

Presented By:

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POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300

Cumming, GA 30040

commercial400.com



POWELL
PROPERTY GROUP

8456 NEWMAN ST

Industrial Property :

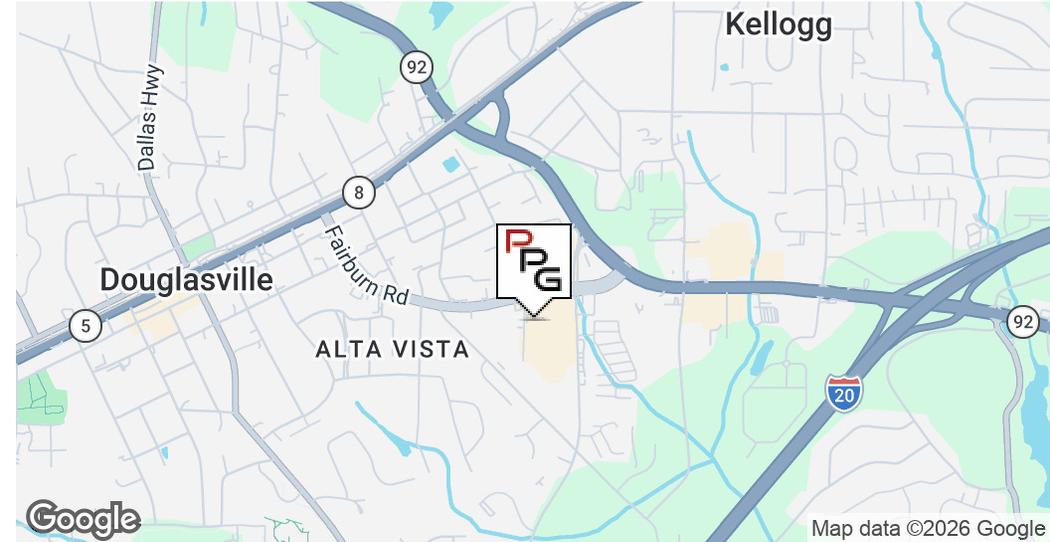
DOUGLASVILLE, GA 30134

FOR SALE



8456 NEWMAN ST

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OFFERING SUMMARY

Sale Price:	\$1,195,000
Building Size:	10,250 SF
Lot Size:	30,934 SF
Number of Units:	1
Price / SF:	\$116.59
Year Built:	1970
Renovated:	2017
Zoning:	LI

PROPERTY OVERVIEW

Discover the potential of this impressive industrial property located in the thriving Douglasville area. Boasting a 10,250 SF building with 1 unit, this property offers ample space for industrial and manufacturing operations. Renovated in 2017 and zoned LI, it provides a modern and adaptable environment to suit a range of industrial needs. The prime location within Douglasville ensures convenient access to key transportation routes and industrial parks, facilitating seamless logistics and networking opportunities. Built in 1970, this established property is a solid foundation for industrial investment, presenting a compelling opportunity for growth and success in a dynamic business environment.

PROPERTY HIGHLIGHTS

- 10,250 SF building
- 1 unit
- Built in 1970
- Renovated in 2017
- Zoned LI

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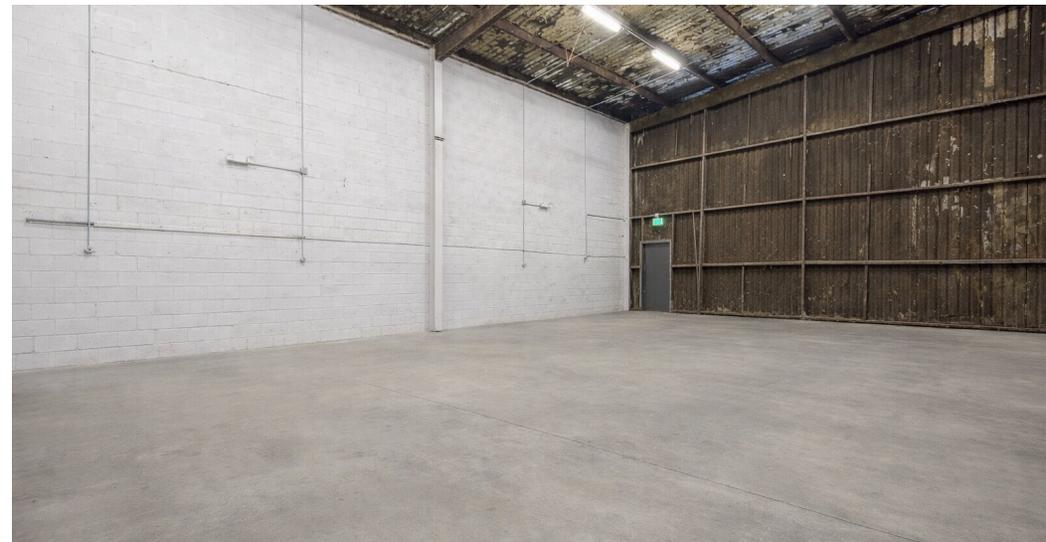
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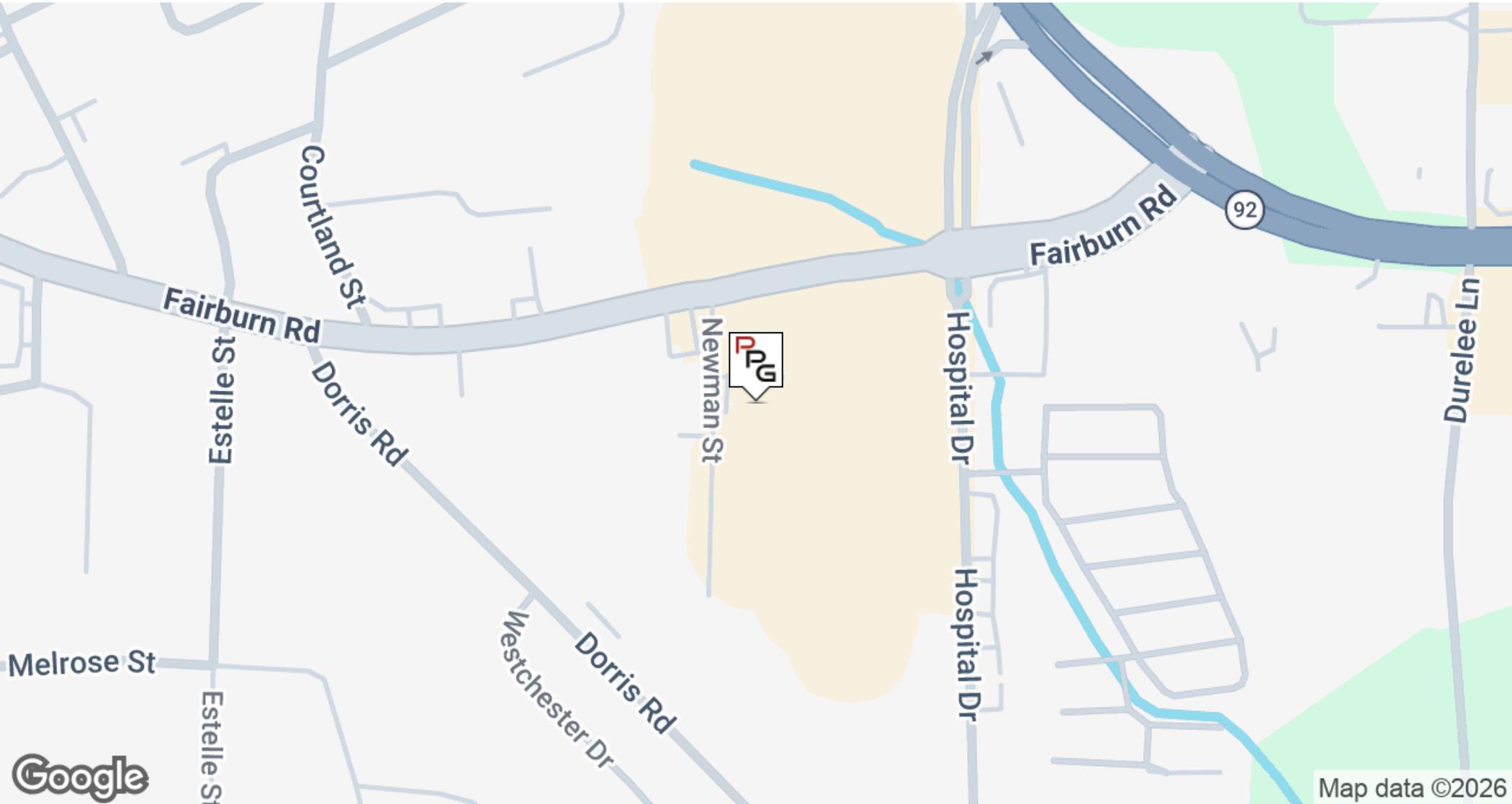
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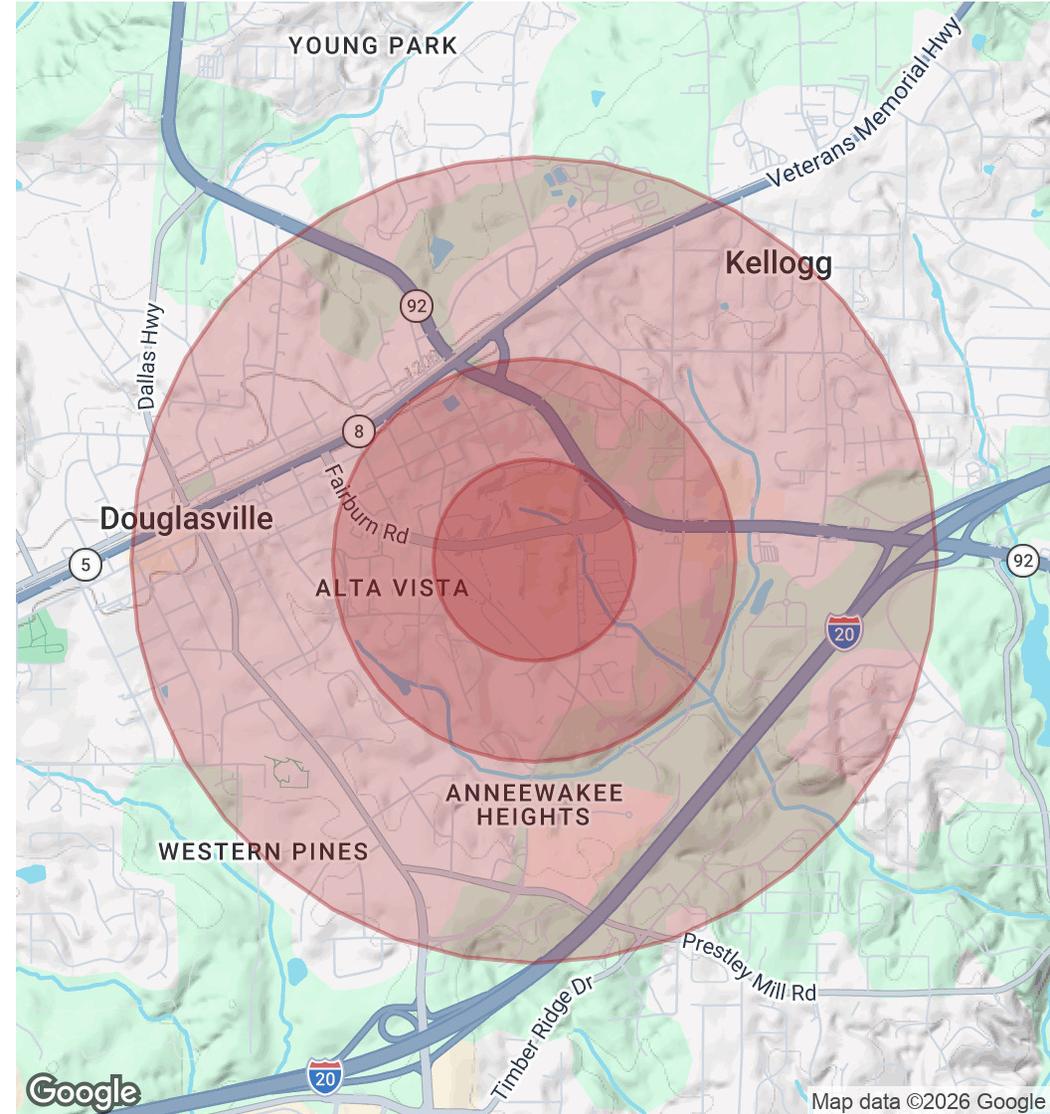
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	540	2,057	6,251
Average Age	31.9	31.0	34.3
Average Age (Male)	29.7	28.4	31.3
Average Age (Female)	37.3	37.2	38.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	158	618	2,108
# of Persons per HH	3.4	3.3	3.0
Average HH Income	\$58,221	\$58,200	\$64,272
Average House Value	\$180,752	\$177,150	\$211,799

2023 American Community Survey (ACS)



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