

Presented By:

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POWELL PROPERTY GROUP, INC

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3.14 ACRES - WESTSIDE PKWY & HEMBREE RD

Land :

WESTSIDE PARKWAY AT HEMBREE ROAD, ALPHARETTA, GA 30009

FOR SALE



3.14 ACRES - WESTSIDE PKWY & HEMBREE RD

WESTSIDE PARKWAY AT HEMBREE ROAD, ALPHARETTA, GA 30009



OFFERING SUMMARY

Sale Price:	\$1,545,000
Lot Size:	3.14 Acres
Zoning:	Retail/commercial - CUP community unit plan
Market:	Atlanta
Submarket:	400 North, Alpharetta, Milton
Price / SF:	\$11.30

PROPERTY OVERVIEW

3.03 acre corner site with 700' of frontage on Westside Pkwy. and 550' of frontage on Hembree Rd. Located at intersection with traffic signal.

PROPERTY HIGHLIGHTS

- Lighthouse location in Alpharetta.
- Around the corner from Verizon Amphitheater.
- Zoned within an overall CUP for gas station.
- Prime Bank financing available.

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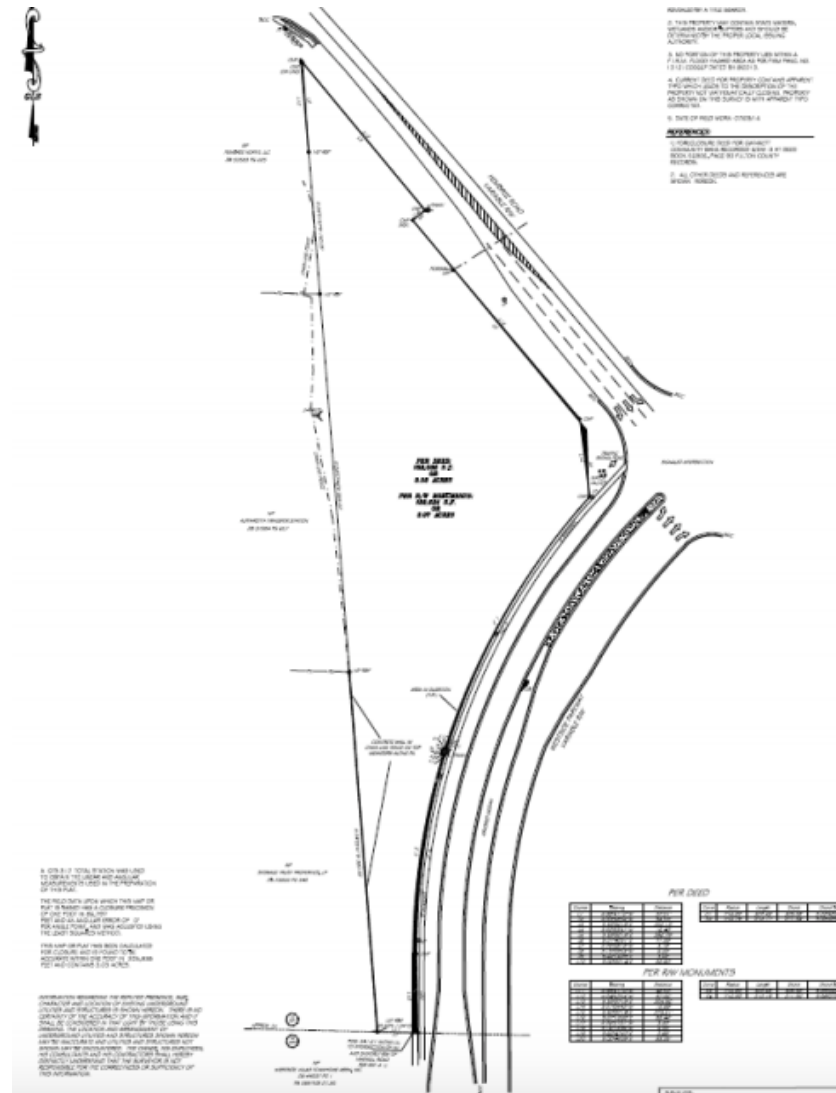
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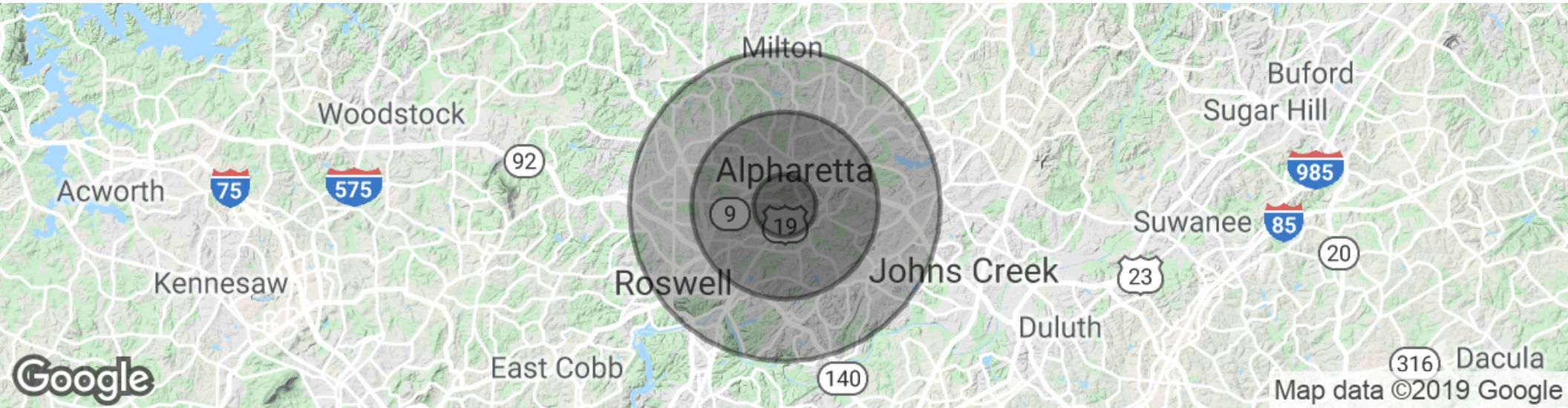
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,866	61,415	160,054
Median age	33.4	33.9	36.0
Median age (Male)	31.8	32.9	34.8
Median age (Female)	34.2	34.5	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,552	23,367	61,704
# of persons per HH	2.5	2.6	2.6
Average HH income	\$68,517	\$91,761	\$103,087
Average house value	\$215,772	\$310,293	\$345,266

* Demographic data derived from 2010 US Census

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