

FOR LEASE

809 PEACHTREE STREET

809 Peachtree Street, Louisville, GA 30434

ZACK HARTMAN

Commercial Sales Associate

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706.922.0395



**SHERMAN &
HEMSTREET**
Real Estate Company

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PROPERTY OVERVIEW

Formerly used as a medical office. Building is in great shape and has excellent highway visibility. For sale or lease. Current tenant moves out 5/31/2023. Very good floorplan for office user. Great space for advertising/branding agencies, staffing companies, software and IT firms, engineering consultants, medical doctors, therapists/counselors, dentists, financial advisors, investment groups, attorneys, and accountants.

LOCATION OVERVIEW

This 4,300 square foot building is located only half a mile from Jefferson Hospital and Pruitt Health Rehabilitation Center. This previous medical building is conveniently located off US HWY 221 and Jefferson Davis Memorial Highway.

OFFERING SUMMARY

Lease Rate:	\$1,400.00 per month (MG)
Building Size:	4,319 SF
Available SF:	4,319 SF
Lot Size:	0.24 Acres
Zoning:	B2



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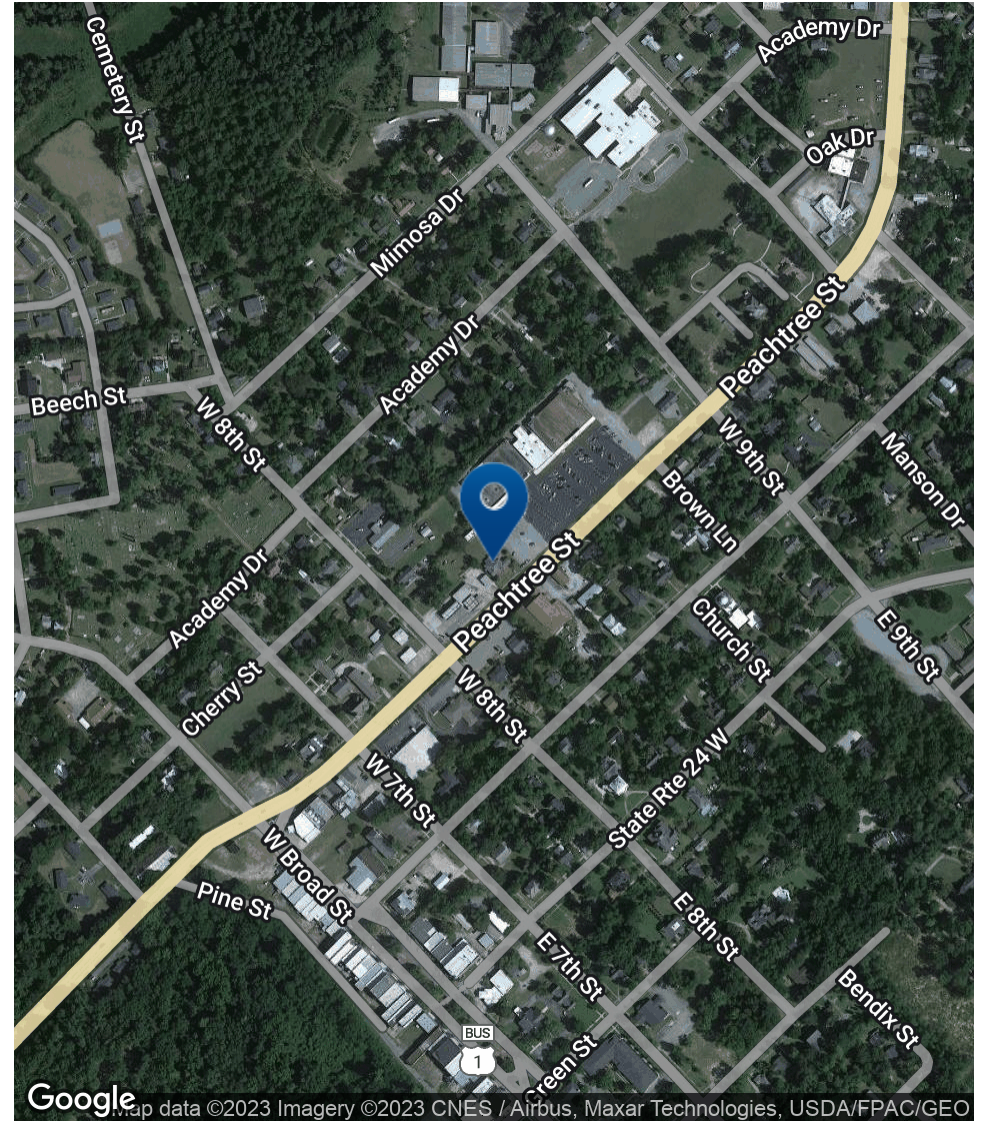
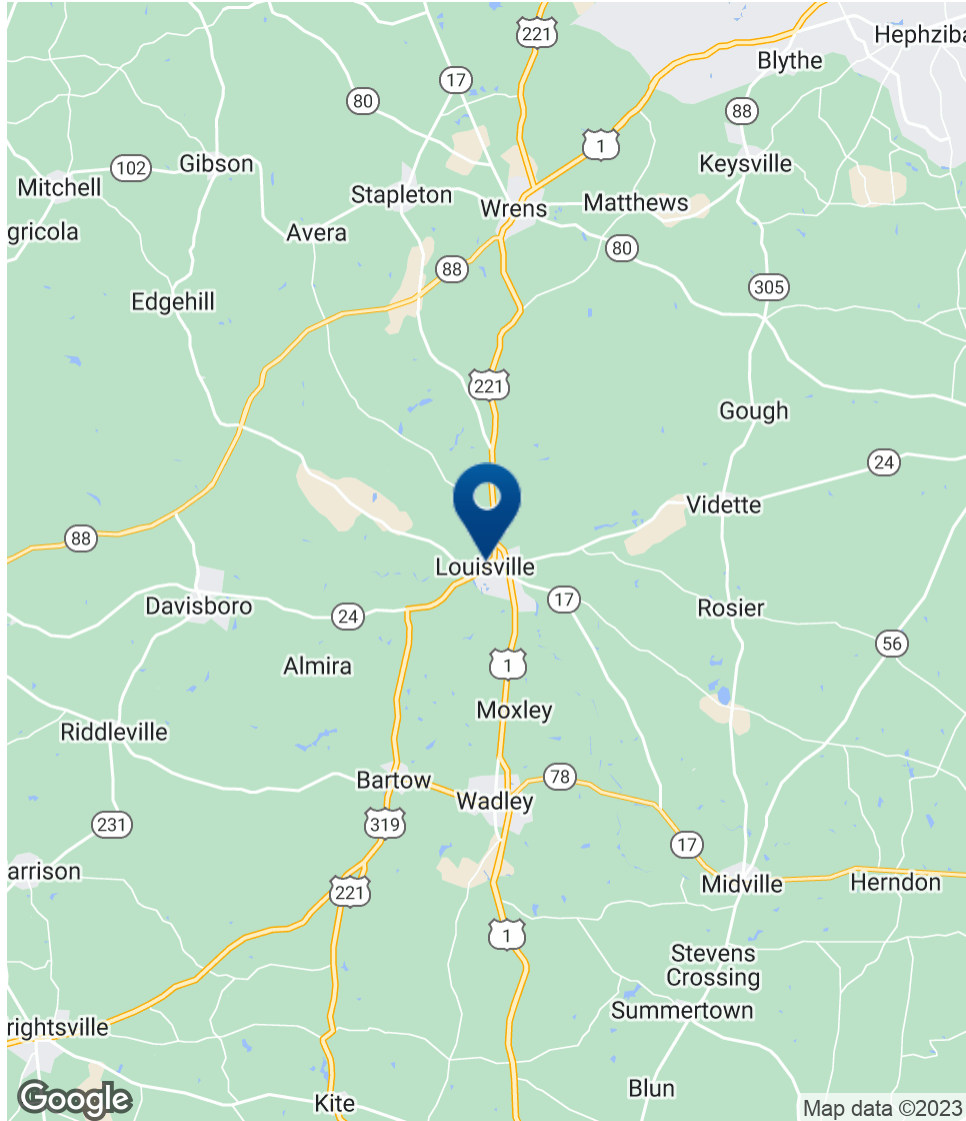
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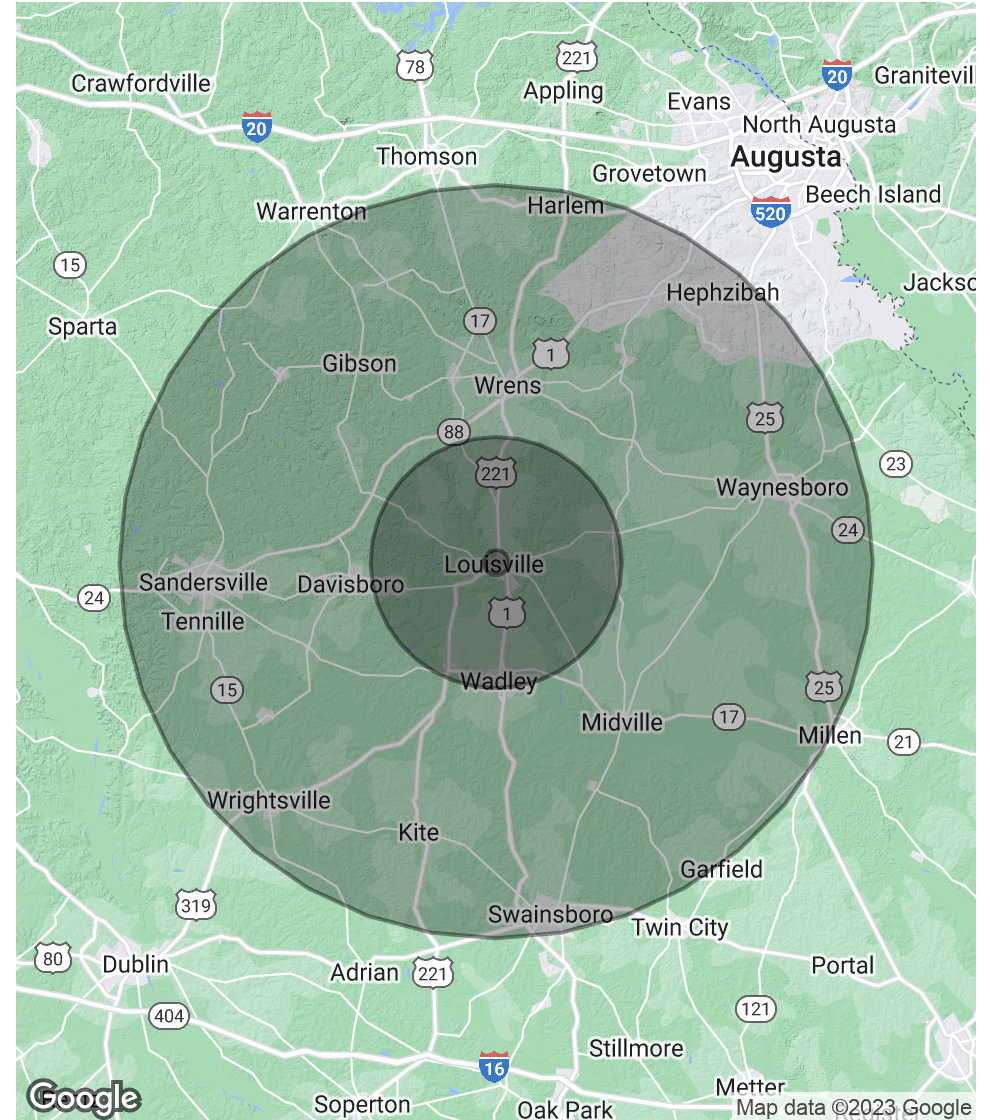
POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	87	8,941	106,815
Average age	37.5	37.7	36.7
Average age (Male)	35.7	36.0	35.6
Average age (Female)	41.3	40.7	38.1

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	32	3,301	36,364
# of persons per HH	2.7	2.7	2.9
Average HH income	\$38,516	\$37,586	\$43,606
Average house value	\$89,951	\$90,340	\$105,090

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

Zack is an Augusta, GA native and started his career with Sherman and Hemstreet in 2017. Zack spent the first two and a half years in a property management capacity across the southeast, specializing in identifying and solving problems within low income housing communities to improve the overall value of the property for his clients. This quickly grew into managing all types of income-producing properties because of his passion for real estate and the relationships he developed with his clients. Zack uses his property management experience to help property owners understand the true value of their property and to help them navigate in the current real estate market. When he is not working real estate, Zack enjoys working with his hands to build or fix things and spending time outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

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