

COMMERCIAL SPACE FOR SALE

MIXED-USE DEVELOPMENT



22,270 SF Available | Forsyth County
6405 Rex Lane | Alpharetta, GA 30005

- ◆ Restaurant, Retail, or Office Uses
- ◆ Commercial Business Zoning District- CBD (Forsyth County)
- ◆ 133 Parking Spaces (103 exclusive, 30 common)
- ◆ Patio Space Available
- ◆ 261 Multi-Family Residences above the Commercial Condos
- ◆ Located on Ronald Reagan Blvd, 1/2 mile from Halcyon
- ◆ Directly across from The Gathering at South Forsyth (a planned mixed-use project)

DEMOGRAPHICS

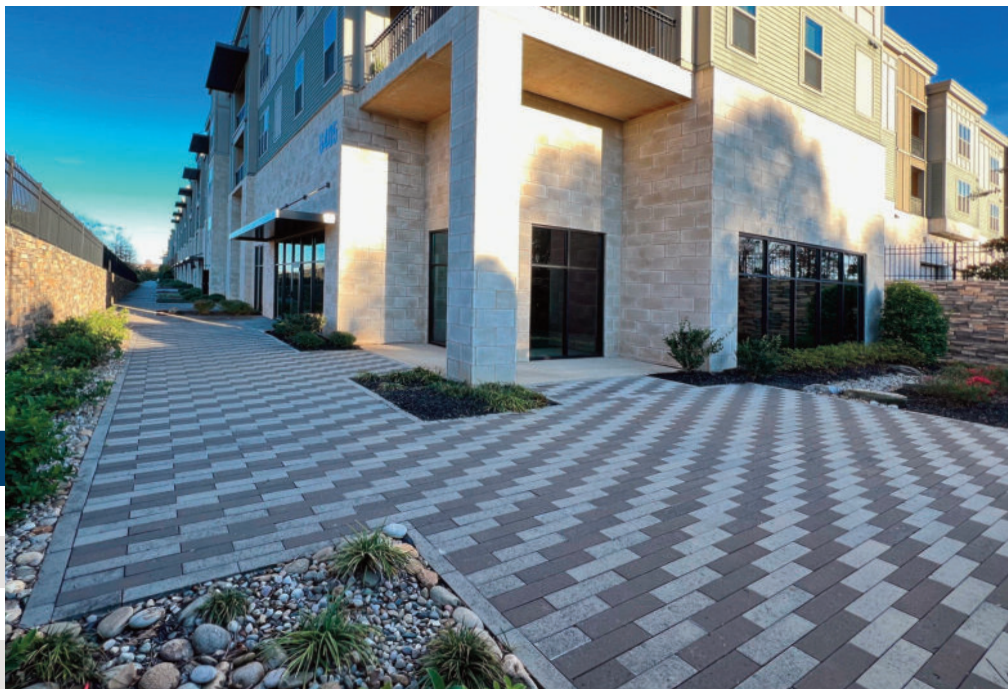
	3 MILE	5 MILE	7 MILE
Population	61,991	173,478	309,295
Households	21,247	61,066	107,456
Avg HH Income	\$161,451	\$161,128	\$166,001

Source: Placer.ai

TRAFFIC COUNTS

Ronald Reagan Blvd	8,387 VPD
McFarland Pkwy	18,258 VPD
McGinnis Ferry Rd	15,860 VPD
GA 400 / US 19	56,346 VPD

Source: Placer.ai



3490 Piedmont Road, NE | Suite 1300
Atlanta, GA 30305 | lavista.com

LISTING AGENTS

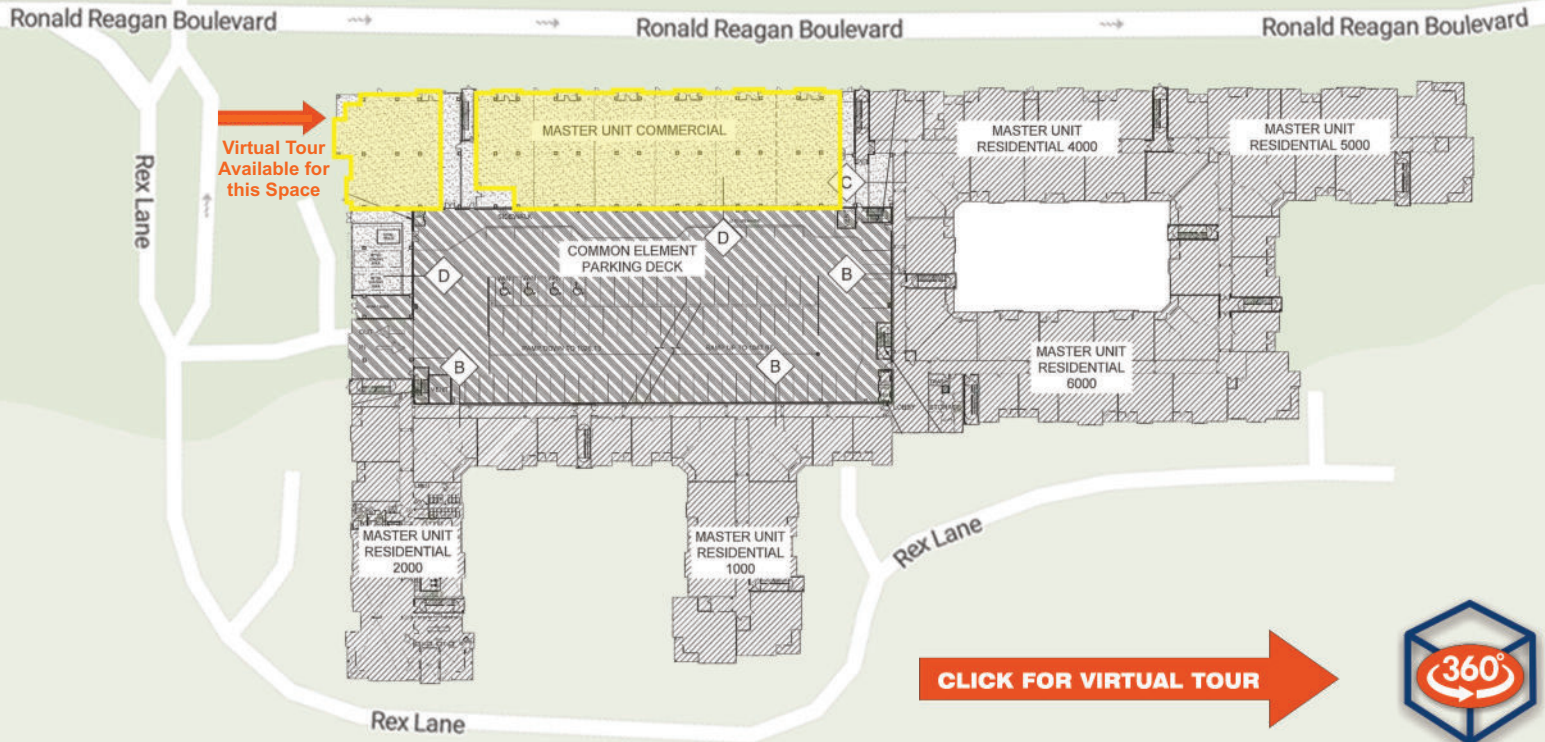
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