

**4225 JVL Industrial Park Drive
Building 5, Suite 504
Marietta, Georgia 30066**



LISTING PRESENTATION | 4225 JVL INDUSTRIAL PARK DR, BLDG 5, SUITE 504 | MARIETTA, GA

Exclusively Listed by

Scott Morchower - Director, Associate Broker | (770) 310-9575 | smorchower@kw.com | 334182, GA

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KW COMMERCIAL | ATLANTA - PERIMETER
115 Perimeter Center Place, Suite 100
Atlanta, GA 30346

Executive Summary



Property Overview

Reception plus 1 extra office and a bathroom.

Offices area approximately 300 sq ft.

Warehouse approximately 1,700 sq ft.

18 ft ceiling.

Large roll up drive in door.

Asking Price: \$495,000

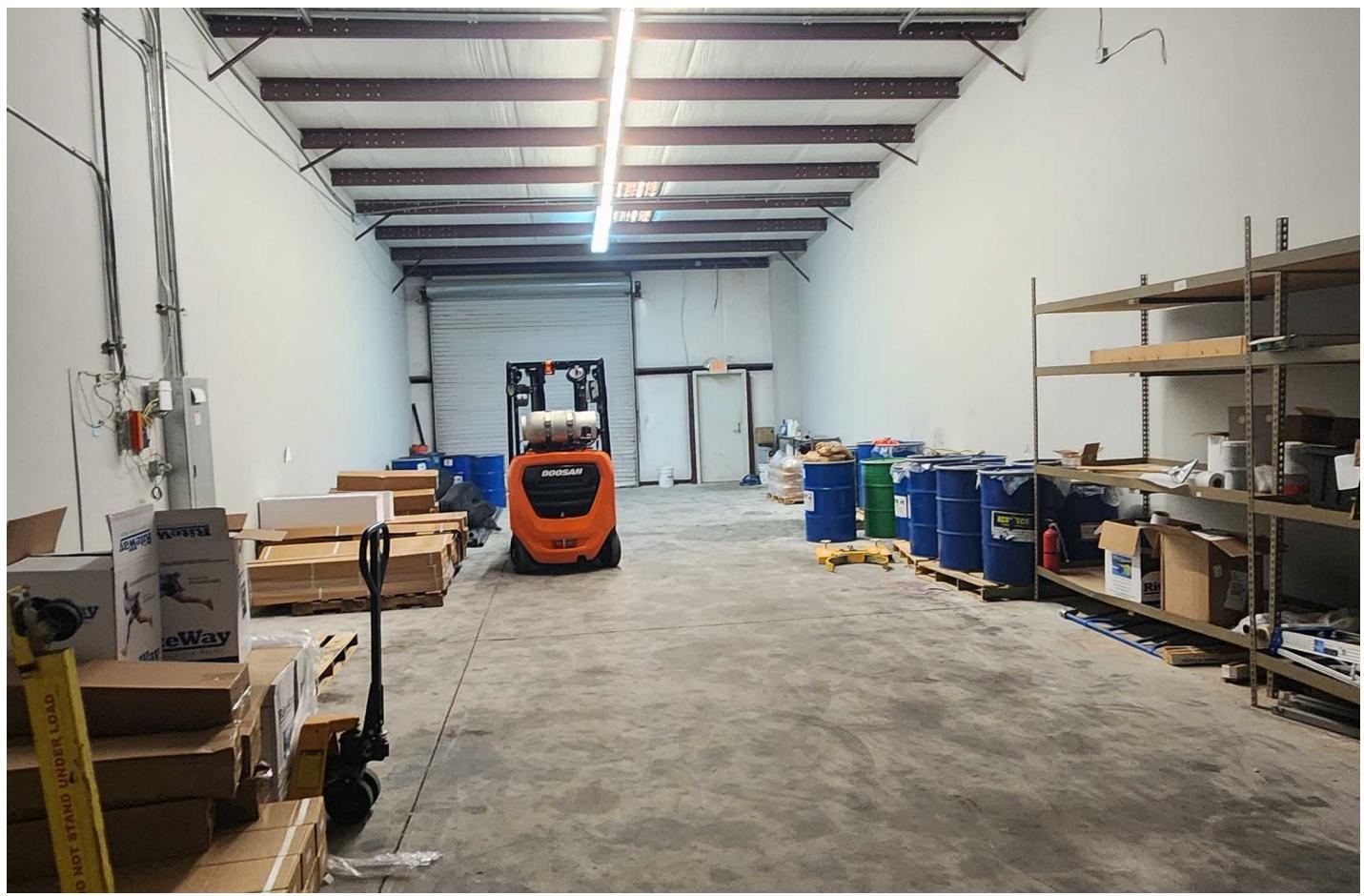
Property Photos



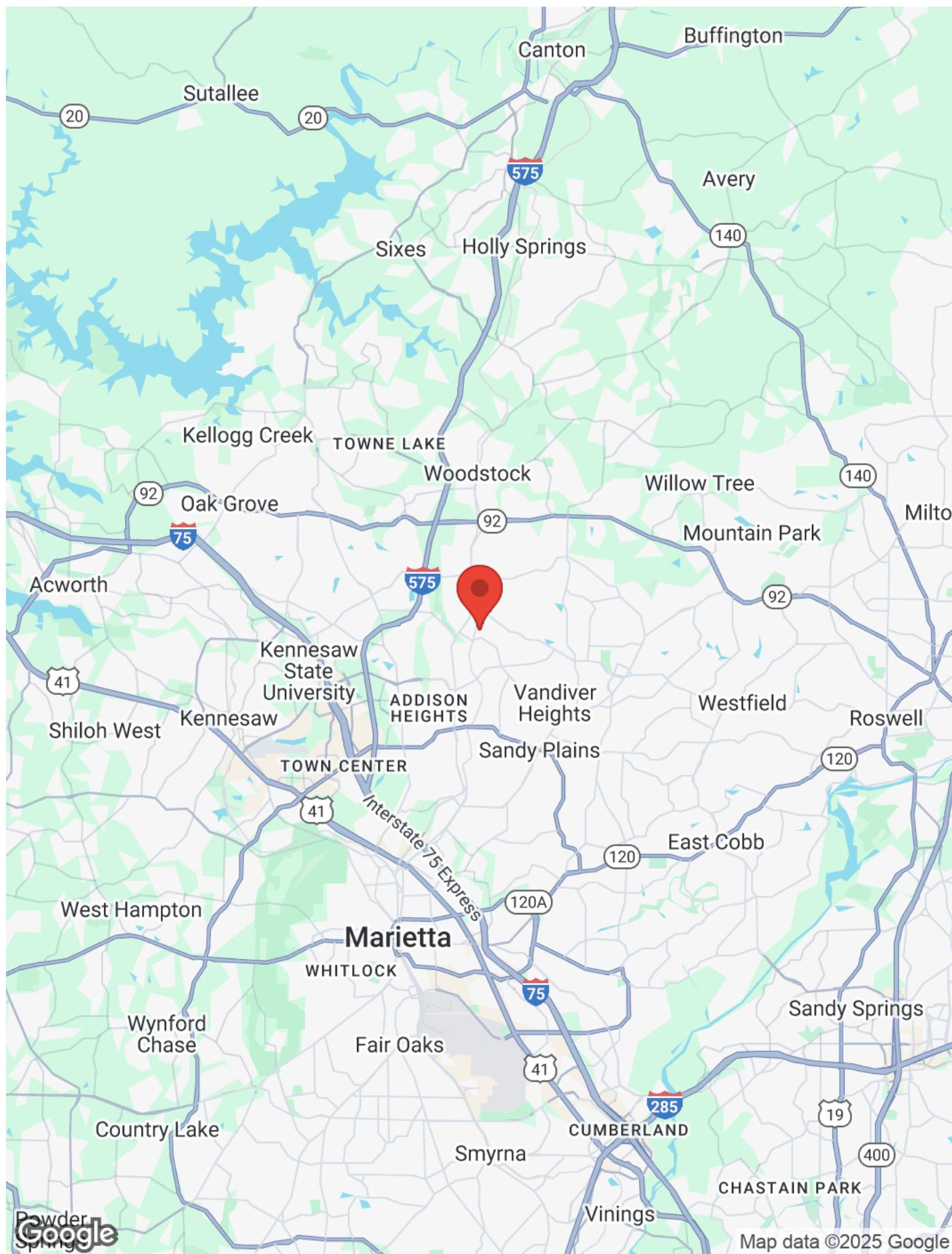
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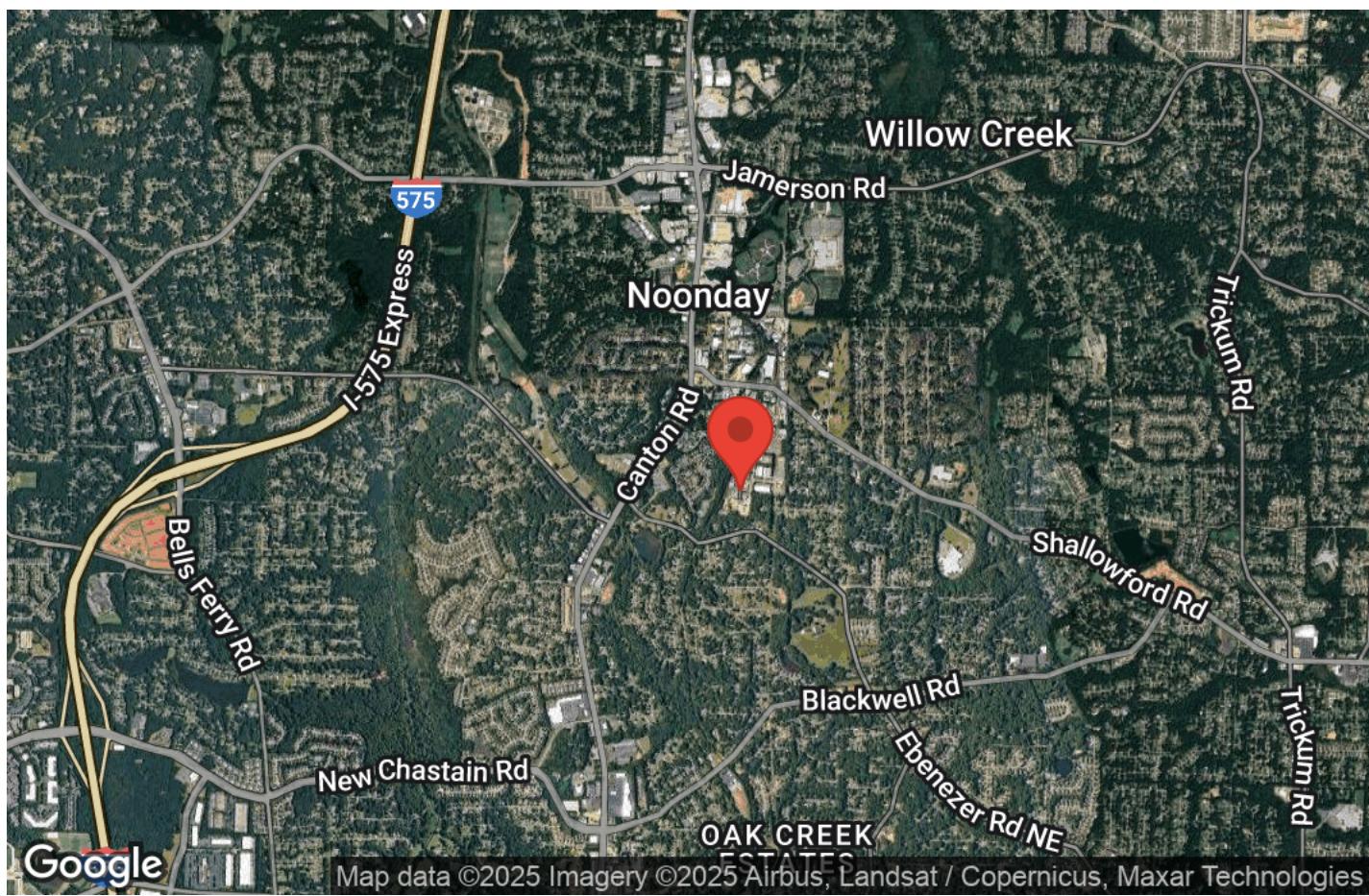
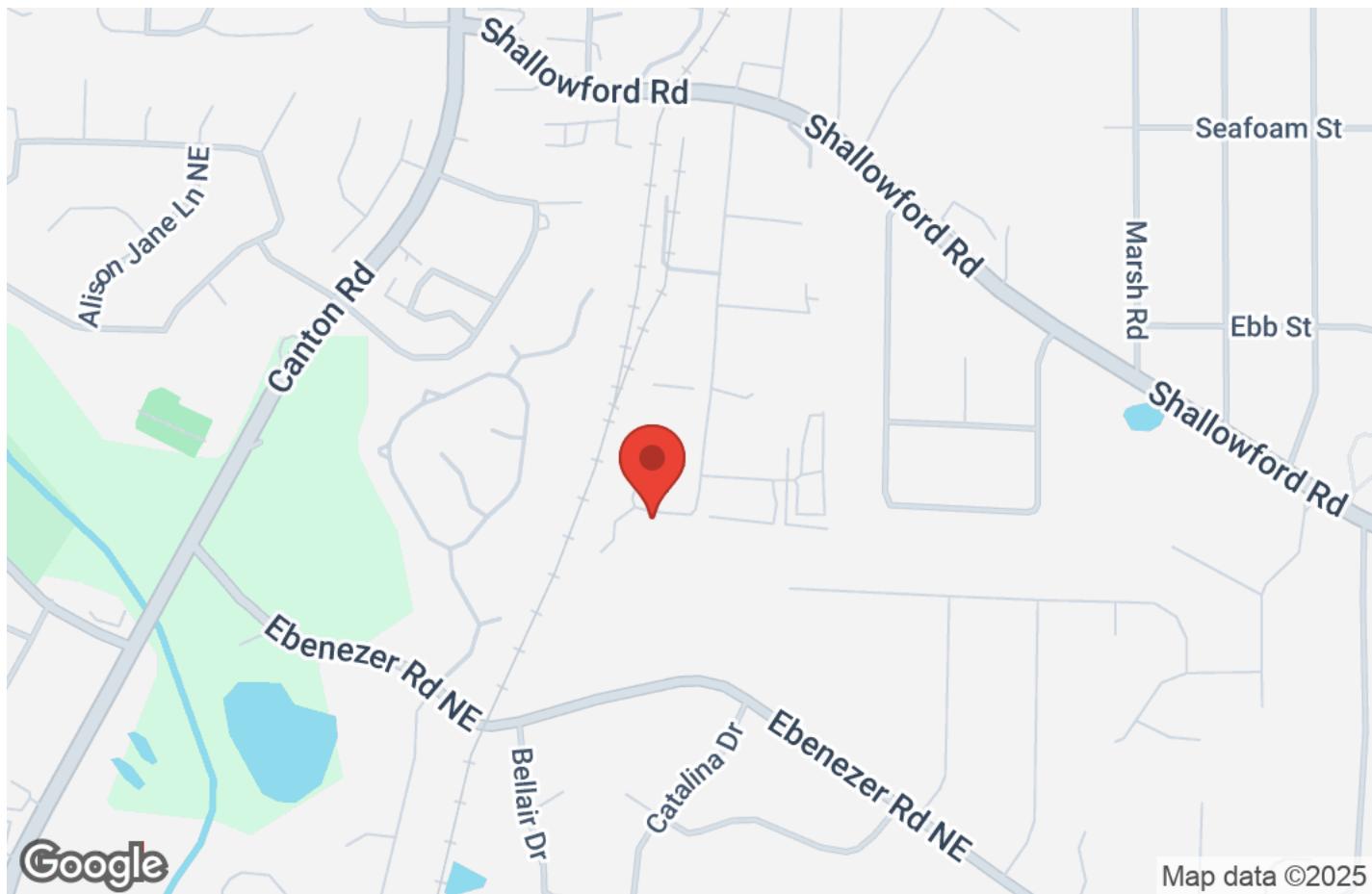
Property Photos



Regional Map



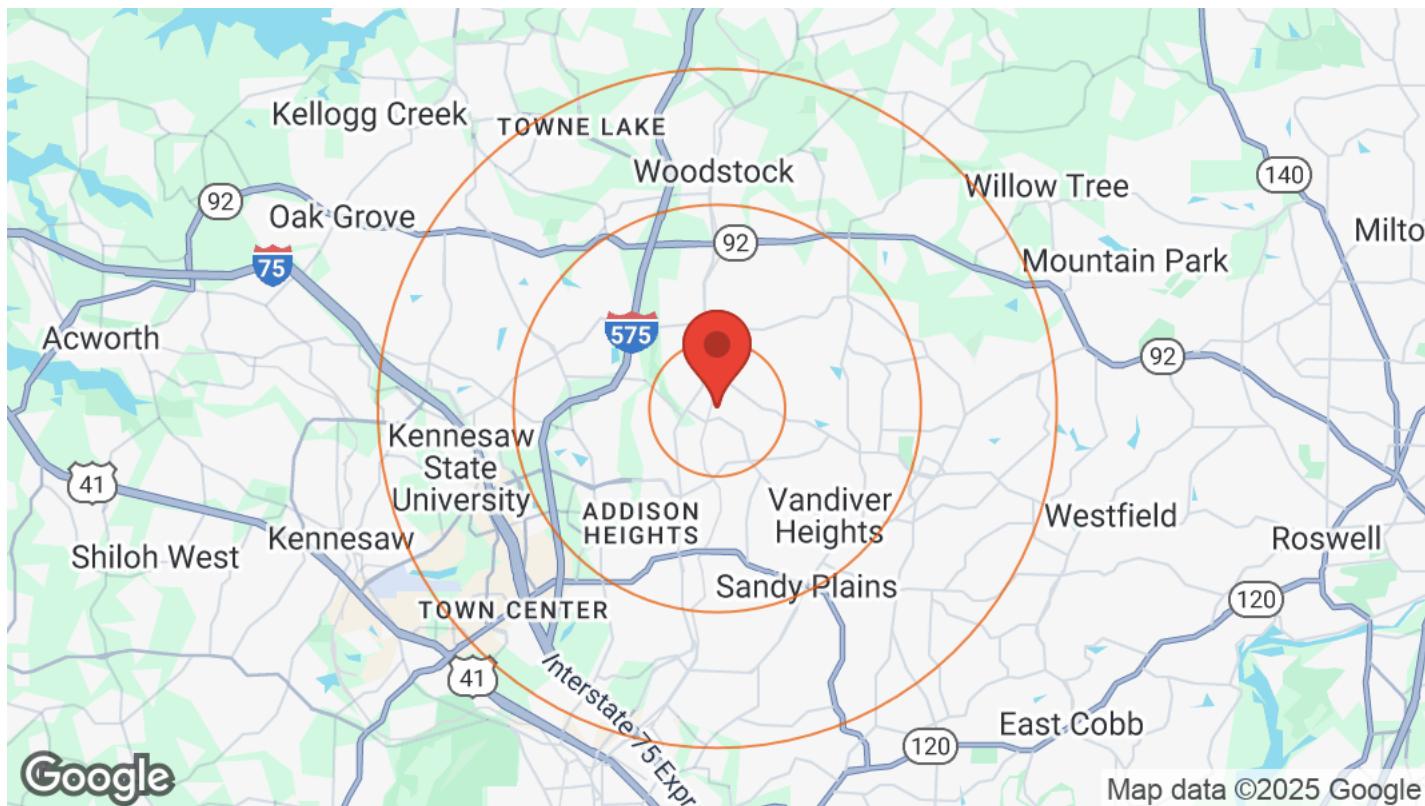
Location Maps



Aerial Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	3,103	32,385	96,985
	Female	3,215	33,107	97,791
	Total Population	6,318	65,492	194,776
Age	Ages 0-14	1,091	11,433	33,212
	Ages 15-24	704	8,151	29,072
	Ages 25-54	2,467	25,450	76,778
	Ages 55-64	830	8,832	23,798
	Ages 65+	1,227	11,623	31,916
Race	White	3,884	40,939	120,625
	Black	1,061	10,204	32,060
	Am In/AK Nat	6	52	136
	Hawaiian	N/A	13	39
	Hispanic	803	7,859	23,548
	Asian	375	4,552	13,167
	Multi-Racial	162	1,663	4,636
	Other	28	210	545
Income	Median	\$109,815	\$112,965	\$109,650
	<\$15,000	159	1,153	4,100
	\$15,000-\$24,999	111	804	2,801
	\$25,000-\$34,999	38	961	3,213
	\$35,000-\$49,999	77	1,361	4,844
	\$50,000-\$74,999	229	3,098	8,948
	\$75,000-\$99,999	397	3,285	9,619
	\$100,000-\$149,999	518	5,920	16,671
	\$150,000-\$199,999	336	3,640	10,566
	>\$200,000	431	4,498	14,039
Housing	Total Units	2,387	25,635	77,507
	Occupied	2,297	24,721	74,803
	Owner Occupied	1,944	18,919	51,048
	Renter Occupied	353	5,802	23,755
	Vacant	90	914	2,705

Professional Bio



Scott Morchower

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Director, Associate Broker at KW Commercial Perimeter Office with over 13 years of background exclusively in Commercial Real Estate. 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023 Multi-Million Dollar Club Lifetime member with well over 5 Million in Commercial properties transactions each year. Extensive background and experience in Purchase and Sales Transactions of Commercial properties for Businesses & Developers. 1031 Tax Exchanges, NNN Investments, Lease negotiations and Property Management. Specialties include: Representing Sellers and Investors, Representing Tenants and Landlords on Leasing. Tenant representation services are provided at no fee to the tenant. President of The Association of Georgia Real Estate Exchangers "AGREE" 2021-2024.

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