

FOR SALE

Suites at Hickory Grove

4462 BRETTON CT NW

Acworth, GA 30101

PRESENTED BY:

MATTHEW LEVIN, CCIM

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GA #119351



PROPERTY DETAILS & HIGHLIGHTS

UNITS	1 & 2
UNIT SIZE	4,500 SF+-
PRICE	\$675,000 / \$150 SF
APN'S	20-0050-0-262-0 & 20-0050-0-263-0
YEAR BUILT	2004

For sale is a 4,500 SF office warehouse condominium unit in the Suites at Hickory Grove Office Park located in Acworth featuring 11 offices plus a unique garage\shop\man cave. The combined units #1 and #2 are move in condition and may include some furniture and the remote camera security system. The end unit offers the added benefit of more exterior windows. The 2 story layout has 11 offices including 5 with windows, open work area, full eat-in kitchen, 4 restrooms, one with shower, filing-storage areas.

At the rear, is a unique lofted garage\shop\man-cave with 10'w x 12'h motorized roll up door, drive in parking, mezzanine recreation area with large screen TV, full bar, separate AC, separate security, restroom and hinged secret passage to the executive office.

The Suites at Hickory Grove is a quality three sided brick condominium development completed in 2004, located 8 minutes from the I-75 Wade Green Rd exit 273, off Hickory Grove Road near Kennesaw and downtown Acworth.

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- 4,500 SF+- office warehouse for sale
- Some furnishings and remote accessible camera security system available
- Combined units #1 and #2 in a fee simple commercial condominium
- End unit with extra windows, 2 story layout with 11 total offices, 4 bathrooms, eat-in full kitchen, server room with supplemental AC, 10'w x 12'h motorized drive-in door for single vehicle internal parking with recreational area mezzanine including large screen tv and full bar with secret passage to executive office
- Quality business park built 2004 with three sided brick exterior
- 0.34 acre parcel \ zoned heavy industrial (HI)
- Parking at front door plus nearby additional parking spaces
- Off Hickory Grove Road near growing downtown Acworth
- 8 minutes to I-75 \ 5 minutes to I-75 southbound NW express lane

AERIAL MAP



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ADDITIONAL PHOTOS



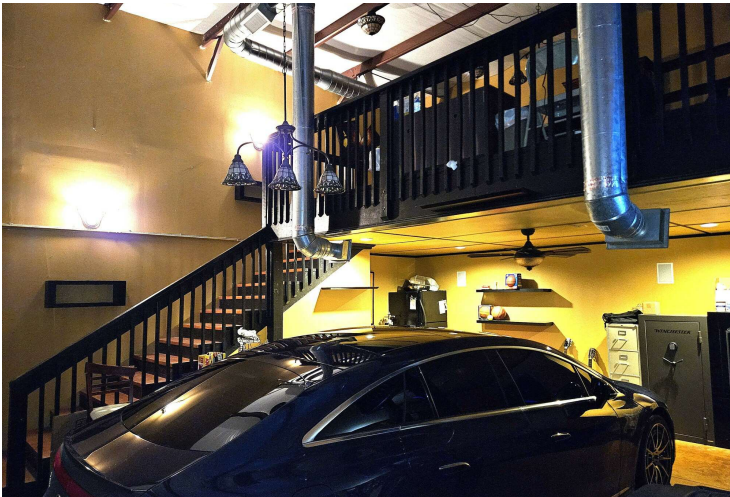
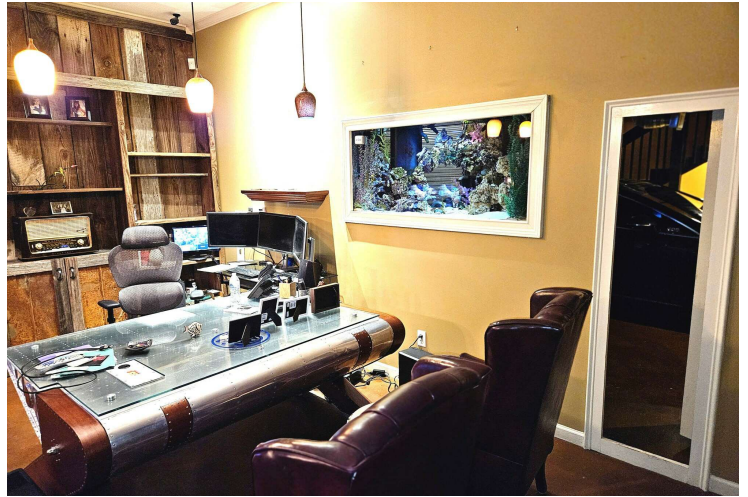
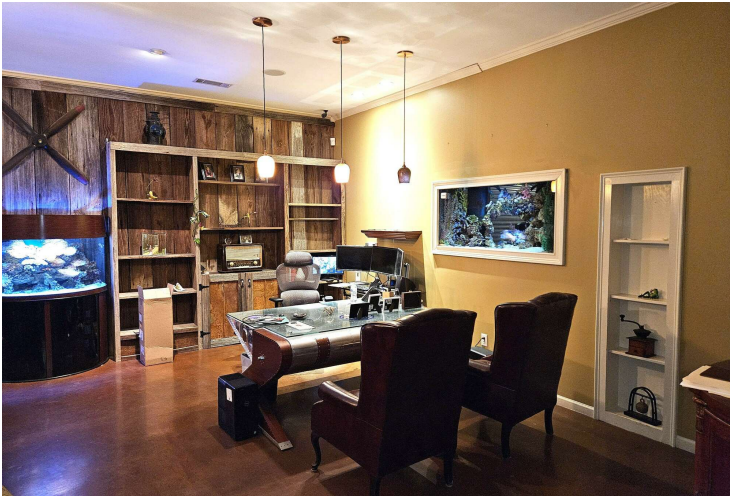
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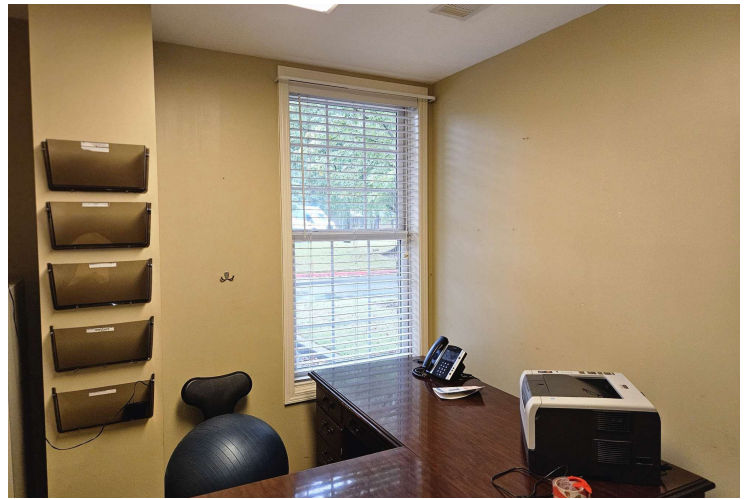
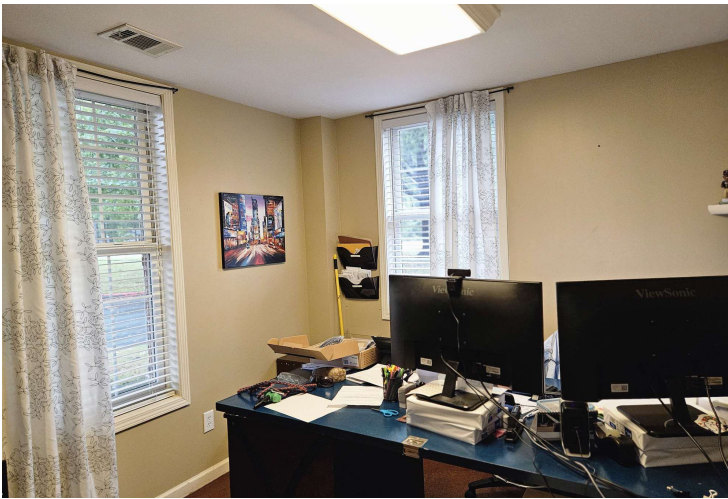
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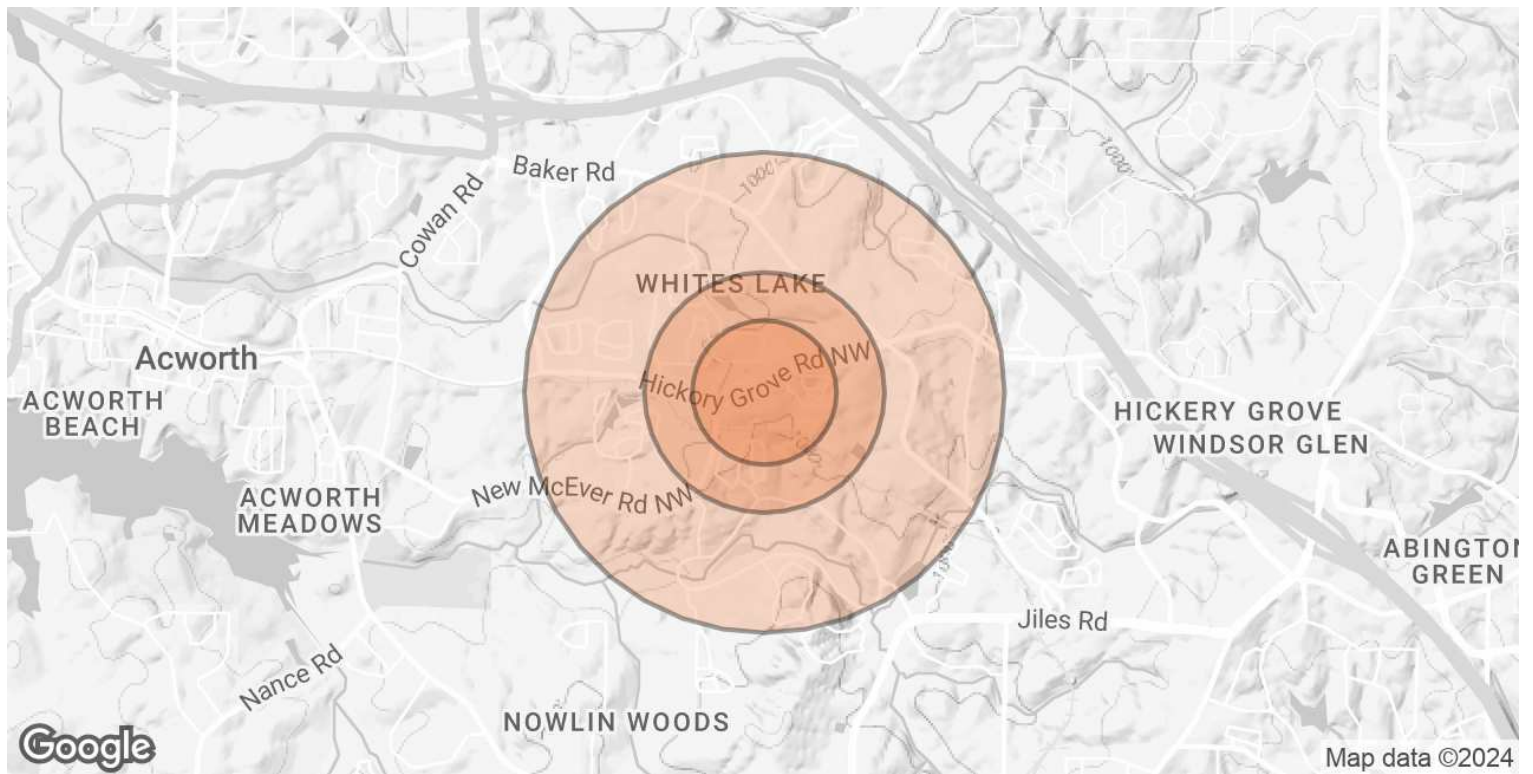
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,313	3,727	12,363
AVERAGE AGE	37	37	38
AVERAGE AGE (MALE)	36	36	36
AVERAGE AGE (FEMALE)	39	39	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	469	1,311	4,225
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$107,317	\$109,245	\$115,540
AVERAGE HOUSE VALUE	\$349,908	\$354,088	\$363,053

Demographics data derived from AlphaMap

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ADVISOR BIO



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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