

# 1 Acre Hardcorner Pad - Johns Creek

Southeast Corner of Medlock Bridge Road & McGinnis Ferry Road, Duluth, Georgia, 30097

LAND FOR LEASE

Ground Lease/Build-to-Suit



## PROPERTY HIGHLIGHTS

- 1 acre new development opportunity at the southeast corner of Medlock Bridge Road/Hwy-141 and McGinnis Ferry Road in Johns Creek
- Signalized cross-access via E Johns Crossing, in addition to right-in/right-out on Medlock Bridge Road/Hwy-141 and right-in/right-out on McGinnis Ferry Road
- Frontage to over 77,000 vehicles per day
- Emory Johns Creek 110-bed Hospital \$61M expansion in 2019 added two floors and 40 additional beds
- Anchors encompassing the intersection include Kohl's, Sprouts Farmer's Market, Ross, T.J. Maxx, LA Fitness and Kroger
- Average household incomes exceed \$203,000 within a 1-mile radius

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population Density	7,122	78,623	194,446
Average HH Income	\$203,500	\$200,800	\$176,300
Daytime Population	10,031	75,167	216,626

EXCLUSIVE AGENT

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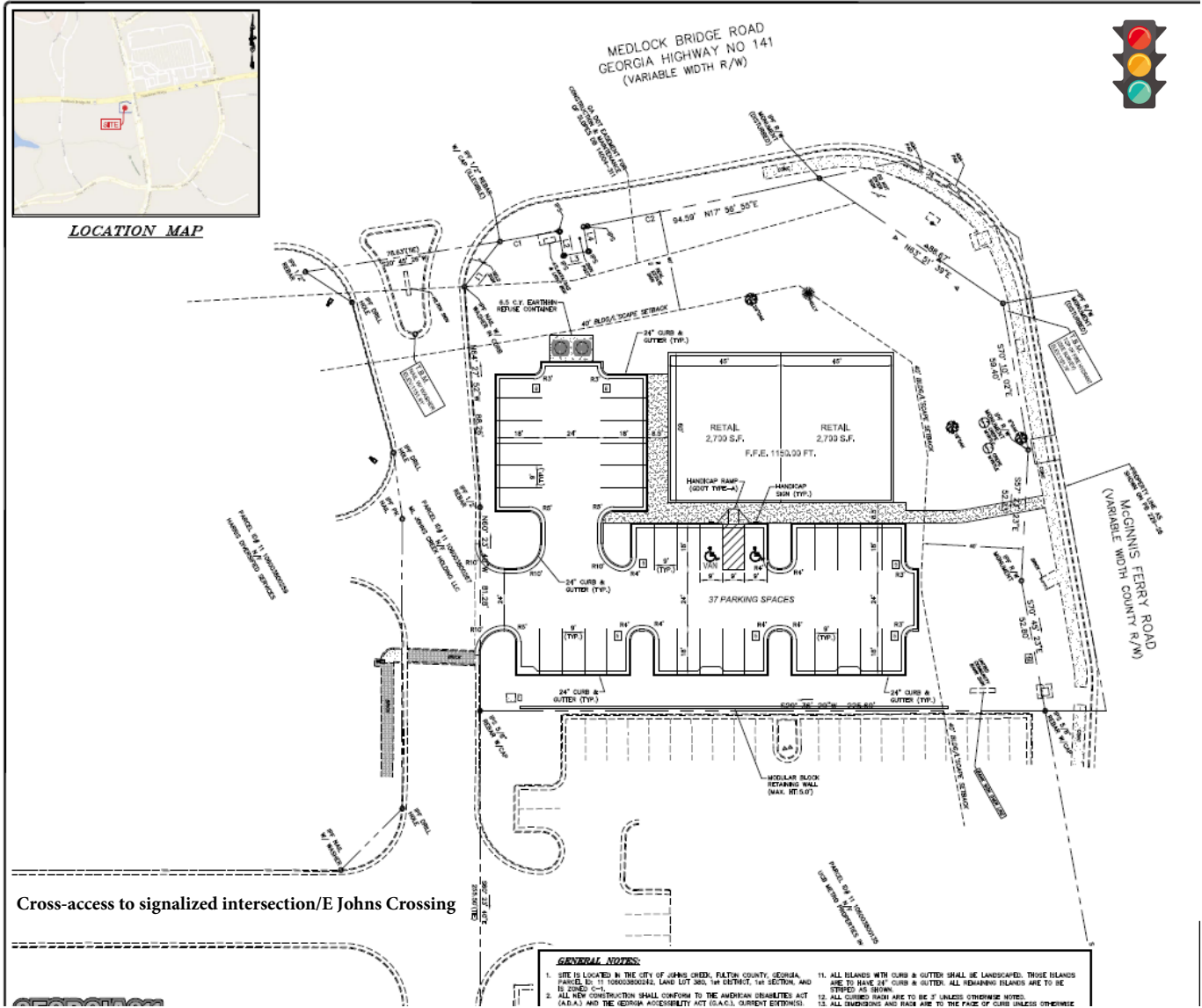
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## Conceptual Site Plan



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Duluth, Georgia 30097

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April 2022

