

Land For Sale

Commercial Site

Great Corner Location!!!

Located at the corner of Webb Rd. and Hwy. 9 in Alpharetta, Fulton County, GA, the property comes water and sewage ready. There is excellent visibility with two access points, one on Hwy. 9 and one on Webb Rd.

It is directly diagonal to the new Super Target and within minutes of GA400.



Land Size: 2.079 acres / 90,561 SF

Asking Price: \$1,500,000

Divisible: Will divide at \$750,000 per acre

2008 Average Household Income:

1 Mile.....	\$120,025
3 Miles.....	\$115,196
5 Miles.....	\$130,078

2008 Total Population:

1 Mile.....	8,446
3 Miles.....	47,902
5 Miles.....	124,148

2008 Average Daily Traffic Counts:

N. Main St. at Alpharetta Hwy.: 23,070
 Windward Pkwy. at Deerfield Pkwy.: 31,230



Retail in Area: Wal-Mart Supercenter, Super Target, Lowe's, Home Depot, Costco, Publix, Kroger, Kohl's, Walgreen's, CVS, Staples

For More Information,

Please Contact:

Aaron Stoddard

Lambert & Associates

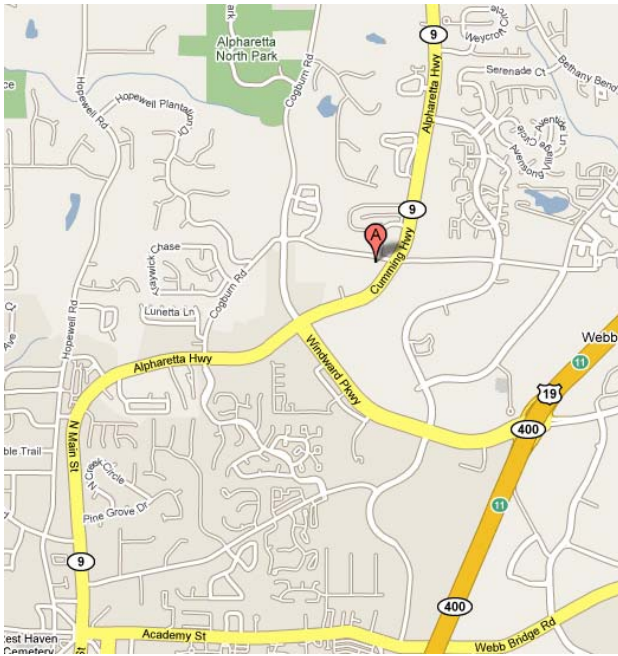
Commercial Real Estate Services

678-401-6917

Aaron@LambertCRE.com



Additional Pictures



LAMBERT & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES