

# 2650 MAIN STREET, NW

DULUTH, GA  
30097

For Sale Or Lease  
10,400+/-SF Office/Warehouse

**ANDREW JOHNSON**

*Vice President*

404.942.2029

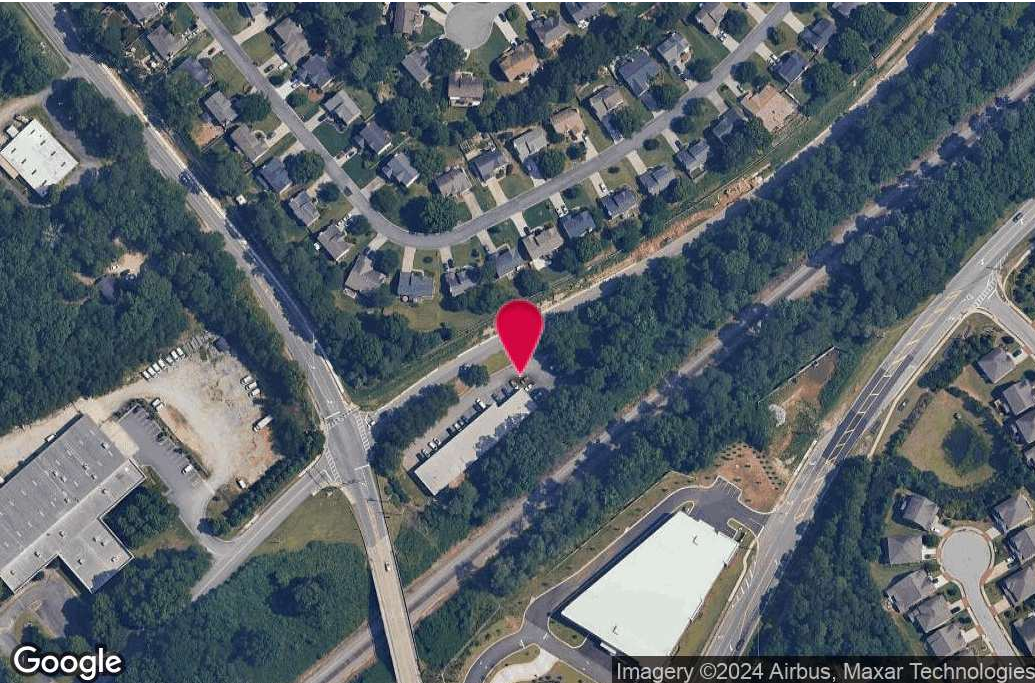
ajohnson@kingindustrial.com

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FOR SALE  
OR LEASE  
10,400+/-SF



## PROPERTY HIGHLIGHTS

- For Sale: 10,400+/-SF Building Featuring 5 Suites, Total Ranging from 1,000+/-SF to 2,800+/-SF with 16' Ceiling Height, Warehouse and Office Space, and Drive-In Doors
- Potential User Opportunity (Existing Leases Expire 12/31/24)
- Available For Lease Now: Suite 500; 2,800+/-SF with 800+/-SF Office, 1-12'x14' Drive In Door

## OFFERING SUMMARY

Available SF:	2,800 SF
Lot Size:	1.3 Acres
Building Size:	10,400 SF
Zoning:	M1

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# ADDITIONAL PHOTOS



**ANDREW JOHNSON**

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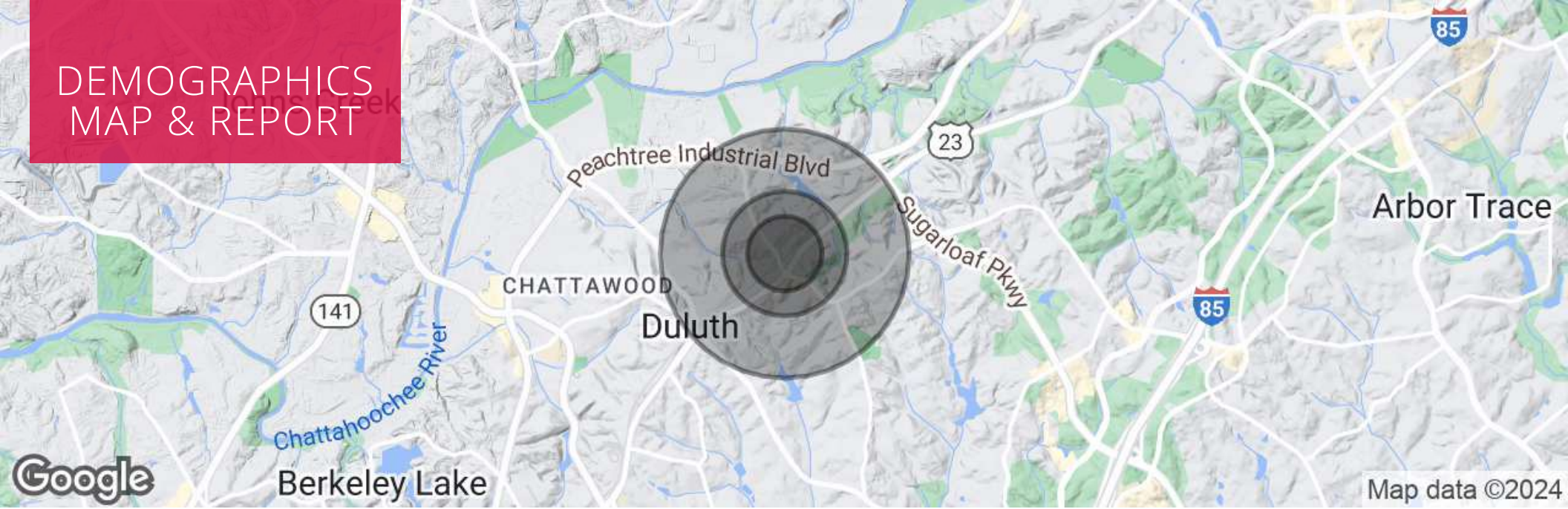
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,013	2,292	8,427
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	41	42

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	353	816	3,016
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$128,242	\$127,635	\$133,552
Average House Value	\$466,535	\$463,269	\$496,747

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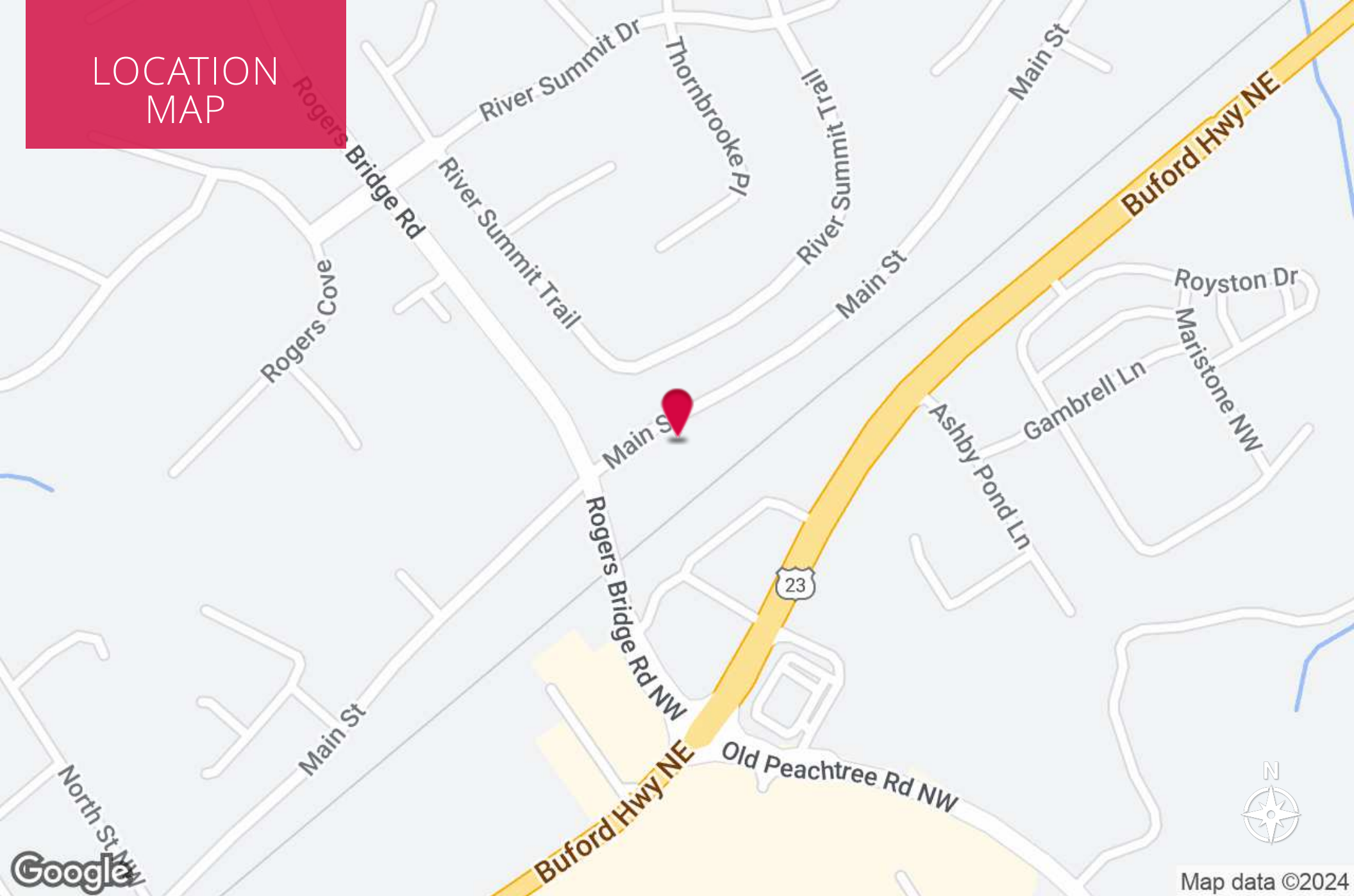
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# LOCATION MAP



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EXCLUSIVELY LISTED BY:

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