
## PROPERTY DESCRIPTION

Vision Commercial Advisors is pleased to present a 1.18 acre outparcel for sale within a Publix Shopping Center in Alpharetta, Forsyth County. Positioned on Flynn Crossing Drive near McGinnis Ferry Rd, the property is zoned CBD in Forsyth County and has undergone partial grading, with utilities and storm water detention infrastructure already in place. The site offers strong potential for retail or service tenants, subject to certain shopping center restrictions. Access road is Flynn Crossing Drive with adjacent business a Montessori school. The site is across the street from the Golf Club of Georgia, a 600+ home community with a course ranked among the top 20 in Georgia. This a great value for all that the property offers in location and infrastructure.

## PROPERTY HIGHLIGHTS

- 1.18 Acres
- $650,000.00
- CBD Zoning in Forsyth County
- Out Parcel to Publix Shopping Center at Flynn Crossing
- Utilities, Stormwater Detention in Place
- Windward Pkwy Area – High Net Worth Demographics

***The information provided herein is deemed reliable but is not warranted. Any information important to you or another party should be independently confirmed within an applicable due diligence period.***

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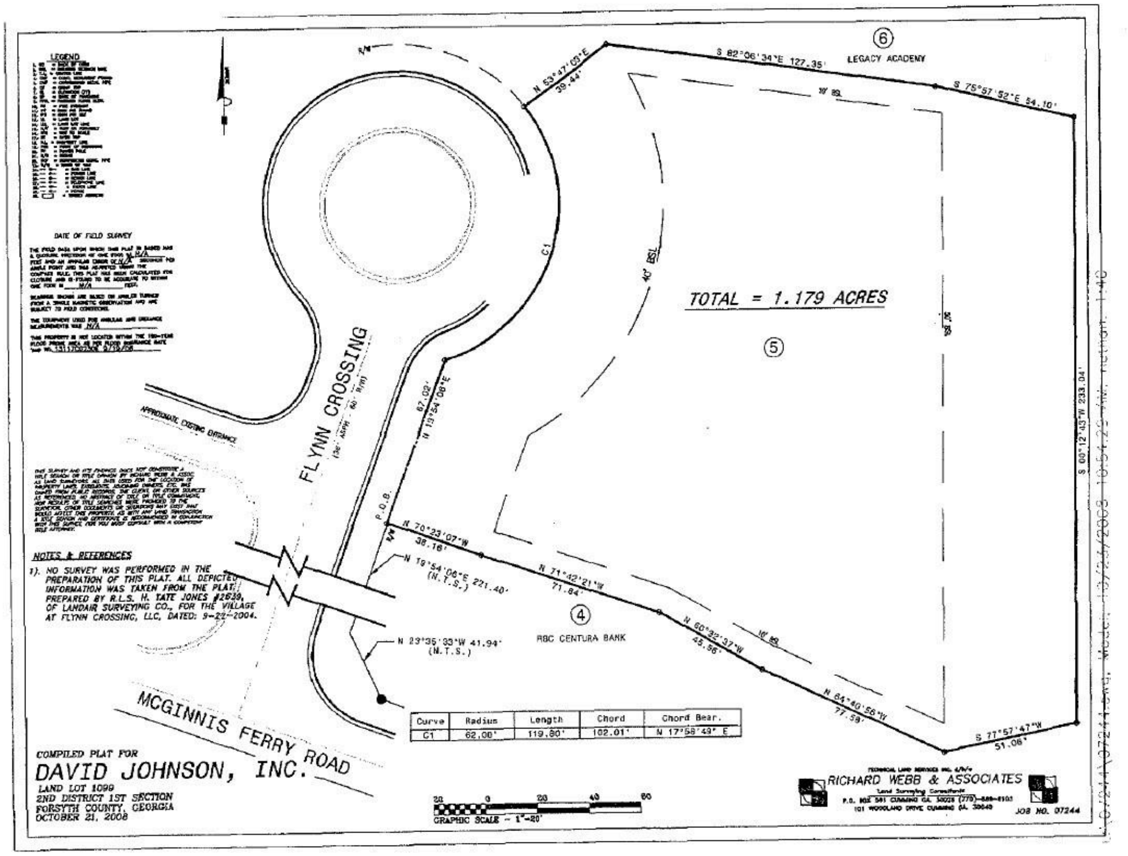


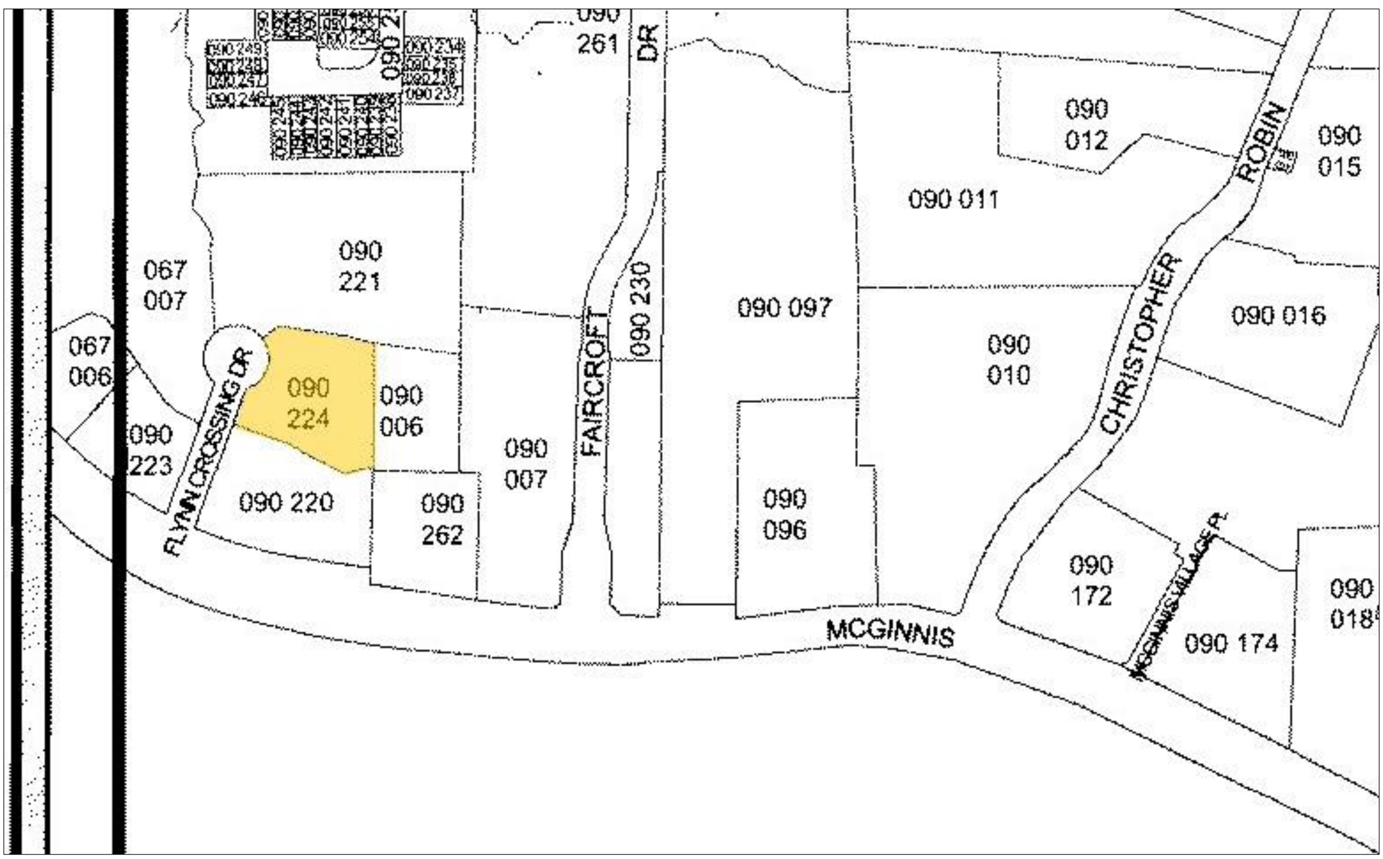


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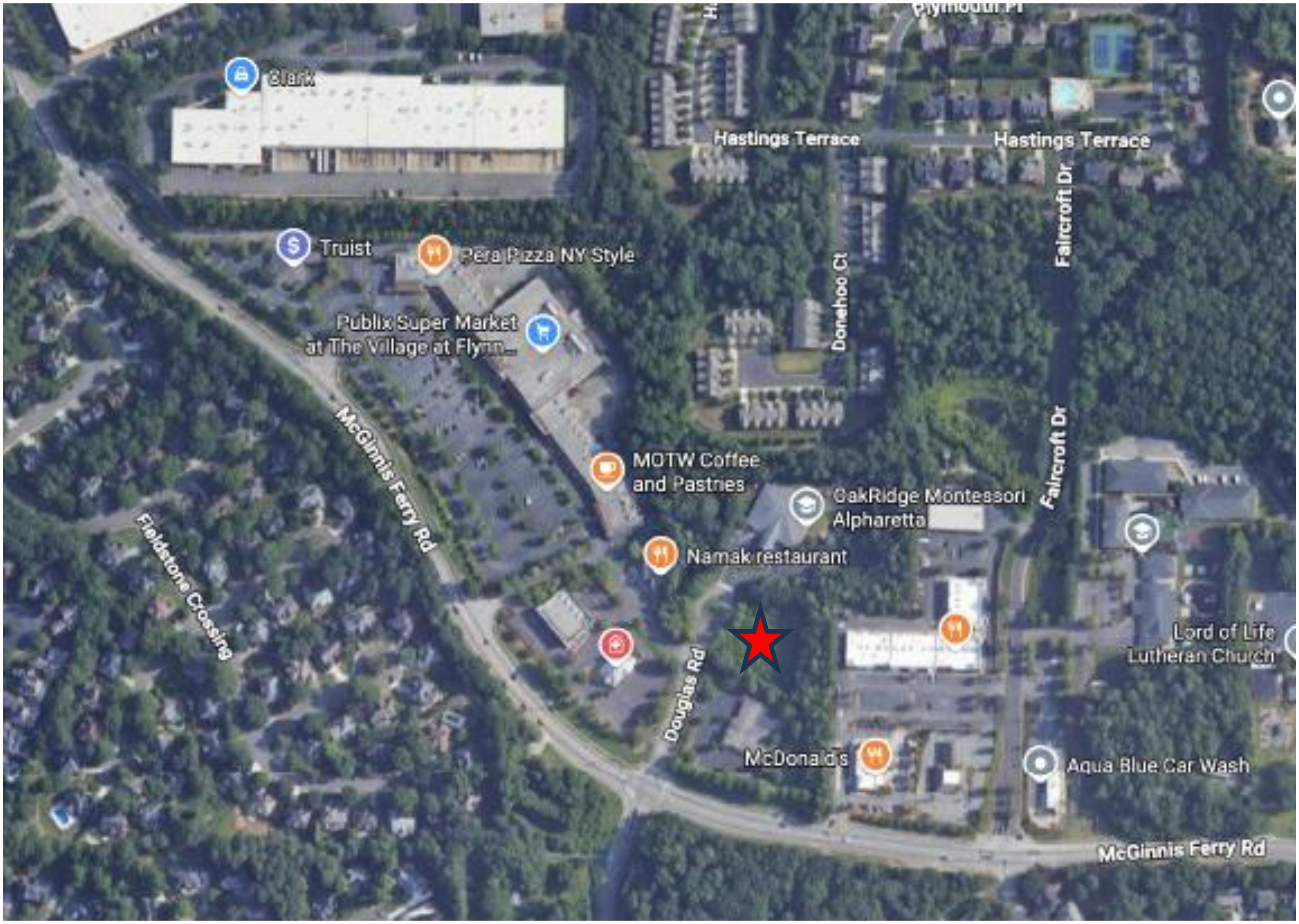


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# Community Profile Summary

5390 Flynn Crossing Dr, Alpharetta, Georgia 30005

1-Mile · 3-Mile · 5-Mile Radii | Source: Esri 2025 Forecasts

## 1. Population & Households

| Metric | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| **2025 Total Population** | 7,523 | 72,047 | 195,644 |
| **2030 Total Population** | 7,524 | 73,806 | 200,905 |
| **2025–2030 Annual Growth** | 0.00% | 0.48% | 0.53% |
| **2025 Daytime Population** | 10,000 | 93,268 | 238,819 |
| **Workers** | 6,576 | 59,107 | 145,333 |
| **Residents** | 3,424 | 34,161 | 93,486 |
| **2025 Total Households** | 2,410 | 25,023 | 67,352 |
| **2025 Avg Household Size** | 3.12 | 2.87 | 2.89 |
| **2025 Families** | 2,096 | 19,449 | 52,308 |
| **Median Age (2025)** | 42.0 | 39.0 | 39.8 |

The area within 1 mile is relatively stable in population while the 3- and 5-mile rings show steady household growth. A notably high daytime population (10,000 within 1 mile vs. 3,424 residents) indicates a strong employment draw.

## 2. Income & Wealth

| Metric | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| **2025 Median HH Income** | $200,051 | $160,702 | $158,982 |
| **2030 Median HH Income** | $222,012 | $180,292 | $178,180 |
| **2025 Avg HH Income** | $228,707 | $196,092 | $196,642 |
| **2025 Per Capita Income** | $74,932 | $68,225 | $67,898 |
| **Wealth Index (2025)** | 251 | 186 | 188 |
| **% of HHs earning $150K+** | ~66% | ~54% | ~54% |
| **% of HHs earning $500K+** | 8.5% | 5.3% | 5.5% |

Exceptionally affluent trade area. The 1-mile median household income of $200,051 is roughly 2.5× the national median. The Wealth Index of 251 (national average = 100) confirms extraordinary consumer purchasing power.

## 3. Housing

| Metric | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| **2025 Median Home Value** | $647,947 | $603,647 | $615,978 |
| **2025 Avg Home Value** | $704,393 | $649,408 | $652,944 |

| | | | |
|---|---|---|---|
| **2030 Median Home Value** | $680,882 | $638,063 | $654,203 |
| **Homes $500K–$749K (share)** | 49.4% | 48.1% | 46.4% |
| **Homes $750K–$999K (share)** | 20.2% | 15.7% | 19.2% |
| **Homes $1M+ (share)** | 9.7% | 6.2% | 5.9% |
| **Owner-Occupied (2025)** | 91.1% | 69.4% | 74.0% |
| **Housing Affordability Index** | 117 | 101 | 98 |
| **% Income for Mortgage** | 20.3% | 23.5% | 24.3% |

The 1-mile ring is overwhelmingly owner-occupied (91%) with the vast majority of homes priced above $500K. An Affordability Index above 100 means a typical household can afford a median-priced home in the area.

## 4. Demographics & Education

| Metric | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| **Married (age 15+)** | 69.5% | 66.0% | 65.7% |
| **Asian Alone (2025)** | 28.7% | 35.9% | 36.9% |
| **White Alone (2025)** | 49.8% | 43.7% | 43.2% |
| **Hispanic Origin** | 7.2% | 7.9% | 7.8% |
| **Diversity Index (2025)** | 69.7 | 71.3 | 71.2 |
| **Bachelor's Degree (25+)** | 46.1% | 43.5% | 42.1% |
| **Graduate/Prof. Degree (25+)** | 29.8% | 32.0% | 32.6% |
| **College-Educated Total** | ~76% | ~76% | ~75% |

Highly educated, married-couple households dominate all three rings. Roughly three-quarters of adults hold at least a bachelor's degree. The area reflects a highly diverse, tech-oriented professional population—consistent with the Esri 'Professional Pride' tapestry segment.

## 5. Employment

| Metric | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| **Unemployment Rate (16+)** | 3.3% | 3.3% | 3.3% |
| **White Collar (share)** | 91.6% | 88.5% | 86.6% |
| **Mgmt/Business/Financial** | 40.3% | 32.1% | 32.6% |
| **Professional** | 29.1% | 37.5% | 36.2% |
| **Finance/Insurance/RE (industry)** | 11.2% | 11.9% | 11.0% |
| **Services (industry)** | 44.1% | 53.6% | 54.4% |
| **Manufacturing (industry)** | 12.5% | 7.9% | 8.0% |

## 6. Consumer Spending (1-Mile Highlights)

| Category | Avg/HH (1 Mi) | SPI (1 Mi) |
|---|---|---|
| **Shelter** | $50,660 | 190 |
| **Health Care** | $13,766 | 178 |
| **Food at Home** | $13,160 | 177 |
| **Food Away from Home** | $7,970 | 193 |
| **Entertainment/Recreation** | $7,849 | 191 |
| **Travel** | $7,515 | 208 |
| **HH Furnishings & Equipment** | $5,593 | 192 |
| **Apparel & Services** | $4,704 | 192 |
| **Education** | $3,786 | 212 |
| **Personal Care** | $1,999 | 191 |

SPI = Spending Potential Index (national average = 100). Every category is well above 165, reflecting households that spend significantly more than the national norm across all major consumer categories. Education (212) and Travel (208) are the highest-indexed categories.

## 7. Key Takeaways

• **Dominant Tapestry Segment:** *Professional Pride (L2)* — married, high-income tech households prevalent across all radii.

• **Top-Tier Income & Wealth:** Median HH income exceeds $200K within 1 mile; Wealth Index of 251.

• **Strong Employment Hub:** Daytime population nearly triples residential population at 1 mile, indicating a dense office/commercial employment base.

• **Owner-Dominated, High-Value Housing:** 91% owner-occupied within 1 mile; median home value ~$648K; nearly 30% of homes valued above $750K.

• **Highly Educated Workforce:** ~76% of adults hold a college degree or higher across all trade-area rings.

• **Growth Trajectory:** Modest but consistent population and household growth through 2030 in the broader 3- and 5-mile areas.

• **Consumer Spending Power:** All major spending categories indexed 165–212 above the national average.

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Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 data converted by Esri into 2020 geography. Consumer Spending data derived from 2022–2023 Consumer Expenditure Surveys, Bureau of Labor Statistics. 

# OUTPARCEL 5 — COVENANT SUMMARY

Flynn Crossing | McGinnis Ferry Road at Windward Parkway, Forsyth County, Georgia

*Source: Declaration of Restrictions, Covenants and Conditions and Grant of Easements*

*Recorded: Forsyth County, GA — BK 3207, PG 76-124 (Re-recorded to include Publix Super Markets, Inc. Consent and Joinder)*

*Prepared by Vision Commercial Advisors*

## 1. Identity & Location

Outparcel 5 is legally described in Exhibit "M" of the Declaration and is located within Land Lot 1099, 2nd District, 1st Section, Forsyth County, Georgia. It is one of five outparcels within the Flynn Crossing commercial shopping center development anchored by a Publix Super Market.

## 2. Development Limitations (Paragraph 4.1)

### Building Size & Configuration

- Maximum Leasable Floor Area: 6,000 SF (smallest of all five outparcels — see comparison below)
- One building only, accommodating one business operation per parcel
- Typical co-branding permitted consistent with Georgia norms
- Single-story structure only
- Maximum building height: 25 feet (unless the Site Plan specifies a different limit)

| Outparcel | Max SF | Height | Stories | Min Parking |
|---|---|---|---|---|
| 1 | 5,000 | 25 ft | 1 | 5/1,000 SF |
| 2 | 7,000 | 25 ft | 1 | 5/1,000 SF |
| 3 | 6,000 | 25 ft | 1 | 5/1,000 SF |
| 4 | 13,500 | 25 ft | 1 | 5/1,000 SF |
| **5 ★** | **6,000** | **25 ft** | **1** | **5/1,000 SF** |

*★ Outparcel 5 is highlighted. At 6,000 SF, it is among the smaller outparcels. Outparcel 4 (13,500 SF) is by far the largest.*

### Parking

- Minimum 5 parking spaces per 1,000 SF of Leasable Floor Area
- Each space must comply with all applicable rules, regulations, ordinances, and laws
- No reduction in parking count through variances or special exceptions for purposes of this Declaration

### Signage

- One freestanding identification sign (pylon or monument) permitted on the parcel
- Sign must comply with all applicable governmental rules and regulations
- Sign must not obstruct visibility of the Publix Storeroom, Pylon Sign A, Pylon Sign B, or any Shopping Center identification signs from adjacent roadways

### General Compliance

- All improvements must comply with all governmental rules, regulations, ordinances, and laws

## 3. Architectural Control (Paragraph 3.2)

So long as the Shopping Center Tract is being operated as a shopping center, the Owner of Outparcel 5 must obtain prior written approval from the Owner of the Shopping Center Tract before any construction, exterior alteration, or renovation. Required submission materials include:

- Site plan and plans/specifications
- Working drawings
- Landscape and lighting plans
- Sign designs and proposed locations

The Shopping Center Tract Owner has the right of approval or disapproval over architecture, color, materials, floor elevations, location of improvements, and all signage. If written notice of disapproval is not given within 15 days of plan submission, the plans are deemed approved.

Penalties for non-compliance:

- $500 per day in liquidated damages beginning 15 days after notification to stop unapproved work
- If non-conforming work is not corrected within 5 days of notice, the $500/day penalty runs from the original notification date

*Approval by the Shopping Center Tract Owner does not constitute a representation or warranty that the plans comply with applicable law.*

## 4. Prohibited Uses (Paragraph 9.1.1)

The following uses are prohibited on ALL tracts (including Outparcel 5) without prior written consent of the Owner of each Tract:

- Cinema or theater, skating rink, bowling alley, discotheque, dance hall, nightclub
- Amusement gallery, pool room, gym or health club
- Adult entertainment facility (nude or semi-nude dancing or entertainment)
- Gymnasium, massage parlor, adult bookstore, pin ball or electronic game room ("head shop")
- Funeral parlor, flea market, bingo parlor
- Sale, rental, or lease of automobiles, trucks, motorized vehicles, or trailers

The following additional uses are prohibited on the Shopping Center Tract (exclusive of Publix Premises) and ALL Outparcels without prior written consent of the Shopping Center Tract Owner:

- Video/DVD rental, sale, or distribution business (including technological evolutions thereof)
- Pizza or Italian fare restaurants
- Any business deriving more than 10% of gross revenues from hamburgers or cheeseburgers
- Any business selling alcoholic beverages for off-premises consumption (other than beer and wine)
- Submarine sandwich style restaurant (primary business)
- Nail or tan salon (primary business)
- Packaging, shipping, mailbox rentals, or color/B&W copy services (primary business)
- Chinese restaurant (primary business)
- Dry cleaning plant (drop stations are permitted; see dry cleaning exception below)
- Bank or other financial institution
- Christmas ornaments, greeting cards, gift wrap, or party supplies store (primary business)
- Wireless communications store or electronics store (primary business)
- Non-appointment family hair cutting salon or barber shop
- Cafeteria

- Car wash
- Dentistry practice (any type)

*Dry cleaning exception: A full dry cleaning plant may be permitted if it exclusively uses DF-2000 synthetic hydrocarbon solvent (or comparable), complies with NFPA 32, and does not interrupt Publix's use of the Publix Premises. Six specific conditions apply.*

### Restaurant/Cocktail Lounge Density Restrictions

- No more than 4 total restaurants and/or cocktail lounges across the Shopping Center and all Outparcels combined
- No restaurant or cocktail lounge (regardless of concept) within 60 feet of the Publix Storeroom demising wall
- No "concept" restaurant or cocktail lounge within 500 feet of the Publix Storeroom without Shopping Center Tract Owner consent (concept defined as Bennigan's, Applebee's, Outback, Chili's, Hooters, T.G.I. Friday's type operations)
- No day care center within 500 feet of the Publix Storeroom

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## 5. Exclusive Uses — Publix Protected (Paragraph 9.1.2)

Without prior written consent of the Shopping Center Tract Owner, no portion of Outparcel 5 may be used for:

- Grocery supermarket
- Bakery
- Delicatessen
- Fish market
- Sale of drugs or products required to be dispensed by a registered pharmacist
- Retail sales of items of food for "off-premises" consumption

EXCEPTIONS — the following are permitted notwithstanding the grocery exclusivity:

  - Sit-down restaurant or cafeteria offering prepared ready-to-eat food (on or off premises)
  - Deli/sandwich shop restaurant where at least 70% of leasable floor area (ex. kitchen) is used for seated dining
  - Health food store or nutrition center up to 1,600 SF; ice cream/yogurt store; doughnut franchise (Dunkin'/Krispy Kreme type); candy store; fast food restaurant (McDonald's, Burger King, Wendy's, Hardee's, KFC, Chick-fil-A, Church's, Taco Bell type); pizza pickup/delivery outlet
  - Gas station/convenience store where food/beverage leasable area does not exceed 1,500 SF (subject to restrictions against grocery-branded operators)
  - Video rental/sale store similar to Blockbuster Video

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## 6. Easements & Access (Paragraphs 5 & 6)

### Ingress/Egress Easements

- Outparcel 5 is subject to a non-exclusive cross-access easement for vehicular and pedestrian access over its Common Area for the benefit of all other Tracts
- Driveways shown in Exhibit "N" (Crosshatched Driveways/Outparcel 5) may not be relocated, altered, or changed without prior written consent of the Outparcel 5 owner
- No parking easement is created — the Declaration does not grant any Tract the right to park on another Tract
- Each Tract Owner may interrupt vehicular and pedestrian access one day per calendar year to prevent prescriptive easement rights from forming

### Utility Easements

- Non-exclusive easement for installation, operation, and maintenance of Utility Lines (sanitary sewer, storm drain, water, gas, electric, telephone, communication) within Common Areas
- All Utility Lines must be underground except pad-mounted transformers (at rear of building), temporary construction utilities, or as required by government or utility provider
- Any Owner may relocate Utility Lines on their Tract with 15 days' notice to other affected Owners, at relocating Owner's expense, without diminishing service or functionality

### Stormwater Drainage

- Non-exclusive easement for stormwater discharge across Common Areas of other Tracts
- Outparcel 5 may not alter grades or drainage in ways that materially increase water flow onto the Shopping Center Tract without written consent of the Shopping Center Tract Owner

## 7. Financial Obligations (Paragraphs 6.4.2 & 11.2)

- Responsible for a pro-rata share of Common Utility Line maintenance, repair, and replacement costs
- Pro-rata share is calculated as: Outparcel 5 Leasable Floor Area (6,000 SF) ÷ Aggregate Leasable Floor Area of all Tracts served by the Common Utility Line
- Unpaid invoices bear interest at 12% per annum (or the highest lawful rate, whichever is less)
- Unpaid amounts may become a recorded lien against Outparcel 5 upon filing of notice in Forsyth County deed records
- Shopping Center Tract Owner may cure Outparcel 5 defaults and charge back costs plus attorneys' fees after 15 days' written notice (emergency exception applies)

## 8. Publix Consent Rights (Paragraph 2.5)

Until Publix vacates the Publix Storeroom or the Publix Lease terminates, Publix effectively holds significant influence over modifications to this Declaration:

- This Declaration may only be abrogated, modified, rescinded, or amended in whole or in part with the consent of Publix
- Publix has the right (but not the obligation) to enforce the Declaration and seek injunctive or equitable relief for violations
- Publix's consent or approval, when required, may not be unreasonably withheld, conditioned, or delayed; deemed given if no written objection within 30 days of request
- Variances from the Declaration may be granted by the Shopping Center Tract Owner with Publix consent (to relieve hardship or as deemed appropriate)
- No modification may diminish access or easement areas, increase obligations, or further burden Outparcel 5 without the written consent of the Outparcel 5 Owner

*Publix Super Markets, Inc. (a Florida corporation) executed a Consent and Joinder to this Declaration. The Publix Lease controls in the event of any inconsistency between the Declaration and the Publix Lease.*

## 9. Duration (Paragraph 2.2)

- Easements: Perpetual in duration
- Restrictions, covenants, and conditions: Binding for 20 years from the date of recording
- Auto-renewal: Automatically extended in successive 20-year periods unless the Shopping Center Tract Owner records written notice electing not to extend

## 10. Enforcement (Paragraph 11.2)

- Any Owner may enforce the Declaration by any action at law or in equity, including injunctive relief and specific performance
- $500/day liquidated damages available against non-compliant Outparcel owners (with notice requirements)
- Defaulting Owner's obligations accrue interest at 12% per annum until paid
- Recorded liens against the defaulting Outparcel available upon notice filing

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## 11. Bottom Line — Practical Takeaways for Outparcel 5

Outparcel 5 is the second-smallest developable pad in the Flynn Crossing project (tied with Outparcel 3 at 6,000 SF). The Declaration places significant constraints on this parcel. Key practical considerations:

- Use restrictions eliminate a wide swath of typical outparcel tenants: QSR burger/sub/pizza concepts, nail salons, wireless retailers, hair salons, banks, dentists, car washes, and any grocery/pharmacy-competing use are all restricted or excluded
- Best-fit tenant categories under the Declaration include: limited-service restaurants not in prohibited categories (non-burger, non-sub, non-pizza), sit-down restaurant concepts, personal services not on the prohibited list, medical/office uses (not dentistry), and certain specialty retail
- Architectural approval process adds timeline risk to any new development or renovation — plan for a 15-day review window minimum
- Publix's consent rights add a layer of complexity to any future Declaration amendment or variance request
- Driveway configuration on Exhibit "N" is locked without Outparcel 5 owner consent — verify access before site planning
- Pro-rata utility cost obligations follow the parcel with ownership — buyers and tenants should review current assessments

## DISCLAIMER

This Outparcel 5 Covenant Summary has been prepared by Vision Commercial Advisors ("VCA") for general informational purposes only and does not constitute legal advice, a legal opinion, or a title report. The information contained herein is based solely on a review of the recorded Declaration of Restrictions, Covenants and Conditions and Grant of Easements for Flynn Crossing (Forsyth County, Georgia, BK 3207, PG 76-124) and is provided as a courtesy to the intended recipient.

VCA makes no representation or warranty, express or implied, as to the accuracy, completeness, or current applicability of the information contained in this summary. Declaration provisions may have been subsequently amended, modified, or supplemented by instruments recorded in the Forsyth County deed records that are not reflected herein. Additionally, applicable zoning regulations, governmental ordinances, and other encumbrances may impose further restrictions beyond those addressed in this summary.

This summary is not a substitute for independent legal review by qualified real estate counsel. Any party relying on the information contained herein for transactional, development, leasing, or investment purposes should obtain a complete title search and seek the advice of licensed legal counsel prior to taking any action.

Vision Commercial Advisors is a licensed commercial real estate brokerage and is not engaged in the practice of law. Nothing in this document creates an attorney-client relationship or any other professional relationship beyond that of a licensed real estate broker and its client.

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## PROFESSIONAL BACKGROUND

David Hacker is Principal Broker who leads the Vision team with over 32 years of experience in commercial real estate with brokerage licenses in Georgia, North Carolina and Florida. In 1994 David began working with Gearon & Company of Atlanta, one of the fastest growing companies in America at the time. As a site acquisition specialist in wireless network development, he successfully negotiated many ground leases in the Southeast and was quickly promoted into zoning management, project management and business development until leaving the company in 2002 for a career in commercial real estate in Atlanta. In 2006, he founded Vision Commercial Advisors and has seen consistent growth in sales and leasing through strong work ethic and attention to customer service. He is a CCIM (Certified Commercial Investment Member) and a member of the Atlanta Commercial Board of Realtors. Happily married with 6 children, David enjoys travel, reading, music, songwriting, hiking, public speaking and most of all spending time with his family.

## MEMBERSHIPS

Certified Commercial Investment Member, Atlanta Commercial Board of Realtors, National Association of Realtors, International Council of Shopping Centers


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