

NEC - Martin Road and Falcon Parkway

Flowery Branch, GA 30542

EXECUTIVE SUMMARY



LOCATION OVERVIEW

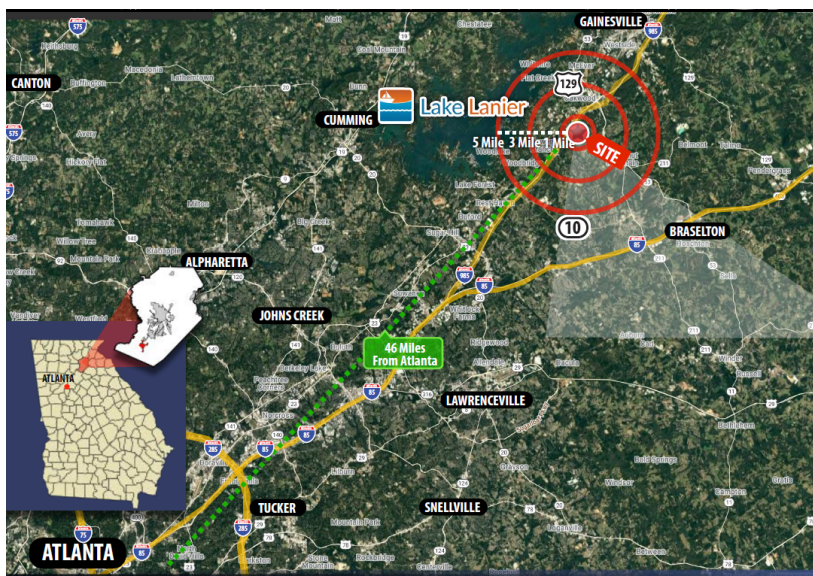
Located just east of Interstate-985 (exit 14) in the growing commercial and residential corridor of Martin Road and Falcon Parkway

PROPERTY HIGHLIGHTS

- Pad A - 1.68 AC under contract - zoned C-2 commercial
Pad B - 1.63 AC available - zoned C-2 commercial
- Circle K and Wendy's currently under construction - opening spring 2023
- Pad ready for development (rough graded, utilities onsite, master detention in place)
- Three (3) access points - full access point on Martin Road, right-in/right-out access on Martin Rd, and right-in/right-out on Falcon Pkwy
- 320 Class-A multi-family units and 150 Class-A townhomes under construction behind the property (Phase II of The Atwater at Flowery Branch)
- 312 Class-A multi-family units recently completed and delivered (Phase I - The Atwater at Flowery Branch) behind Pad A and Pad B

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population Density	25,167	63,290	261,098
Average HH Income	\$93,719	\$102,936	\$103,297



EXCLUSIVE AGENT

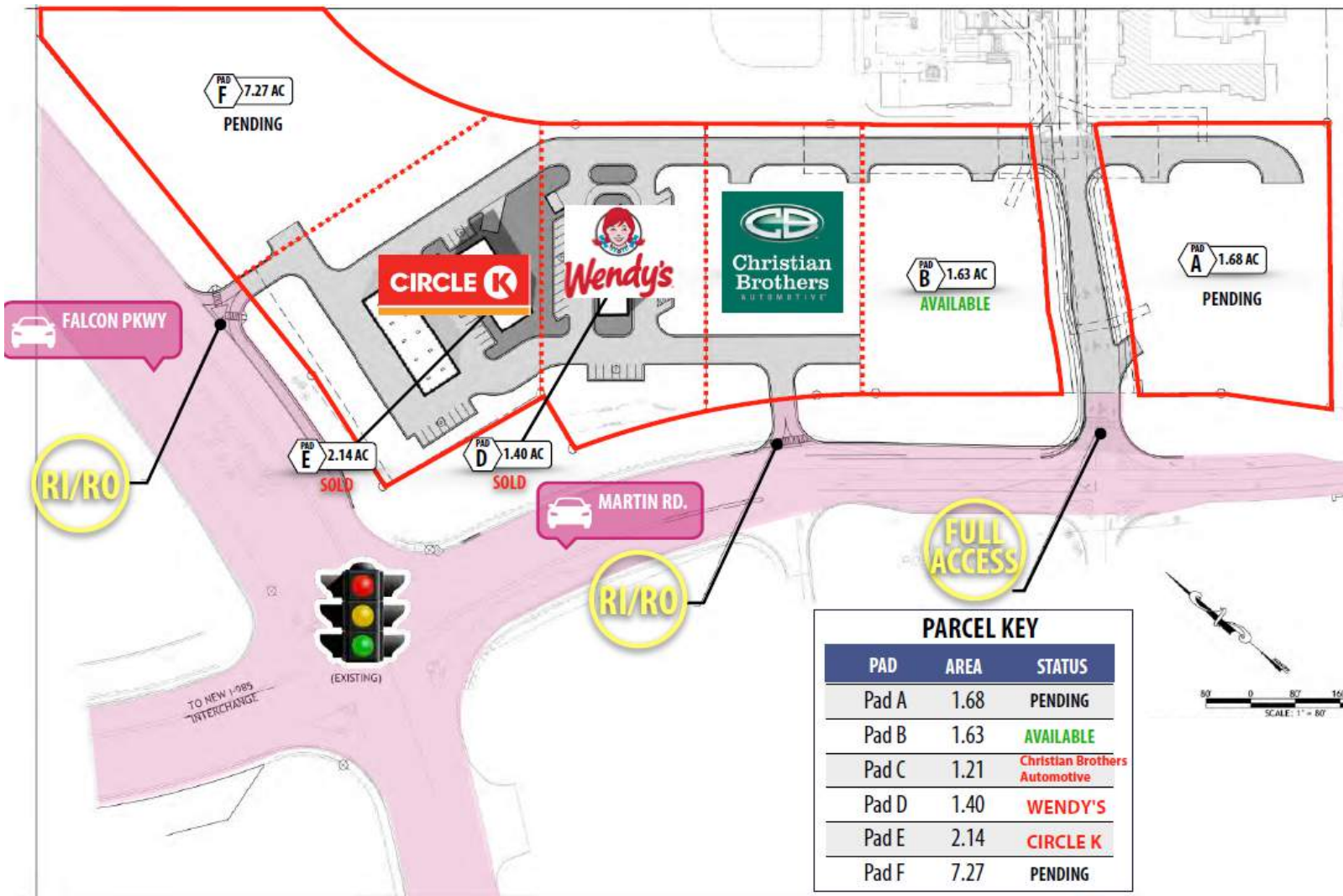
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SITE PLAN



EXCLUSIVE AGENT

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