

**1050 Ridgeland Pkwy
Alpharetta, GA 30004**

BRAND NEW

RIDGELAND BUSINESS PARK

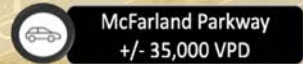
**RETAIL PAD
0.82 ACRES AVAILABLE**



POPEYE'S



Ridgeland Parkway



McFarland Parkway
+/- 35,000 VPD

FUTURE RETAIL DEVELOPMENT

DEMOGRAPHICS



Population

1 Mile: 4,588

3 Mile: 61,135

5 Mile: 166,282



Avg. HH Income

1 Mile: \$165,697

3 Mile: \$156,126

5 Mile: \$155,864



Households

1 Mile: 1,573

3 Mile: 21,548

5 Mile: 58,055

PAD AVAILABLE

Property Highlights:

Co-tenancy:

Popeye's

0.82 Acres Available

Full access

High Growth/ High
Traffic Corridor

Across from 41 AC
Recently Purchased
by Northside Hospital

Drive Thru Permitted

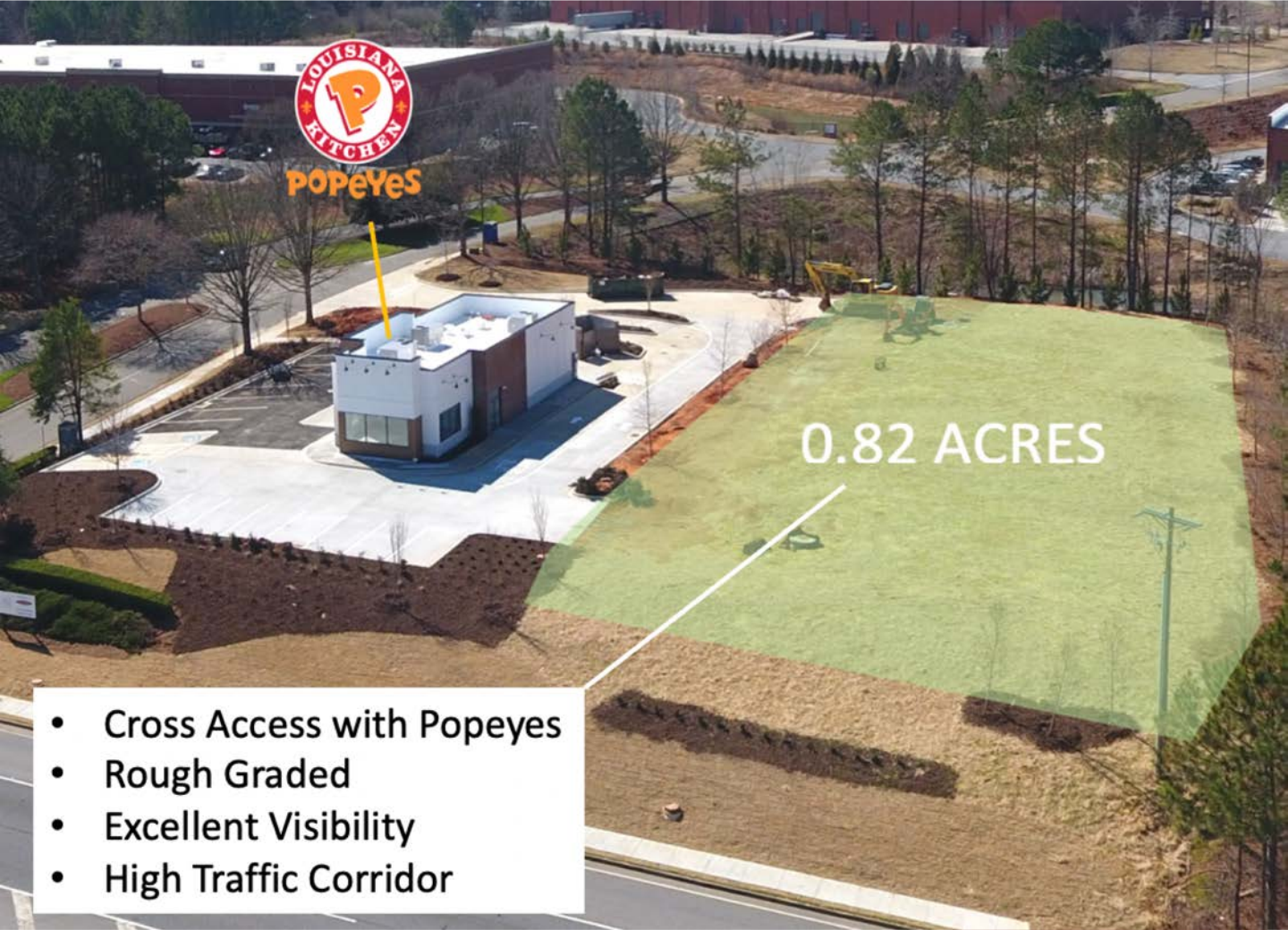
McFarland Pkwy
Frontage / Exposure



HALCYON MIXED-USE DEVELOPMENT:



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- Cross Access with Popeyes
- Rough Graded
- Excellent Visibility
- High Traffic Corridor

Traffic Counts



McFarland Parkway: +/- 35,000 VPD
GA-400: +/- 115,000 VPD

Site Plan and CAD File Available Upon Request

Inquiries:

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