

# Grasslands Plaza Alpharetta, Georgia

Adjacent to Wal-Mart Supercenter



|               |   |
|---------------|---|
| LOCATION      | 5620 Commerce Blvd<br>Alpharetta, GA 30004<br>Metro Atlanta<br>Forsyth County   |
| SIZE          | 22,064 SF & 2.15 Acres  |
| PARKING       | 76 spaces<br>(8.2 spaces per 1,000 SF)  |
| ACCESS        | Traffic Light Intersection<br>(1) Right in/ right out- Highway 9<br>(2) Full Access - Commerce Blvd   |
| FEATURES      | <ul style="list-style-type: none"> <li>• One of the fastest growing communities in the South</li> <li>• Strong income demographic</li> <li>• Strong housing growth</li> </ul> |
| TRAFFIC COUNT | 19,120 cars per day<br>(GA DOT Traffic Count 2010)  |
| TENANTS       | Chase Bank, Curves, Dollar Tree,<br>Moe's Southwest Grill & Proposed<br>Gamestop  |
| AVAILABLE     | 8,166 SF (960-4,340 SF)   |



| DEMOGRAPHICS*      | 1-MILE    | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|-----------|
| Population         | 2,926     | 30,780    | 87,781    |
| Median HH Income   | \$118,003 | \$119,899 | \$120,057 |
| Daytime Population | 1,902     | 13,716    | 45,686    |

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\*Source: Synergos Tech-PopStats, 2010 Estimates

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2.15 Acres  
Outparcel  
Available

Commerce Blvd

Full Access

Full Access

Monument Sign

Bank Monument Sign

Monument Sign



24' 1,560 SF

Curves

20' 1,300 SF

20' 984 SF

DOLLAR TREE

1,537 SF  
(Proposed Gamestop)

Ms's

20' 1,423 SF

20' 1,423 SF

20' 1,500 SF



Existing Traffic Light

GA HWY 9

Right-In Access