

3001 MCCRARY COURT

3001 McCrary Court, Evans, GA 30809

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Newly constructed flex (office/warehouse) units renting for \$13/SF/year. Perfect for growing service businesses. From 2,000 to 10,000 SF available. Conveniently located in the Evans Town Center. Quick access to North Belair, Washington and Furys Ferry Roads. Open 36 space parking lot. Ready for October 2023 occupancy.

PROPERTY HIGHLIGHTS

- New 2,000 SF Office/Warehouse Units
- Front Grade Level Roll up Doors
- Air-Conditioned Office
- Additional Parking On Site
- Perfect for Small Service Businesses
- Fall 2023 Delivery
- Open Warehouse with High Ceilings

OFFERING SUMMARY

| | |
|------------------|--------------------|
| Lease Rate: | \$13.00 SF/yr (MG) |
| Number of Units: | 7 |
| Available SF: | 2,000 SF |
| Lot Size: | 1.8 Acres |
| Building Size: | 14,000 SF |

| DEMOGRAPHICS | 0.5 MILES | 1 MILE | 1.5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 475 | 1,987 | 4,275 |
| Total Population | 1,262 | 5,244 | 11,547 |
| Average HH Income | \$94,929 | \$104,185 | \$113,359 |

For More Information:

Donald Lawrence

Broker

706.825.4376

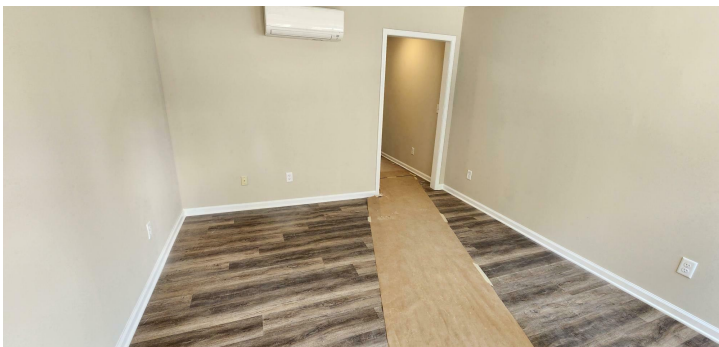
don@dclawrence.net



3001 MCCRARY COURT

3001 McCrary Court, Evans, GA 30809

ADDITIONAL PHOTOS



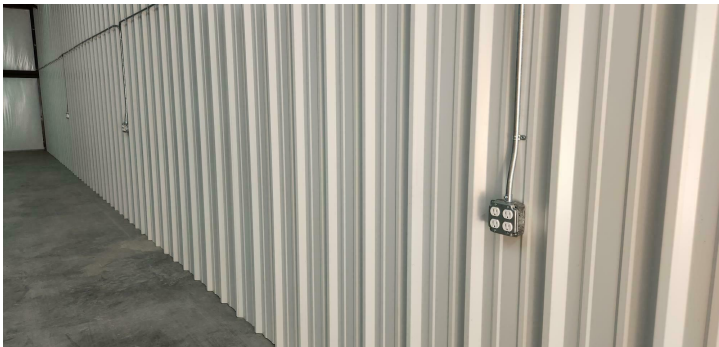
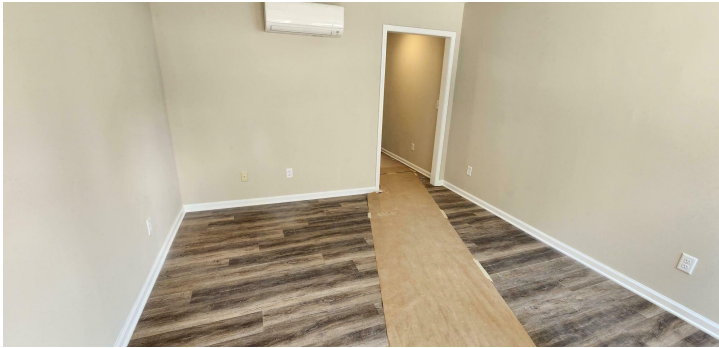
For More Information:
Donald Lawrence
Broker
706.825.4376
don@dclawrence.net



3001 MCCRARY COURT

3001 McCrary Court, Evans, GA 30809

ADDITIONAL PHOTOS



For More Information:
Donald Lawrence
Broker
706.825.4376
don@dclawrence.net



3001 MCCRARY COURT

3001 McCrary Court, Evans, GA 30809

ADDITIONAL PHOTOS



For More Information:
Donald Lawrence
Broker
706.825.4376
don@dclawrence.net



3001 MCCRARY COURT

3001 McCrary Court, Evans, GA 30809

LEASE SPACES

LEASE INFORMATION

| | | | |
|--------------|----------|-------------|---------------|
| Lease Type: | MG | Lease Term: | 36 months |
| Total Space: | 2,000 SF | Lease Rate: | \$13.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|--------|-----------|-----------|----------------|---------------|--|
| Unit 1 | Available | 2,000 SF | Modified Gross | \$13.00 SF/yr | New 2,000 square foot office/warehouse units available for occupancy in the spring of 2023. Each unit will have an office/reception area and one restroom. There will be on front grade level roll up door for each unit, and one office door. |
| Unit 2 | - | 2,000 SF | Modified Gross | \$13.00 SF/yr | New 2,000 square foot office/warehouse units available for occupancy in the spring of 2023. Each unit will have an office/reception area and one restroom. There will be on front grade level roll up door for each unit, and one office door. |
| Unit 3 | Available | 2,000 SF | Modified Gross | \$13.00 SF/yr | New 2,000 square foot office/warehouse units available for occupancy in the spring of 2023. Each unit will have an office/reception area and one restroom. There will be on front grade level roll up door for each unit, and one office door. |
| Unit 4 | Available | 2,000 SF | Modified Gross | \$13.00 SF/yr | New 2,000 square foot office/warehouse units available for occupancy in the spring of 2023. Each unit will have an office/reception area and one restroom. There will be on front grade level roll up door for each unit, and one office door. |
| Unit 5 | Available | 2,000 SF | Modified Gross | \$13.00 SF/yr | New 2,000 square foot office/warehouse units available for occupancy in the spring of 2023. Each unit will have an office/reception area and one restroom. There will be on front grade level roll up door for each unit, and one office door. |
| Unit 6 | Available | 2,000 SF | Modified Gross | \$13.00 SF/yr | New 2,000 square foot office/warehouse units available for occupancy in the spring of 2023. Each unit will have an office/reception area and one restroom. There will be on front grade level roll up door for each unit, and one office door. |
| Unit 7 | Available | 2,000 SF | Modified Gross | \$13.00 SF/yr | New 2,000 square foot office/warehouse units available for occupancy in the spring of 2023. Each unit will have an office/reception area and one restroom. There will be on front grade level roll up door for each unit, and one office door. |

For More Information:

Donald Lawrence

Broker

706.825.4376

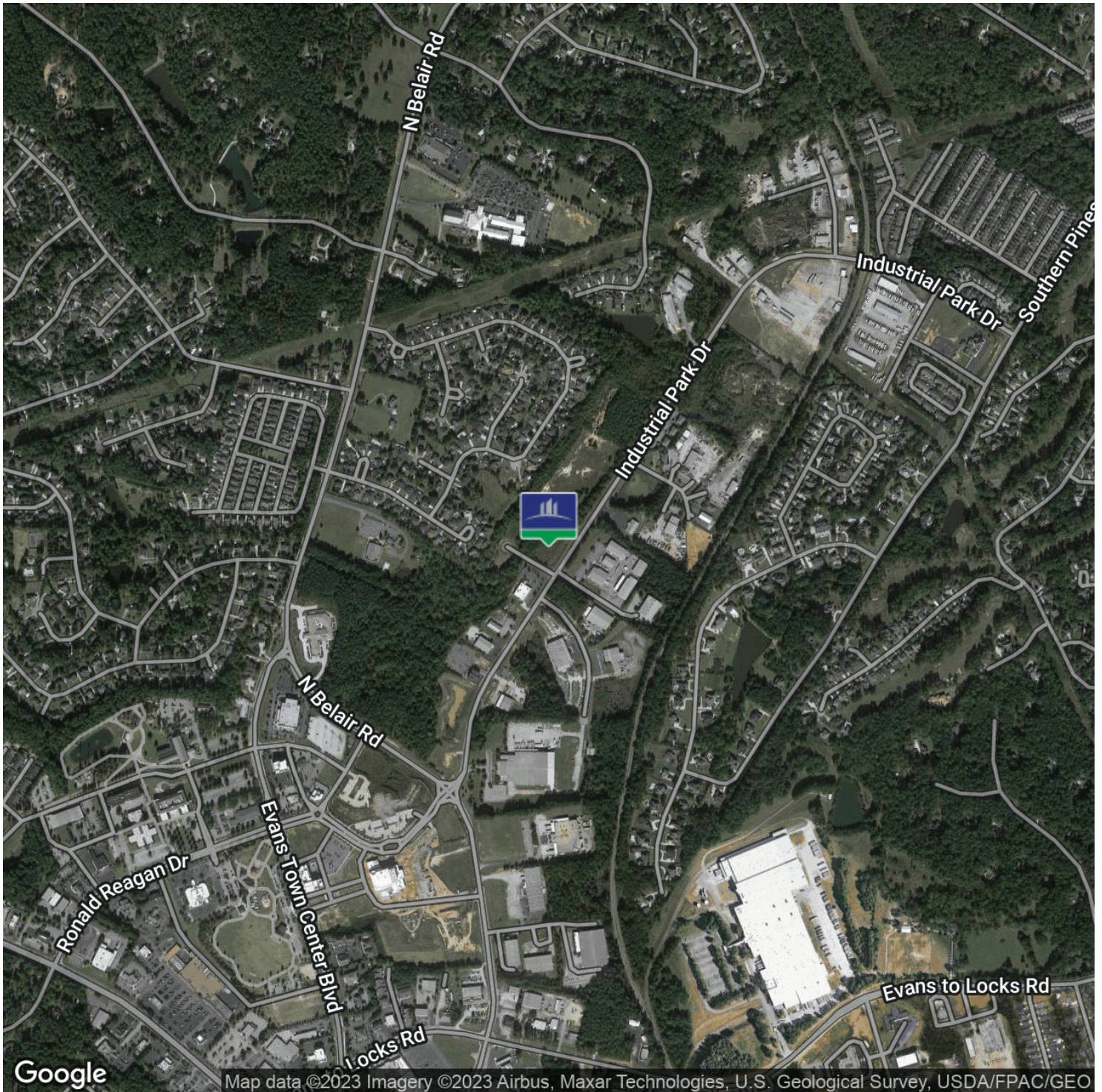
don@dclawrence.net



3001 MCCRARY COURT

3001 McCrary Court, Evans, GA 30809

LOCATION MAP



Google

Map data ©2023 Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

For More Information:

Donald Lawrence

Broker

706.825.4376

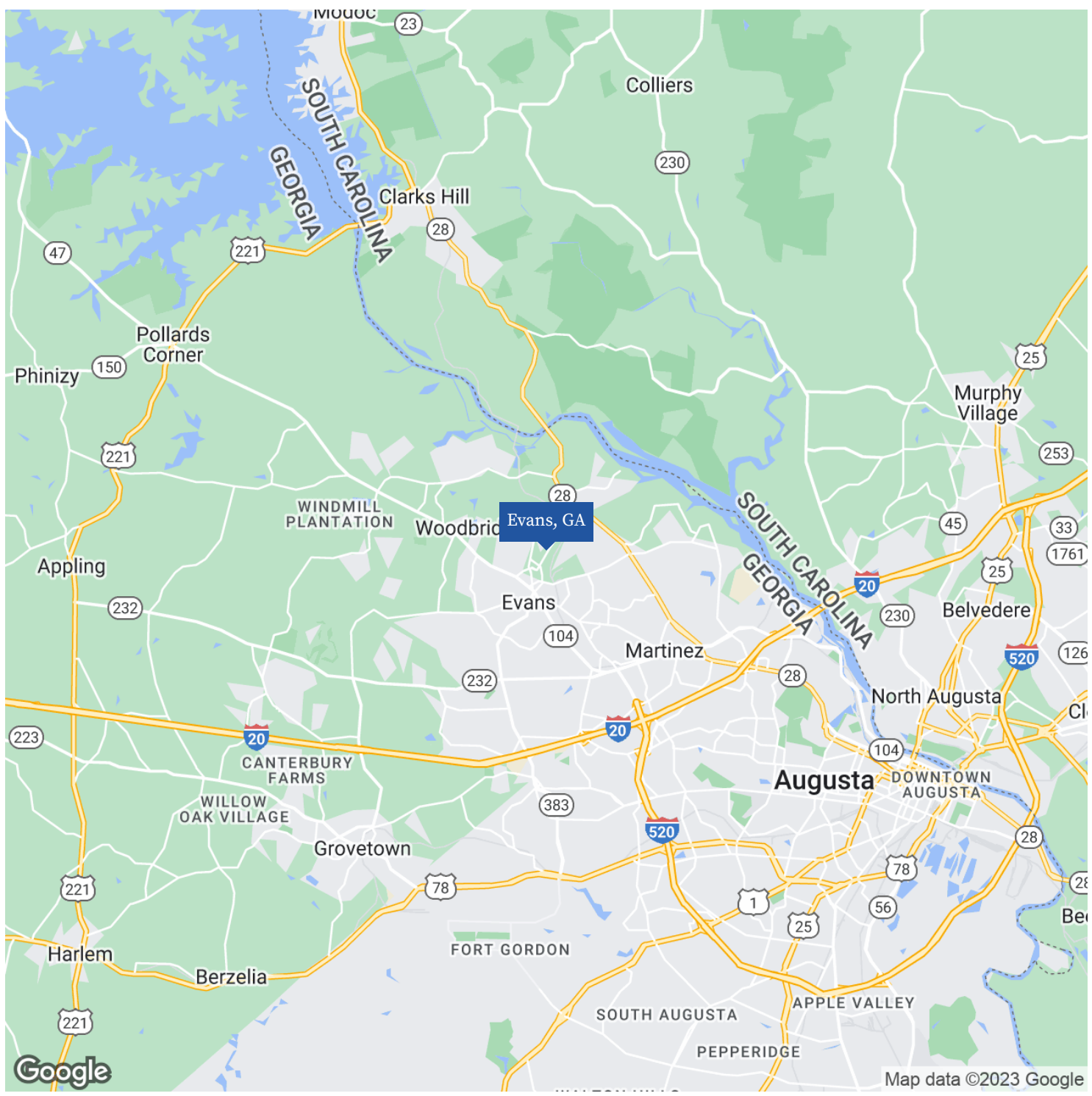
don@dclawrence.net



3001 MCCRARY COURT

3001 McCrary Court, Evans, GA 30809

REGIONAL MAP



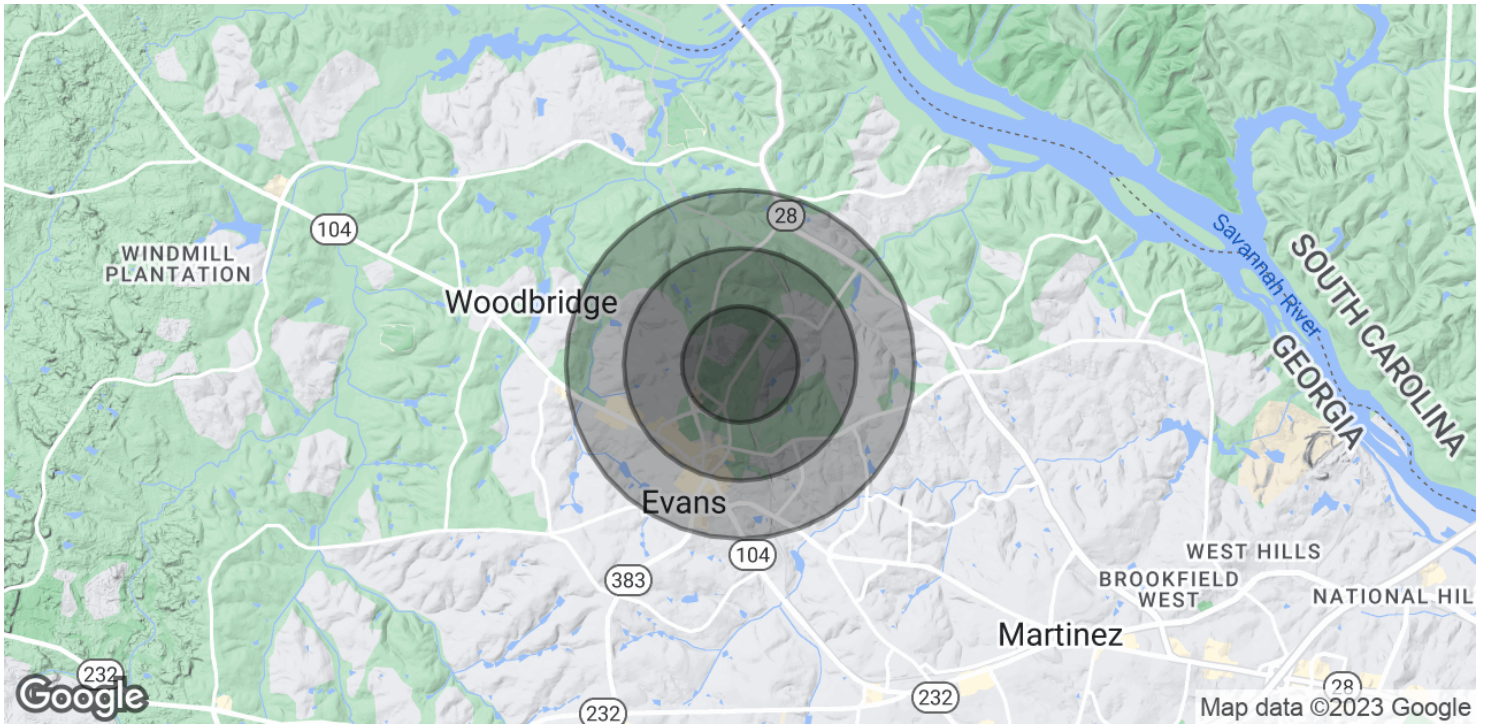
For More Information:
Donald Lawrence
Broker
706.825.4376
don@dclawrence.net



3001 MCCRARY COURT

3001 McCrary Court, Evans, GA 30809

DEMOGRAPHICS MAP & REPORT



POPULATION

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 1,262 | 5,244 | 11,547 |
| Average Age | 45.1 | 43.2 | 42.0 |
| Average Age (Male) | 41.7 | 41.1 | 39.7 |
| Average Age (Female) | 48.1 | 45.1 | 43.8 |

HOUSEHOLDS & INCOME

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 475 | 1,987 | 4,275 |
| # of Persons per HH | 2.7 | 2.6 | 2.7 |
| Average HH Income | \$94,929 | \$104,185 | \$113,359 |
| Average House Value | \$236,676 | \$249,113 | \$259,698 |

* Demographic data derived from 2020 ACS - US Census

For More Information:

Donald Lawrence

Broker

706.825.4376

don@dclawrence.net

