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Price
\$7,125,000



Building
~ 3,000 SF



Land
0.588 Acres



Year Built
2022 Construction



Stan Johnson Co.

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Regions Bank (Ground Lease)

Alpharetta (Atlanta), GA

Stan Johnson Company is pleased to offer for sale the Regions Bank in at 11790 Haynes Bridge Rd, Alpharetta, GA 30009, which is strategically located on the hard corner of the 68,670+ vehicles per day intersection of Haynes Bridge Road and Old Milton Pkwy located just outside of downtown Alpharetta and close to regional experiential retail destination, Avalon.

Investment Highlights

- Credit Tenant - NYSE: RF \$21.6 BN Market Cap
- Long-Term Lease with Increases
- High Income Atlanta Suburb
- Hard Corner Outparcel to 68,670 VPD Intersection of Haynes Bridge Rd & Old Milton Pkwy
- Strong Daytime Business With 13,500 Employees Within 1 Mile and Over 116,600 Within 3 Miles
- Access to Affluent Submarket With Over \$129,400 AHHI Within 1 Mile and Over \$146,600 Within 5 Miles
- Within the Last 12 Months, Avalon and Alpharetta City Center Have Had a Combined 4.6 Million Visitors
- Nearby AmerisBank Amphitheatre Sees Over 300,000 Patrons Annually



Representative Photo