



**Bluegrass Village**  
 1155 Bluegrass Ct  
 Alpharetta, GA

**DEMOGRAPHICS**



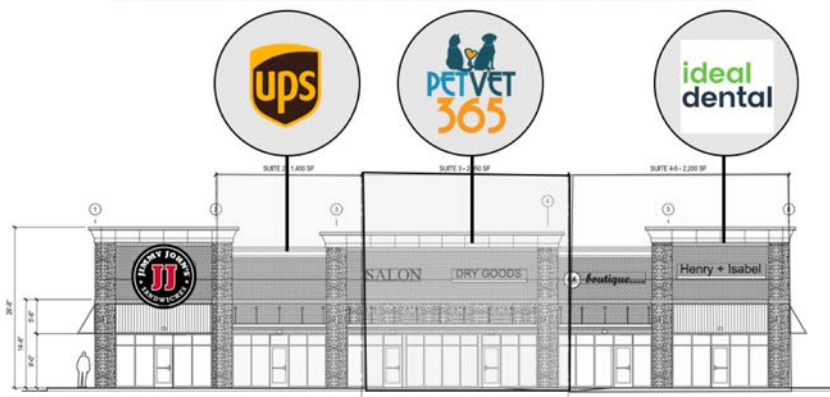
Population  
 1 Mile: 4,588  
 3 Mile: 61,135  
 5 Mile: 166,282

Avg. HH Income  
 1 Mile: \$165,697  
 3 Mile: \$156,126  
 5 Mile: \$155,864

Households  
 1 Mile: 1,573  
 3 Mile: 21,548  
 5 Mile: 58,055



**Bluegrass Village**



**Property Highlights:**

Co-tenancy:  
 Longhorn, Starbucks,  
 Jimmy John's, UPS,  
 PetVet 365, Ideal  
 Dental

Traffic Light Access

High Growth/ High  
 Traffic Corridor

Across from 41 AC  
 Recently Purchased  
 by Northside Hospital



**Traffic Counts**

McFarland Parkway: +/- 35,000 VPD  
 GA-400: +/- 115,000 VPD

**Inquiries:**

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