

DENMARK STATION

FOR LEASE

McFARLAND PKWY & UNION HILL RD, ALPHARETTA, GA 30004




LOCATION DESCRIPTION

Site is located at the intersection of McFarland Parkway & Union Hill Road just minutes from GA-400 in Forsyth County

PROPERTY HIGHLIGHTS

- Four Drive-thru pads & Shop Space Available
- High-visibility, signalized corner in one of metro Atlanta's fastest growing corridors
- New GA-400 interchange at Union Hill coming soon
- Affluent, high growth trade area; with average household incomes exceeding \$163,000 within a 1-mile radius
- GA DOT Traffic Counts: GA-400-115,000 AADT / McFarland Pkwy-22,000 AADT



 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population Density	6,761	59,682	158,453
Average HH Income	\$164,535	\$173,738	\$194,376
Daytime Population	10,254	69,270	188,387



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SUITE	TENANT NAME	SPACE SIZE
1	Available	14,000 SF
2	EoS Fitness	42,711 SF
3	Daycare	13,546 SF
4	Available	20,400 SF
5	Available	1,750 SF
6	Available	10,000 SF
7	Available	629 SF
8	Available	3,000 SF
9	Available	629 SF
10	Available	4,100 SF
11	Available	14,000 SF
12	Available	4,000 SF

AVAILABLE
 UNAVAILABLE



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