

RETAIL FOR LEASE

SANDY PLAINS GYM - FURNISHED

4672 SANDY PLAINS ROAD, SUITE 102 ROSWELL, GA 30075



FOR LEASE

KELLER WILLIAMS REALTY CONSULTANTS,
695 Mansell Rd. Suite 120
Roswell, GA 30076

PRESENTED BY CHAD BROWN 678-641-8273 AND ALAN WYATT 770-361-0566

ALAN WYATT
O: (770) 361-0566
C: (770) 361-0566
alan.wyatt@kw.com
395604, Georgia



Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

4672 SANDY PLAINS ROAD



OFFERING SUMMARY

AVAILABLE SF:	2,000
LEASE RATE:	\$20/SF NNN
LEASE TERM:	Negotiable, 3+ year preferred
FRONTAGE:	500' on Sandy Plains
YEAR BUILT:	2002
PARKING:	Surface
PARKING RATIO:	2.13/1,000 SF
TRAFFIC COUNT:	25,000 +
ZONING:	NRC

PROPERTY OVERVIEW

Rearden Wyatt is pleased to present a ready to go, furnished, kickboxing studio providing an opportunity for someone to open a gym with minimal investment.

The location has excellent demographics, strong visibility, signage on the building, plenty of parking around the building, and a prominent marquis sign along a vibrant commercial stretch on Sandy Plains.

The space is retail storefront on Sandy Plains with an office immediately to the left upon entry and a single bathroom in the rear. There are double doors on the back wall for deliveries.

If needed, there is a 1,064 square foot, high ceiling, garage that can be negotiated separately if the tenant needs storage.

For more information call Chad Brown 678-641-8273 or Alan Wyatt 770-361-0566

KELLER WILLIAMS REALTY CONSULTANTS,
695 Mansell Rd. Suite 120
Roswell, GA 30076

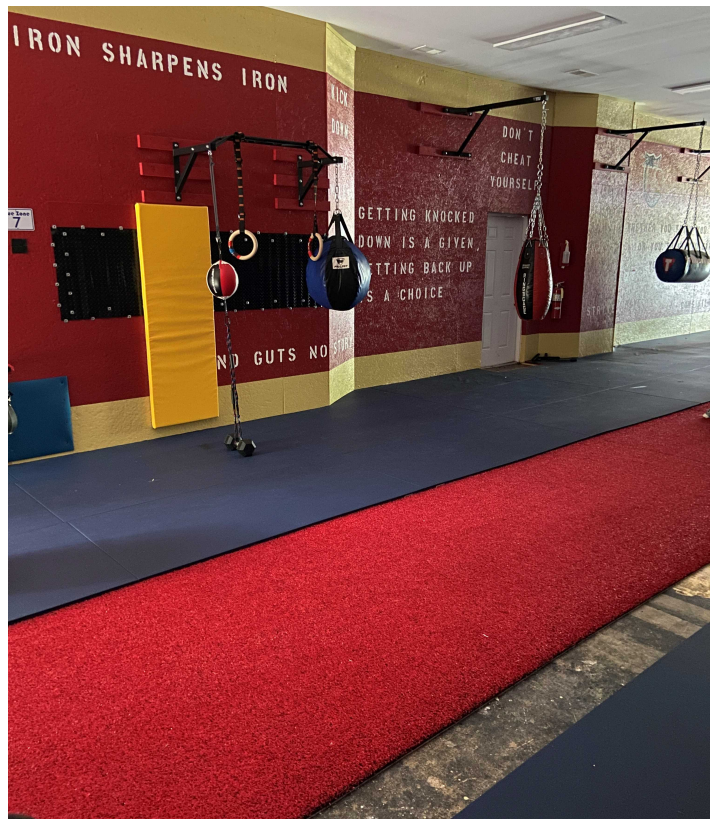
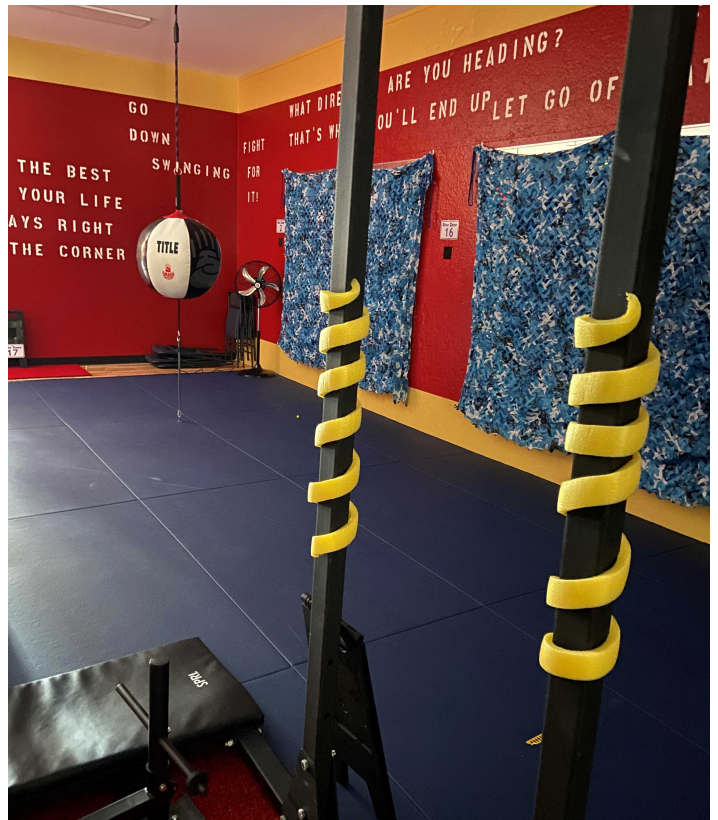


Each Office Independently Owned and Operated

ALAN WYATT
O: (770) 361-0566
C: (770) 361-0566
alan.wyatt@kw.com
395604, Georgia

PROPERTY PHOTOS

4672 SANDY PLAINS ROAD



KELLER WILLIAMS REALTY CONSULTANTS,
695 Mansell Rd. Suite 120
Roswell, GA 30076

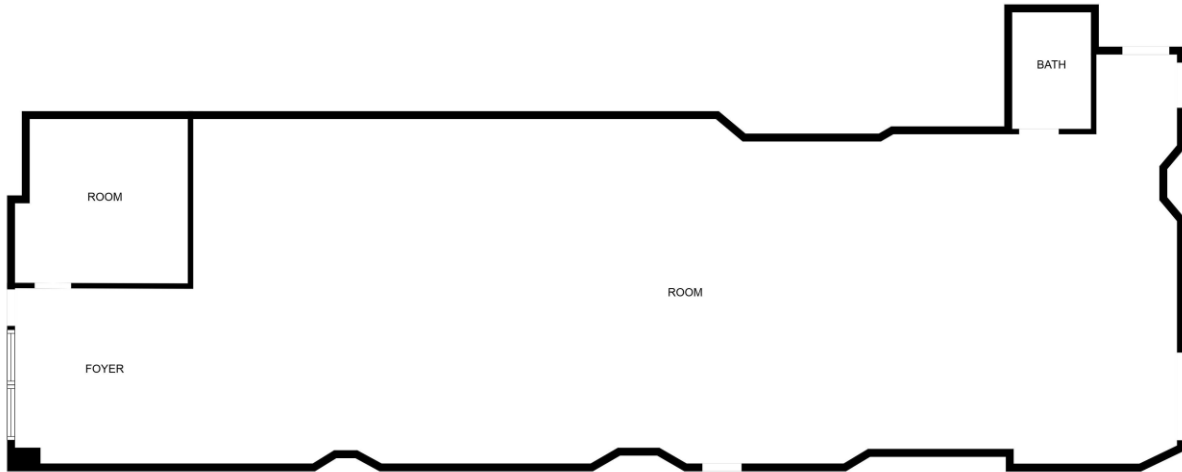
ALAN WYATT
O: (770) 361-0566
C: (770) 361-0566
alan.wyatt@kw.com
395604, Georgia



Each Office Independently Owned and Operated

FLOOR PLAN

4672 SANDY PLAINS ROAD



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

KELLER WILLIAMS REALTY CONSULTANTS,
695 Mansell Rd. Suite 120
Roswell, GA 30076



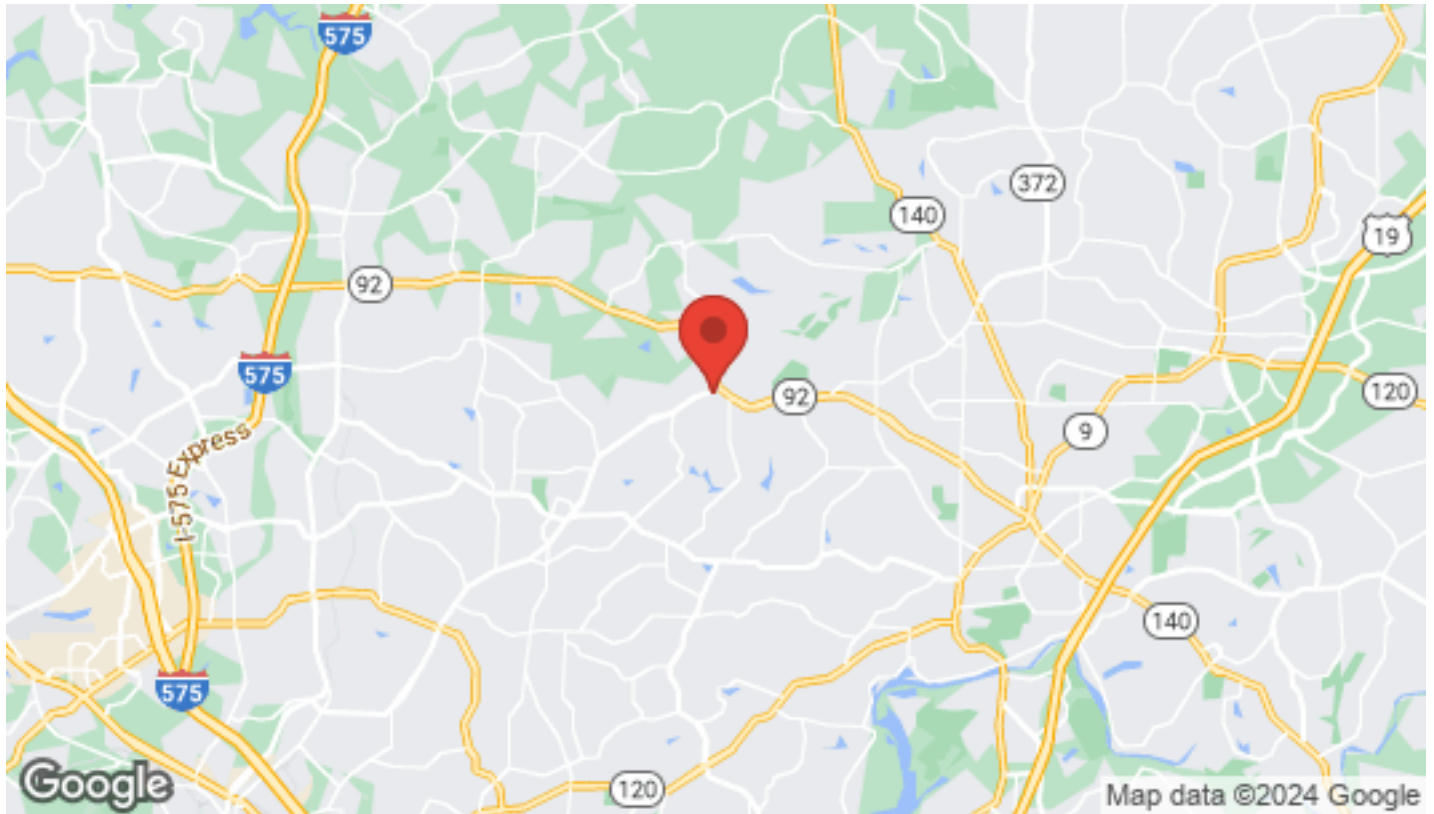
Each Office Independently Owned and Operated

ALAN WYATT

O: (770) 361-0566
C: (770) 361-0566
alan.wyatt@kw.com
395604, Georgia

LOCATION MAPS

4672 SANDY PLAINS ROAD



KELLER WILLIAMS REALTY CONSULTANTS,

695 Mansell Rd. Suite 120
Roswell, GA 30076



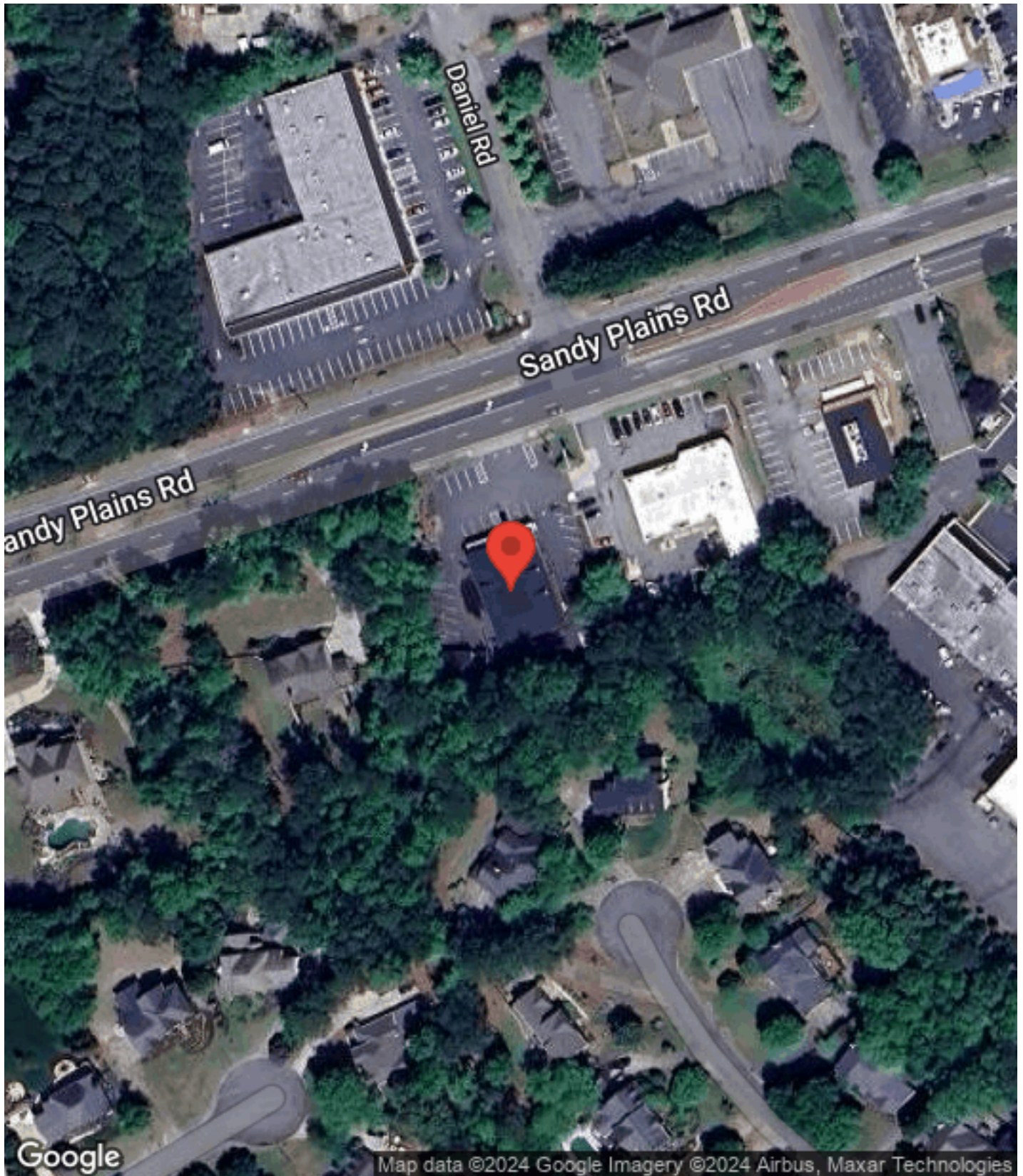
Each Office Independently Owned and Operated

ALAN WYATT

O: (770) 361-0566
C: (770) 361-0566
alan.wyatt@kw.com
395604, Georgia

AERIAL MAP

4672 SANDY PLAINS ROAD



KELLER WILLIAMS REALTY CONSULTANTS,
695 Mansell Rd. Suite 120
Roswell, GA 30076

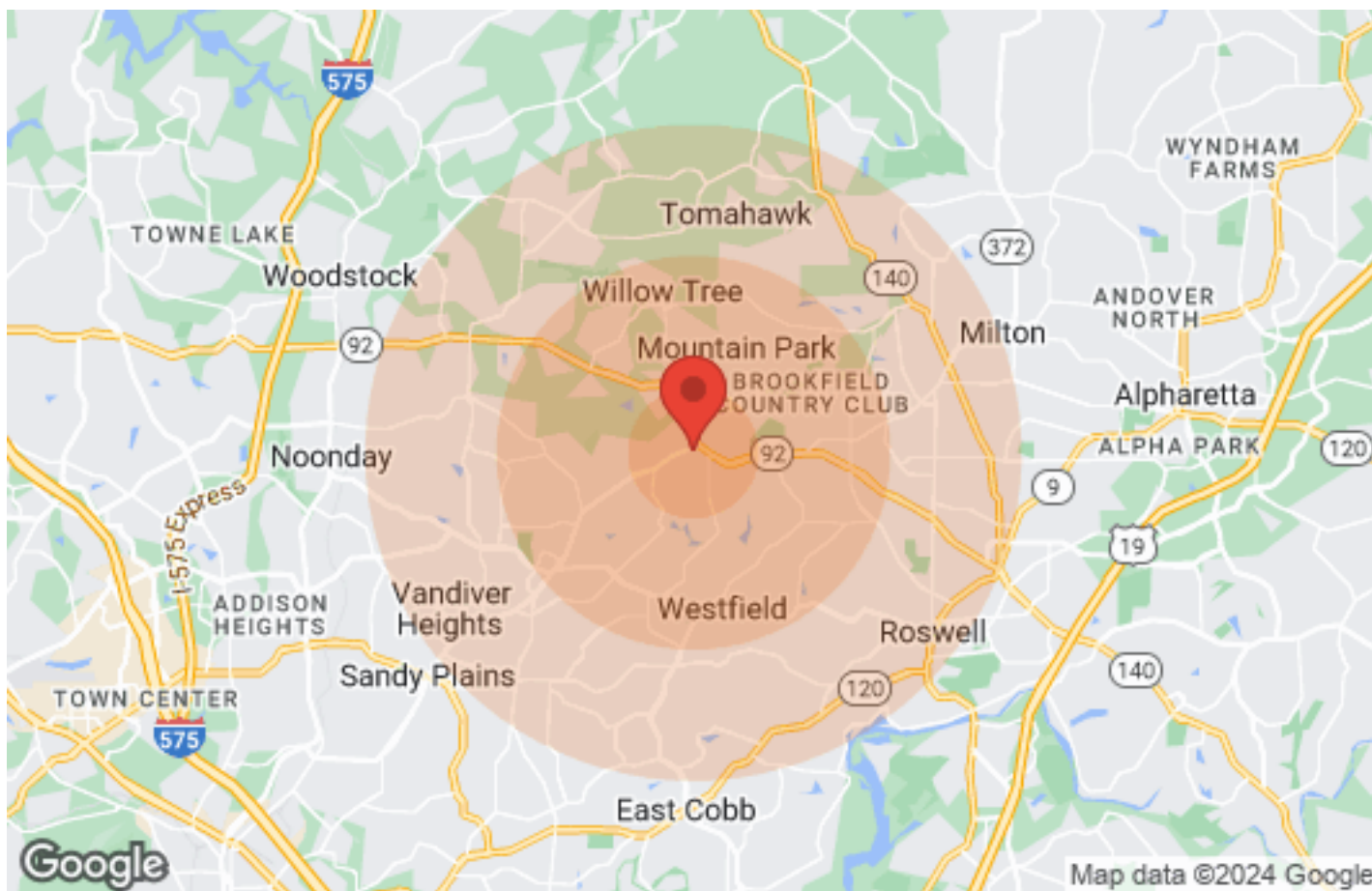
ALAN WYATT
O: (770) 361-0566
C: (770) 361-0566
alan.wyatt@kw.com
395604, Georgia



Each Office Independently Owned and Operated

DEMOGRAPHICS

4672 SANDY PLAINS ROAD



Population	1 Mile	3 Miles	5 Miles
Male	3,439	26,047	74,410
Female	3,643	26,617	76,583
Total Population	7,082	52,664	150,993

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,420	10,167	29,921
Ages 15-24	1,158	7,885	22,407
Ages 25-54	2,412	18,453	53,687
Ages 55-64	1,103	8,228	22,041
Ages 65+	989	7,931	22,937

Income	1 Mile	3 Miles	5 Miles
Median	\$136,075	\$111,626	\$101,427
< \$15,000	52	520	2,170
\$15,000-\$24,999	N/A	524	1,912
\$25,000-\$34,999	84	703	2,749
\$35,000-\$49,999	51	1,525	4,950
\$50,000-\$74,999	275	2,582	8,850
\$75,000-\$99,999	345	2,703	7,791
\$100,000-\$149,999	784	4,751	12,852
\$150,000-\$199,999	416	2,572	6,758
> \$200,000	378	2,971	6,786

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,496	20,470	60,614
Occupied	2,418	19,604	57,824
Owner Occupied	2,245	18,078	51,545
Renter Occupied	173	1,526	6,279
Vacant	78	866	2,790

KELLER WILLIAMS REALTY CONSULTANTS,

695 Mansell Rd. Suite 120
Roswell, GA 30076



Each Office Independently Owned and Operated

ALAN WYATT

O: (770) 361-0566
C: (770) 361-0566
alan.wyatt@kw.com
395604, Georgia