

# CANDLER

REAL ESTATE

4327 Mundy Mill Rd | Oakwood, GA 30566  
Office Building For Sale

**DON GRIMSLEY**

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | [candler.com](http://candler.com)

Local Understanding  
**+ Industry Expertise**

# Office Building for Sale

4327 Mundy Mill Rd, Oakwood, GA 30566



## Property Description

Fully Leased Office Investment with Upside | Oakwood, GA

4327 Mundy Mill Rd offers a compelling opportunity to acquire a stabilized yet value-add office investment in the growing Oakwood, Georgia market. This ±6,000 SF office building is 100% leased, delivering immediate cash flow at an approximate 8% cap rate, with clear upside potential.

The property is strategically located near the signalized intersection of Mundy Mill Road and McEver Road, a high-traffic commercial corridor, and sits approximately 3 miles from I-985, providing excellent regional access to Gainesville, Flowery Branch, and surrounding Northeast Georgia communities.

All existing leases are one-year terms and currently below market rents, allowing a new owner the ability to mark rents to market upon rollover and increase rental income. The surrounding area features strong residential growth and established commercial uses, supporting continued tenant demand.

This asset is ideal for investors seeking a combination of current income, short-term lease flexibility, and meaningful upside potential in a proven submarket.

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## Property Highlights

- ±6,000 SF office building
- Fully leased with immediate cash flow
- Approx. 8% cap rate
- One-year leases with below-market rents
- Significant upside through rental rate increases
- Prime location near Mundy Mill Rd & McEver Rd
- Approximately 3 miles from I-985

## Offering Summary

Sale Price:	\$970,000
Lot Size:	0.47 Acres
Building Size:	6,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,389	12,253	24,243
Total Population	6,405	34,793	68,683
Average HH Income	\$91,578	\$89,369	\$89,291

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Estimated Profit and Loss		
Annual Rental Income	\$	93,600
Estimated Annual Utilities	\$	4,800
Building Insurance	\$	2,100
Hall Co Property Taxes	\$	7,227
Oakwood Property Taxes	\$	1,251
Expenses	\$	15,378
NOI	\$	78,222
Estimated Cap Rate		8.06%

4327 Mundy Mill Road; Oakwood, GA		
Rent Roll		
Space	Monthly Rental	Lease Termination
Entire 1st Floor	\$ 2,550	5/31/26
E	\$ 500	1/22/27
J	\$ 450	9/30/26
K	\$ 500	12/31/26
L	\$ 500	9/23/26
N	\$ 450	1/28/26
M	\$ 500	1/1/27
O	\$ 450	9/30/26
P	\$ 450	9/14/26
Q	\$ 450	3/14/26
R	\$ 500	1/28/27
S	\$ 500	1/5/27
<b>Total</b>	<b>\$ 7,800</b>	

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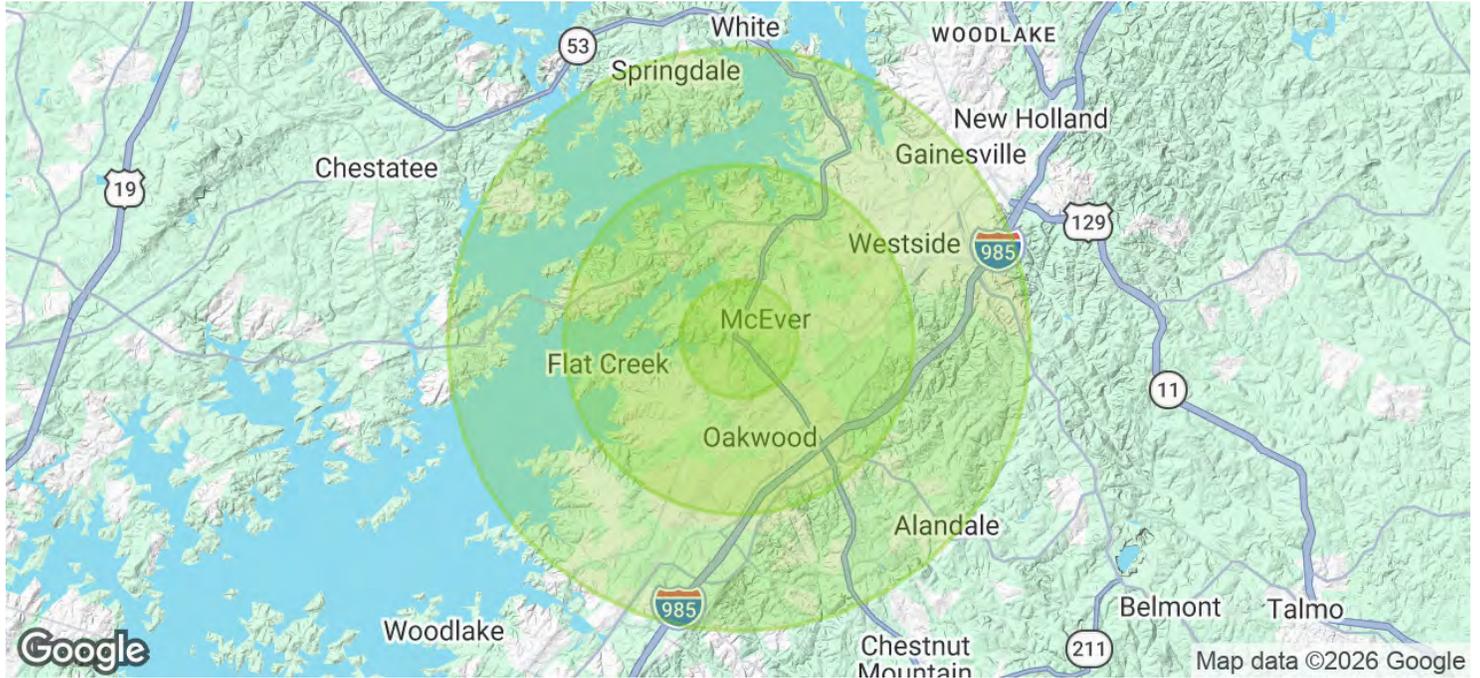
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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	6,405	34,793	68,683
Average Age	39	39	38
Average Age (Male)	38	37	37
Average Age (Female)	41	40	39

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	2,389	12,253	24,243
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$91,578	\$89,369	\$89,291
Average House Value	\$412,129	\$377,310	\$383,621

Demographics data derived from AlphaMap

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