



Highlights

- **0.896 AC Prime Outparcel zoned CBD:** Prime outparcel positioned in front of the shopping center. Extended outparcel pad site directly fronting Highway 9 with maximum visibility and drive-by exposure.
- **Exceptional Trade Area Demographics:** 50,000+ residents within 3 miles with an average household income of \$170,000+ and 39,000+ daytime employees nearby.
- **Positioned Between Kroger And Publix-Anchored Centers:** Flanked by major grocery-anchored retail destinations, ensuring consistent, high-quality co-tenancy and strong consumer draw.
- **Commuter Thoroughfare:** Highway 9 is a major commuter artery connecting Alpharetta to Cumming, offering a direct alternative to GA 400.

Midway Shopping Center
SUBWAY **Publix**
PAKMAIL **T-Mobile**

SHERWIN WILLIAMS

ACE Hardware

Midway Elementary
±722 Students

McS
DOLLAR TREE

Walmart Supercenter

Advance Auto Parts

Grassland Crossing
Kroger EGGS UP GRILL
Jersey Mike's BURGER KING KUMON

Denmark High School
±2,490 Students

McDonald's

TRUIST

FORSYTH COUNTY PUBLIC LIBRARY

The Village At Crooked Creek
Christian Brothers Automotive
Taqueria Las Palmas

DUNKIN'

ANYTIME FITNESS

0.896 Acre Outparcel

PlatinumCars

bp

Iron Horse Golf Club
Golf Course

McFarland Pkwy ±28,350 VPD

RBM of ALPHARETTA

DeSana Middle School
±1,251 Students

Highway 9 ±22,150 VPD

Cambridge High School
±1,670 Students

MIDWAY ANIMAL HOSPITAL

Brandywine Elementary
±1,173 Students

TireDiscounters
CHIPOTLE MEXICAN GRILL
POPEYES

the HUMAN BEAN

Halcyon
EMBASSY SUITES HOTELS
IRON AGE KOREAN STEAK HOUSE
CATTLE SHED
CHERRY STREET BREWPUB
OCEAN & ACRE
TRADER JOE'S

CVS pharmacy

Bethany Village
Publix **FIFTH THIRD BANK**
Your Serve Tennis **BAGEL HOLE** **ZAXBY'S** **Starbucks**

Starbucks **LONGHORN STEAKHOUSE**

PIKE NURSERIES

±712,000 VPD

GA 400

Mullix Rd

 **Crooked Creek Neighborhood**
Home Value | \$900K - \$2M

 **Iron Horse Golf Club**
Golf Course

**0.896 Acre
Outparcel**

 **MIDWAY**
ANIMAL HOSPITAL

Casa Nuova
ITALIAN RESTAURANT

BURGER KING

Advance Auto Parts

TRUIST

McDonald's

EL DON MEXICAN BAR AND GRILL

Christian Brothers Automotive

Davita

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

DUNKIN'

Highway 9 ± 22,150 VPD

SH
Storehouse

 **Brandywine Elementary**
±1,173 Students

Walmart Supercenter

DQ

Moe's

DOLLAR TREE

CHASE

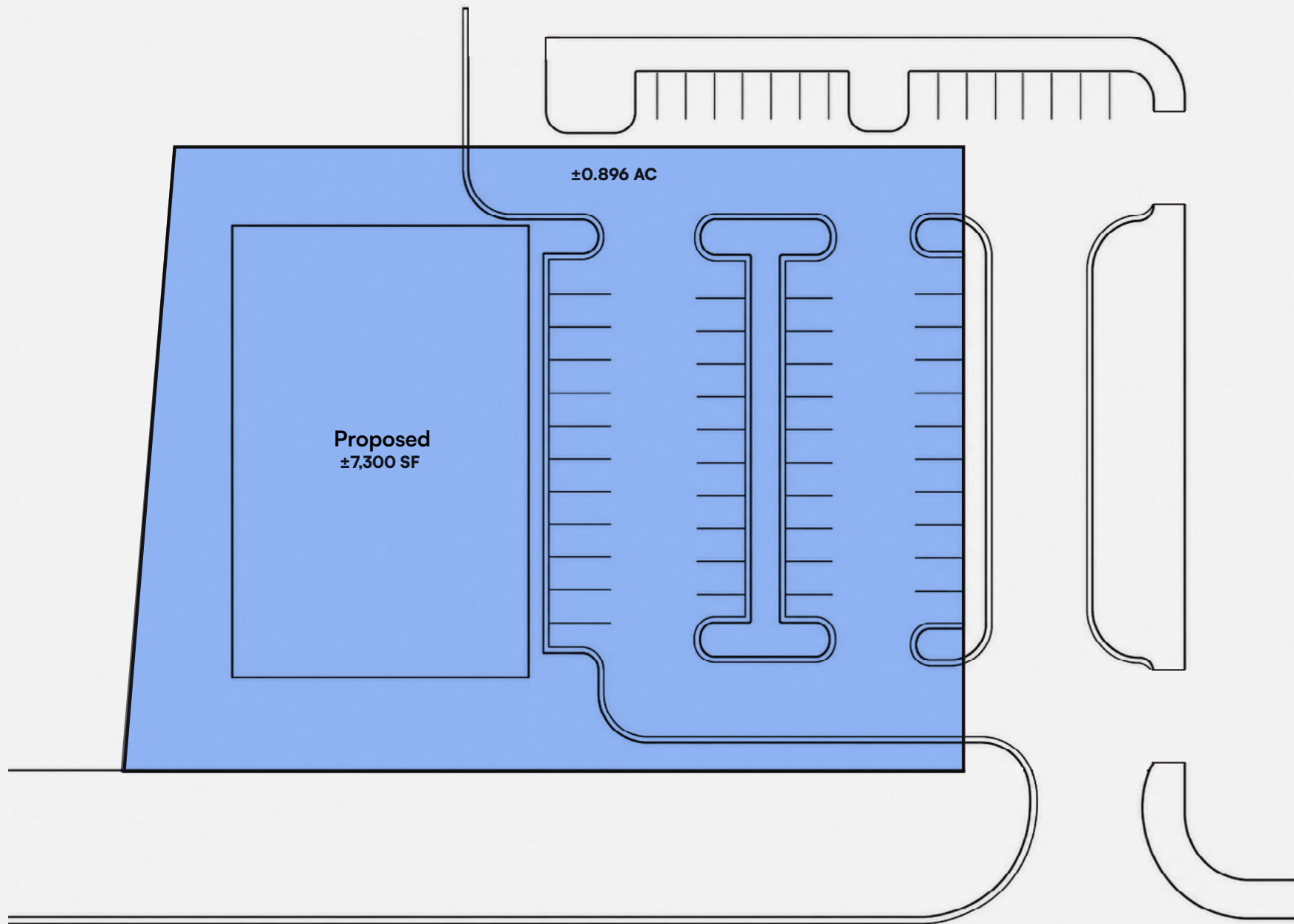
Grassland Crossing
Kroger **EGGS UP GRILL**
Jockey Milk SUBS **BURGER KING** **KUMON**

ANYTIME FITNESS

SCHOOL OF ROCK

bp

McFarland Parkway ± 28,350 VPD



State Route 9 - U.S. Hwy 19
Atlanta Hwy

Site Plan

Ground Lease or Built-to-Suit



133,057 2025 Population

5-Mile Radius

Alpharetta continues to attract residents with its blend of community and Southern charm.



Premier Retail & Future Entertainment Anchors

Located minutes from Halcyon, Avalon, and the future redevelopment of North Point Mall into a proposed NHL arena and mixed-use destination



\$187,354 2025 Avg HH Income

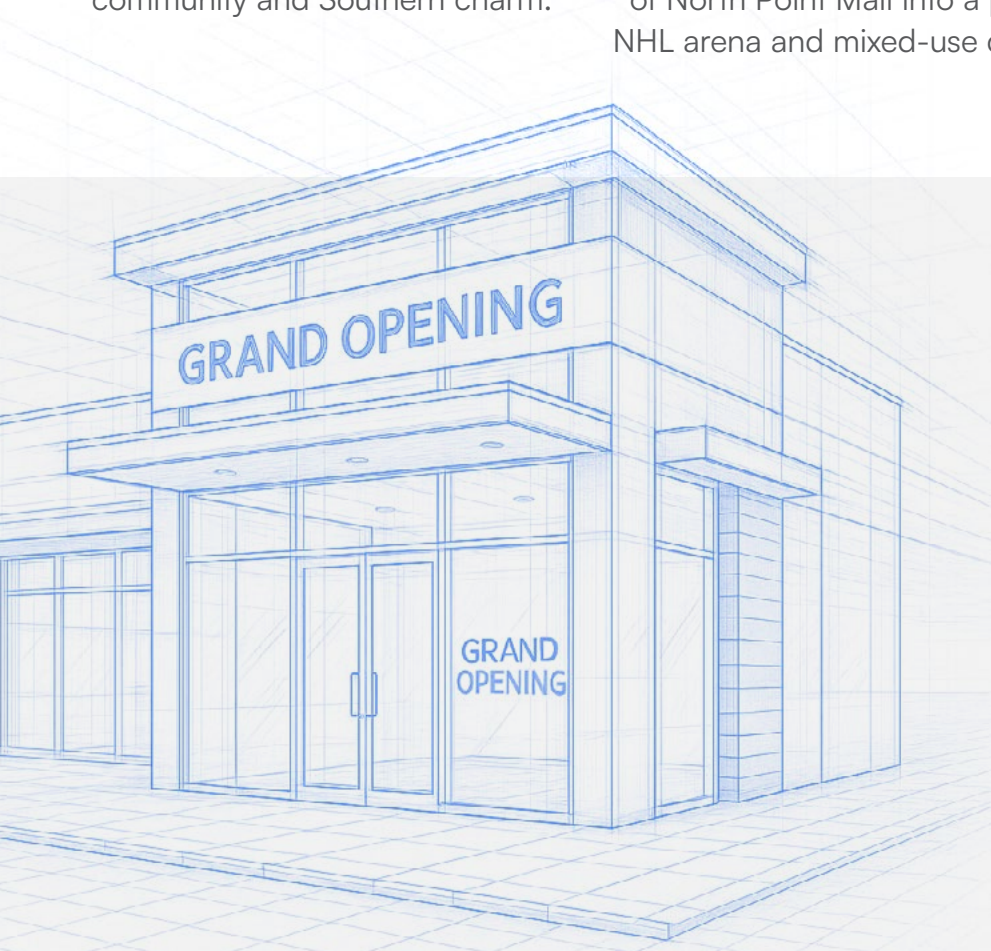
1-Mile Radius

Strong household income and thriving local economy make Alpharetta a desirable place to invest



Highly Rated Public Schools

Many schools in the area consistently ranked among the top in Georgia exceptional quality of life.



Alpharetta, GA

Demographics

Population

2025 Estimated Population

Projected 5-Year Growth 2025-2030

Income

2025 Est. Average Household Income

Households & Growth

2020 Population

2025 Estimated Households

Annual Growth 2025-2030

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	7,817	48,447	133,057
Projected 5-Year Growth 2025-2030	1.0%	1.1%	1.0%
2025 Est. Average Household Income	\$187,354	\$162,418	\$176,832
2020 Population	7,685	45,621	128,635
2025 Estimated Households	2,478	17,292	46,689
Annual Growth 2025-2030	1.0%	1.1%	0.9%

MATTHEWS™

0.896 AC Available for Ground Lease or Built-to-Suit

Highway 9 [±]22150 VPD

6320

Highway 9

Alpharetta, GA 30004

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