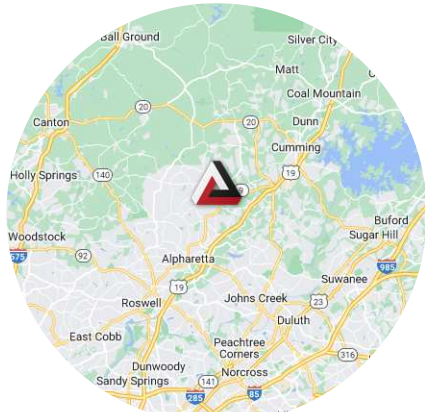




## 135 STRICKLAND - LAND FOR SALE



### 135 Strickland Rd, Alpharetta GA 30004

- ▲ 3.70 acres raw land on the corner of Strickland Rd and Hwy 9.
- ▲ Property is zoned CBD (Drive-thrus permitted).
- ▲ Adjacent 17-acre lot is being developed by an industrial group.
- ▲ Forsyth County, GA, is ranked among the wealthiest counties in the United States.
- ▲ Planned GDOT Highway 9 expansion to enhance access and travel to benefit the property.

2024 Demographics	1 Mile	3 Miles	5 Miles
Population	8,177	49,663	137,301
Households	2,483	18,001	49,080
Average HH Income	\$188,060	\$166,325	\$194,227
Daytime Population	2,488	39,659	100,210
	5 Min	10 Min	15 Min
Drivetime Population	15,930	61,053	155,939

### Available Spaces

Land - 3.7 AC

**LEASING INFORMATION**

Suite	Tenant	Size/SF
Land	Available	3.7 AC

