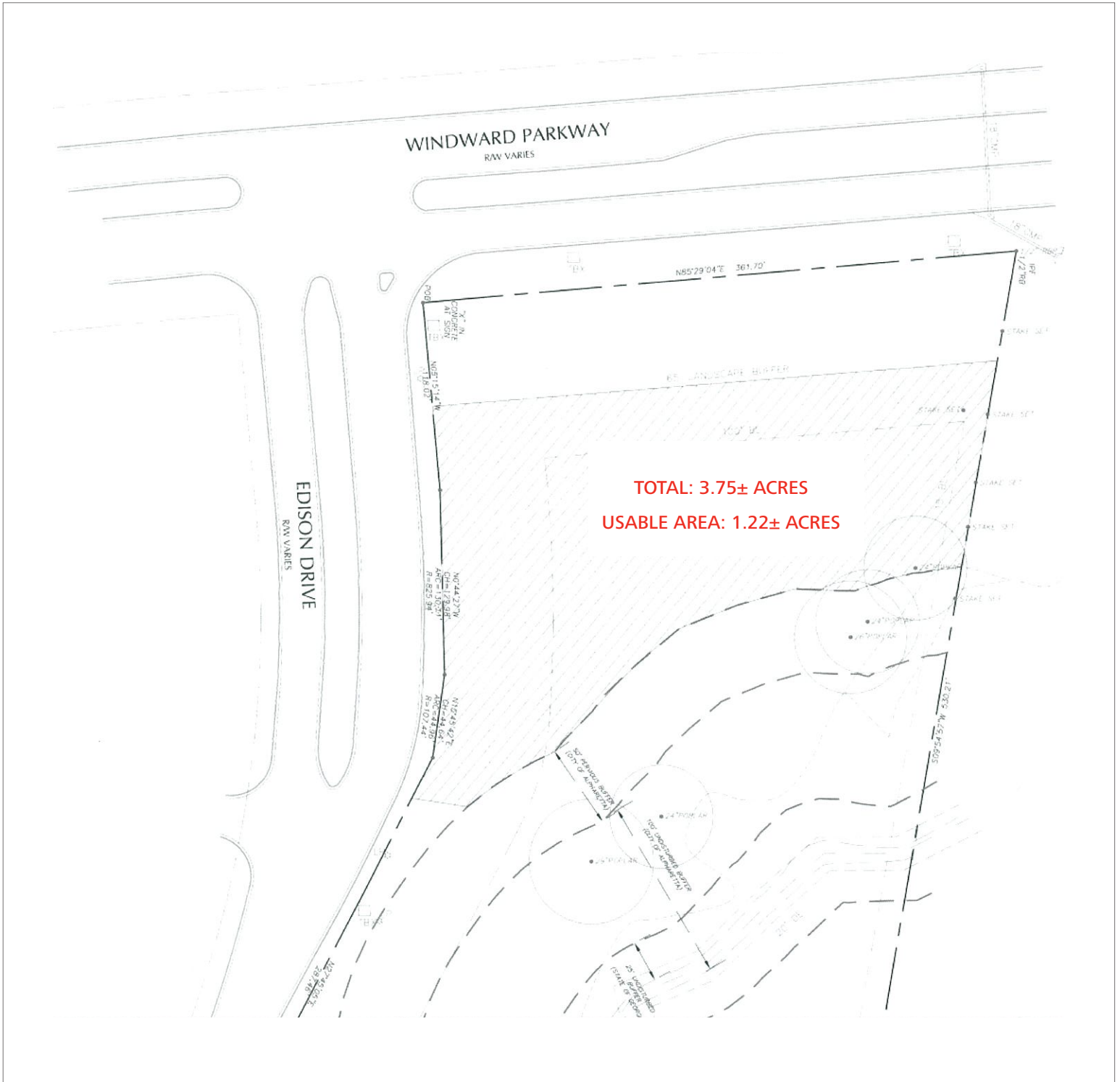
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SITE PLAN



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