



SERHANT.



250 BUXTON CT

*250 Buxton Ct
Lilburn, Ga 30047*

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250 BUXTON CT

PROPERTY INFO:

PURCHASE PRICE:

\$1,250,000.00

PROPERTY ADDRESS:

250 BUXTON CT

LILBURN, GA 30047

YEAR BUILT:

1995

PROPERTY SIZE

6,000 SQ. FT.

LAND SIZE

0.89 ACRES

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

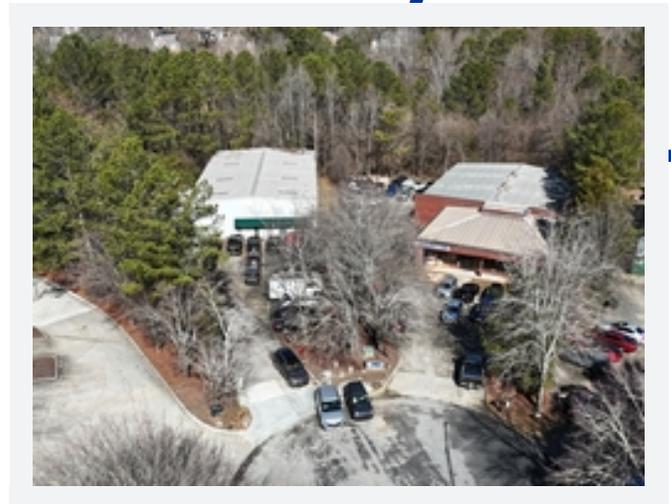
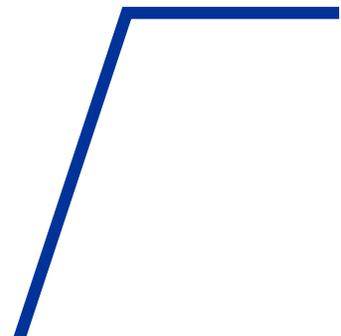
PROPERTY OVERVIEW

This 6,000 SF industrial property is strategically located in a thriving commercial hub, offering easy access to major highways and the bustling Atlanta metro area. Designed for versatility, the facility is ideal for manufacturing, warehousing, or distribution, making it a sought-after asset for savvy investors. The property features ample parking, high ceilings, and robust infrastructure to accommodate a range of industrial operations.

SERHANT.



PROPERTY PHOTOS

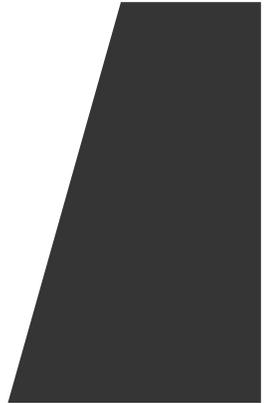


PROPERTY PHOTOS





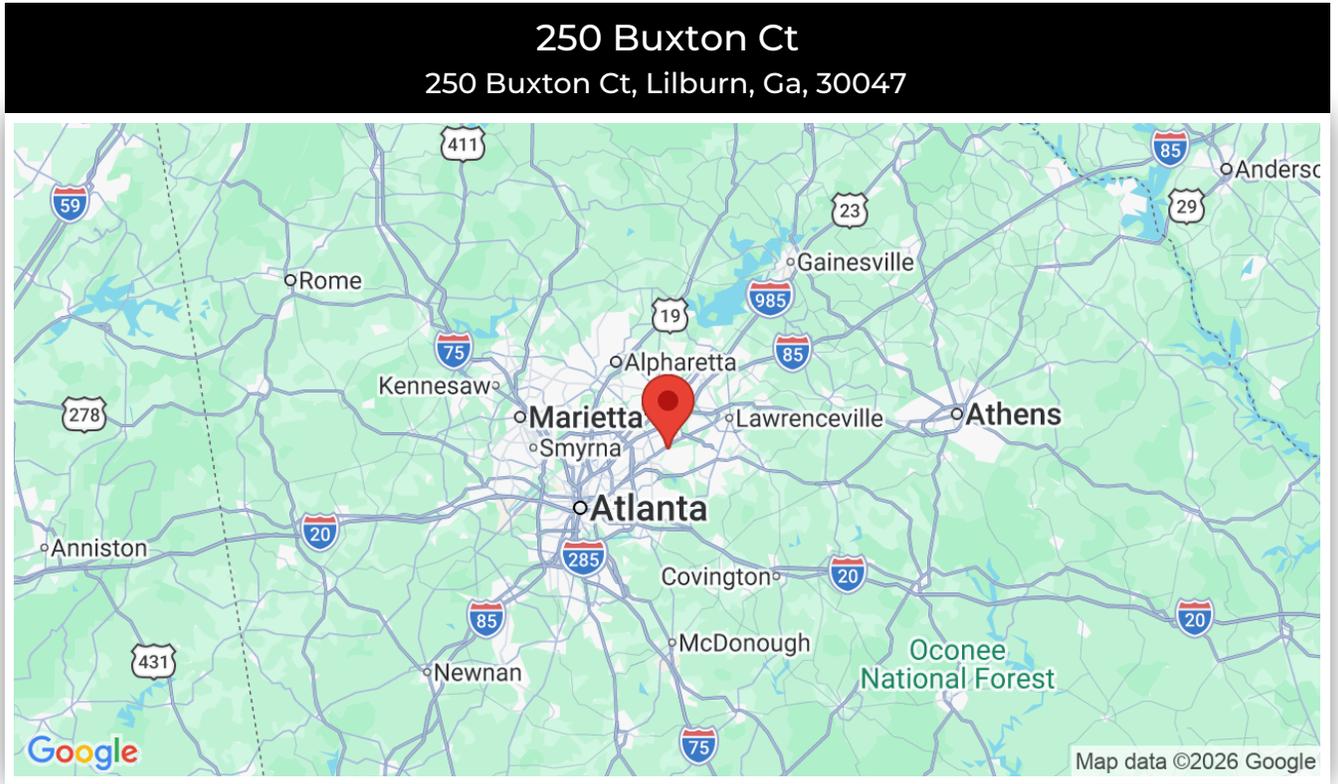
PROPERTY PHOTOS



250 BUXTON CT

250 Buxton Ct, Lilburn, Ga, 30047

AREA LOCATION MAP

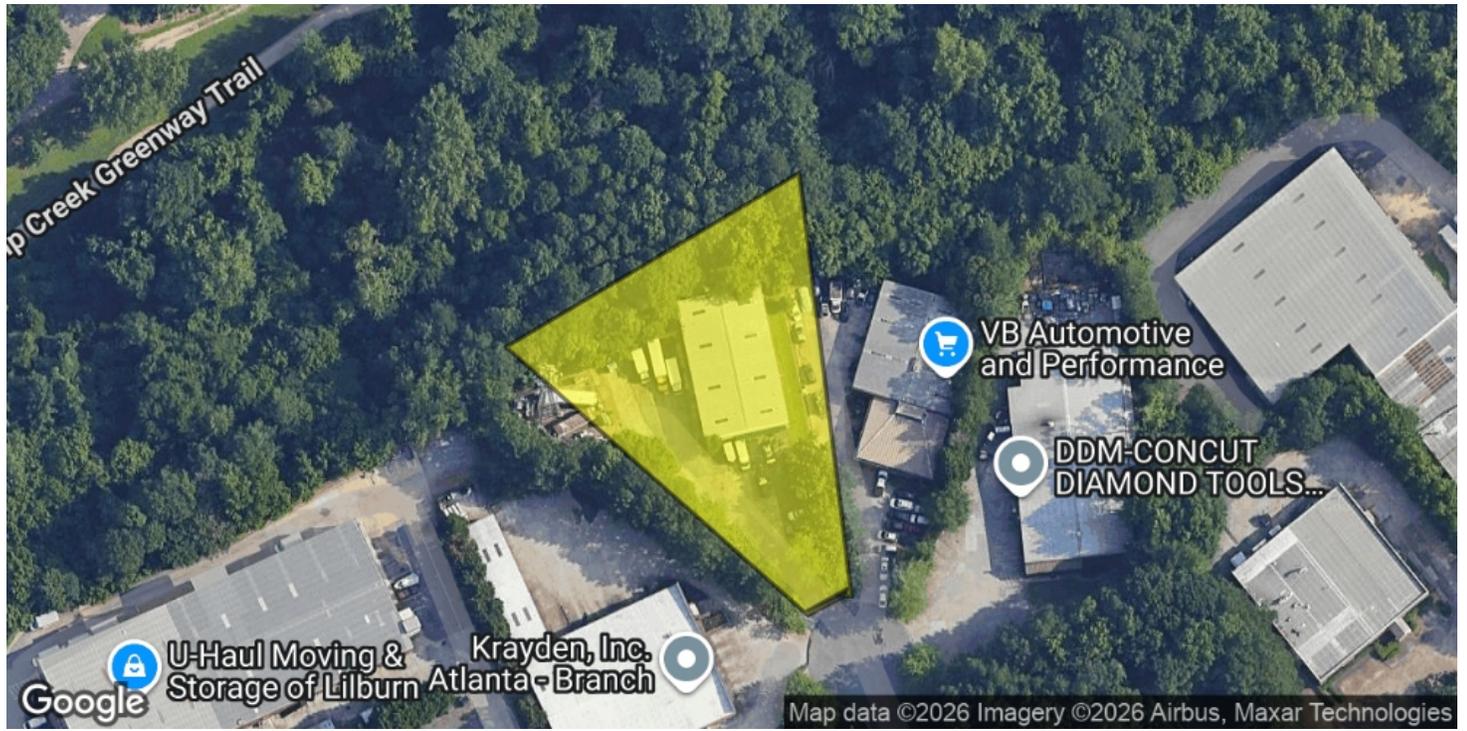


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Tuy Dewey Luong, CCIM

Broker

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As a dedicated commercial real estate professional and CCIM, I am committed to leveraging the advanced technology and extensive network of Serhant to expand opportunities for my clients in the dynamic commercial real estate market.

With a diverse background in commercial real estate, including development, land acquisitions, retail shopping center leasing, industrial properties, and investment multifamily assets, I bring a wealth of experience and a well-rounded perspective to every transaction.

At Serhant, I have access to innovative tools and a vast network of resources that enable me to provide unparalleled support to my clients. Whether you are seeking to develop a property, acquire land, lease retail space, or invest in multifamily assets, I am dedicated to utilizing Serhant's technology and network to maximize your success in the commercial real estate sector.

My goal is to offer a personalized and data-driven approach to help you navigate the complexities of commercial real estate, identify lucrative opportunities, and achieve your investment objectives. With a focus on leveraging Serhant's advanced resources, I am committed to delivering exceptional results and exceeding your expectations at every step of the process.

Let's collaborate to capitalize on the unique advantages of Serhant's technology and network, and elevate your commercial real estate endeavors to new heights. Contact me today to discover how we can leverage the power of Serhant to achieve your commercial real estate goals.



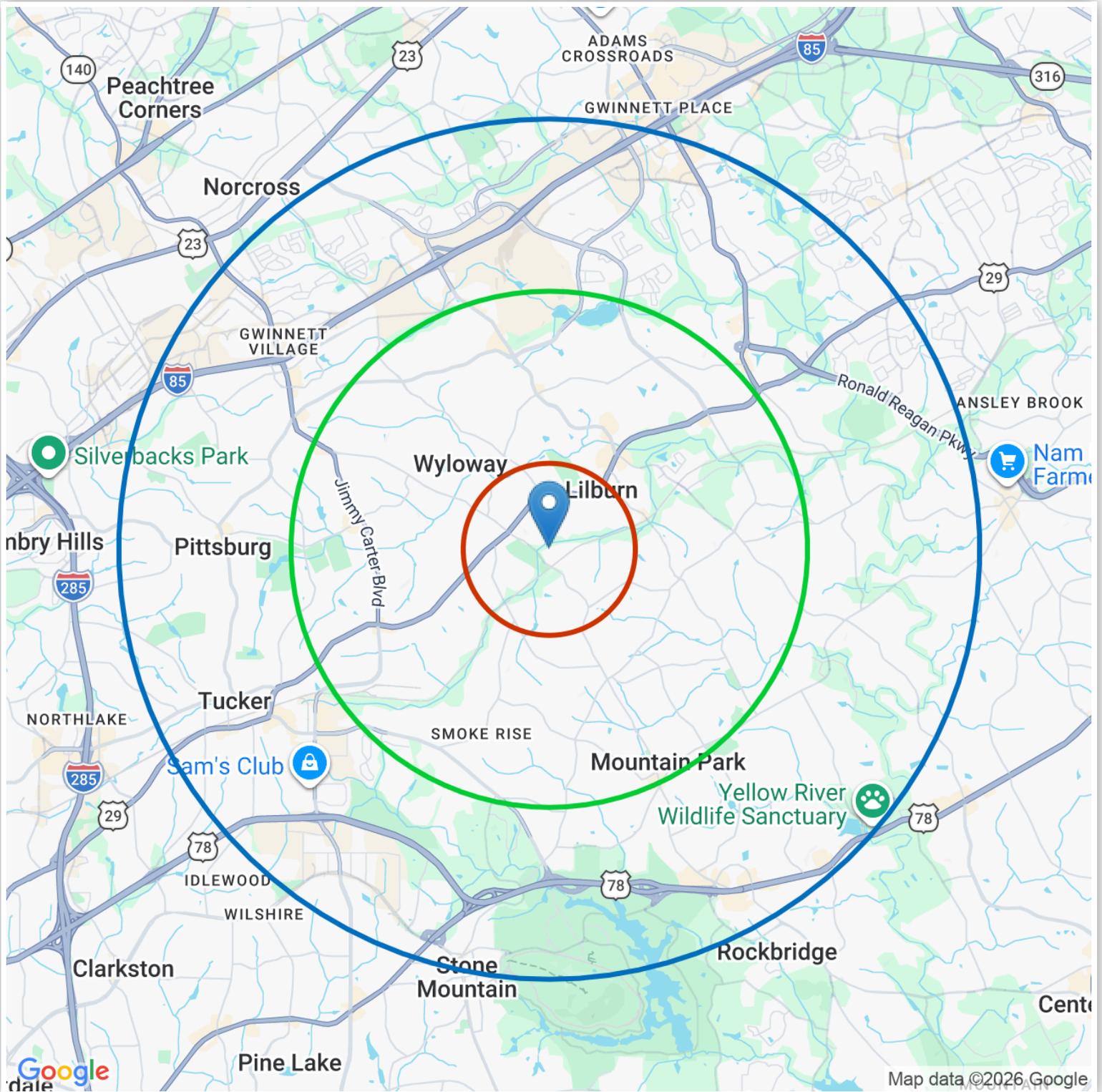
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Location/Study Area Map (Rings: 1, 3, 5 mile radius)



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KEY FACTS

8,154
Population

39.1 Median Age

3.1
Average Household Size

2,500
Total Households

EDUCATION

6.08%
No High School Diploma

10.1%
High School Graduate

16.71%
Some College

17.33%
Bachelor's/ Grad

BUSINESS

238
Total Businesses

2,022
Total Employees

EMPLOYMENT

224
Manufacturing Employees

519
Retail Trade Employees

174
Eating & Drinking Employees

43
Finance/Ins/Real Estate Emp

2.7% Unemployment Rate

INCOME

\$77,743
Median Household Income

\$31,062
Per Capita Income

\$274,806
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (20.01%)

The smallest group : < \$15,000 (5.12%)

Indicator	Value(%)	
< \$15,000	5.12	■
\$15,000 - \$24,999	5.69	■
\$25,000 - \$34,999	6.61	■
\$35,000 - \$49,999	10.31	■
\$50,000 - \$74,999	20.01	■
\$75,000 - \$99,999	15.43	■
\$100,000 - \$149,999	16.57	■
\$150,000 - \$199,999	14.51	■
\$200,000+	5.69	■



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KEY FACTS

89,061

Population

35.9 Median Age

3.06

Average Household Size

28,228

Total Households

EDUCATION

7.77%

No High School Diploma

12.39%

High School Graduate

12.51%

Some College

21.54%

Bachelor's/ Grad

BUSINESS



2,236

Total Businesses



17,871

Total Employees

EMPLOYMENT

4,716

Retail Trade Employees

1,350

Manufacturing Employees

1,431

Eating & Drinking Employees

641

Finance/Ins/Real Estate Emp

3%

Unemployment Rate



\$67,628

Median Household Income

INCOME



\$30,560

Per Capita Income



\$149,651

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (20.41%)

The smallest group : \$15,000 - \$24,999 (6.03%)

Indicator	Value(%)	
< \$15,000	6.81	
\$15,000 - \$24,999	6.03	
\$25,000 - \$34,999	8.46	
\$35,000 - \$49,999	12.81	
\$50,000 - \$74,999	20.41	
\$75,000 - \$99,999	14.93	
\$100,000 - \$149,999	14.25	
\$150,000 - \$199,999	8.94	
\$200,000+	7.36	



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KEY FACTS

236,497
Population

35.5 Median Age

2.88
Average Household Size

80,540
Total Households

EDUCATION

6.92%
No High School Diploma

13.23%
High School Graduate

14.85%
Some College

21.59%
Bachelor's/ Grad

BUSINESS

7,901
Total Businesses

71,721
Total Employees

EMPLOYMENT

7,197
Manufacturing Employees

16,282
Retail Trade Employees

6,339
Eating & Drinking Employees

3,216
Finance/Ins/Real Estate Emp

3.3% Unemployment Rate

INCOME

\$66,667
Median Household Income

\$32,760
Per Capita Income

\$115,230
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (19.24%)

The smallest group : < \$15,000 (6.81%)

Indicator	Value(%)	
< \$15,000	6.81	■
\$15,000 - \$24,999	6.99	■
\$25,000 - \$34,999	8.65	■
\$35,000 - \$49,999	13.21	■
\$50,000 - \$74,999	19.24	■
\$75,000 - \$99,999	13.51	■
\$100,000 - \$149,999	14.96	■
\$150,000 - \$199,999	8.5	■
\$200,000+	8.13	■



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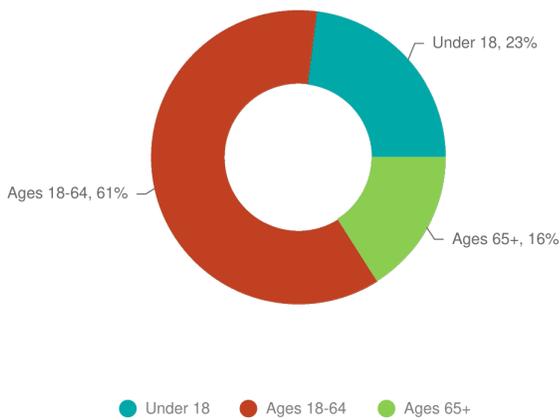
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POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

8,154 Population	2,619 Households	39.1 Median Age
3.1 Avg Size Household	\$77,743 Median Household Income	\$346,699 Median Home Value
82 Wealth Index	87 Housing Affordability	87.3 Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION

3.89% Greatest Gen: Born 1945/Earlier	18.26% Baby Boomer: Born 1946 to 1964	21.45% Generation X: Born 1965 to 1980
22.14% Millennial: Born 1981 to 1998	25.41% Generation Z: Born 1999 to 2016	8.85% Alpha: Born 2017 to Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic Growth Rate

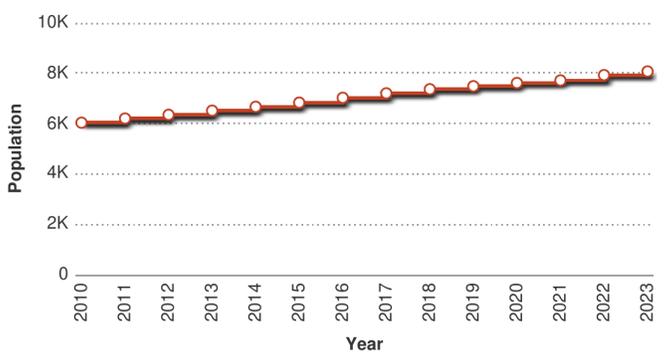
1.16%

2024-2029
Forecasted Growth Rate

0.28%

8,268
Household Population

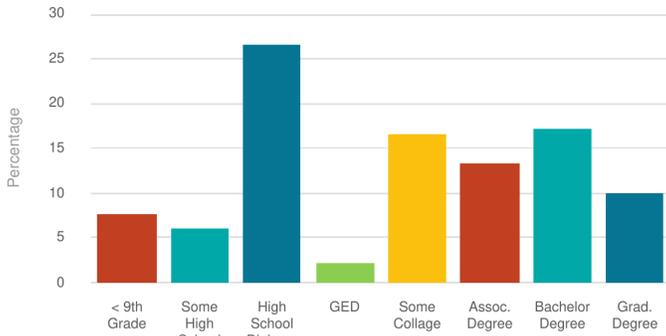
2,642
Population Density



DAYTIME POPULATION

6,434 2024 Total Daytime Population	4,004 2024 Daytime Pop: Residents
2,430 2024 Daytime Pop: Workers	2,050 2024 Daytime Pop Density

POPULATION BY EDUCATION



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POPULATION TRENDS AND KEY INDICATORS
3 Miles Ring

89,061 Population	28,998 Households	35.9 Median Age
3.06 Avg Size Household	\$67,628 Median Household Income	\$360,891 Median Home Value
76 Wealth Index	73 Housing Affordability	89.3 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

0.32%



2024-2029
Forecasted
Growth Rate

0.2%





Household
Population

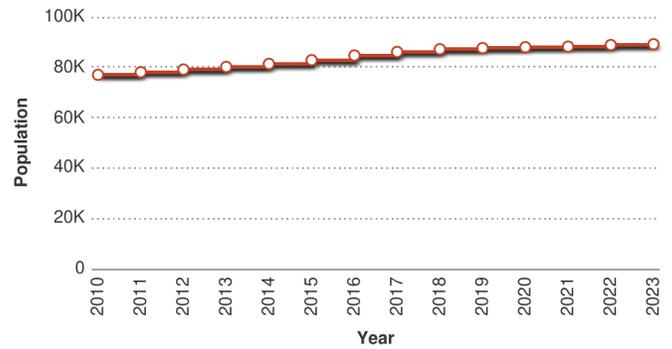
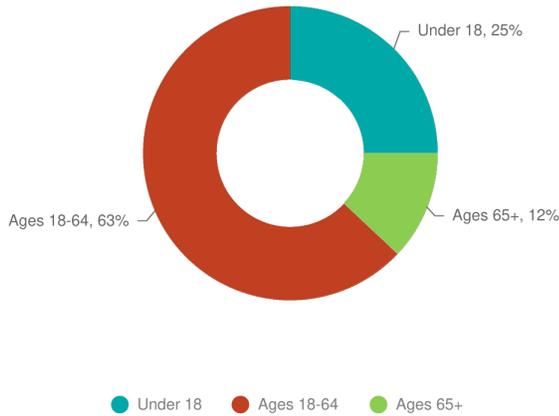
90,002



Population
Density

3,192

POPULATION BY AGE



DAYTIME POPULATION



67,068
2024 Total Daytime Population



45,193
2024 Daytime Pop: Residents



21,875
2024 Daytime Pop: Workers



2,373
2024 Daytime Pop Density

POPULATION BY GENERATION



2.78%
Greatest Gen: Born
1945/Earlier



15.06%
Baby Boomer: Born
1946 to 1964



20.5%
Generation X: Born
1965 to 1980



25.22%
Millennial: Born 1981
to 1998

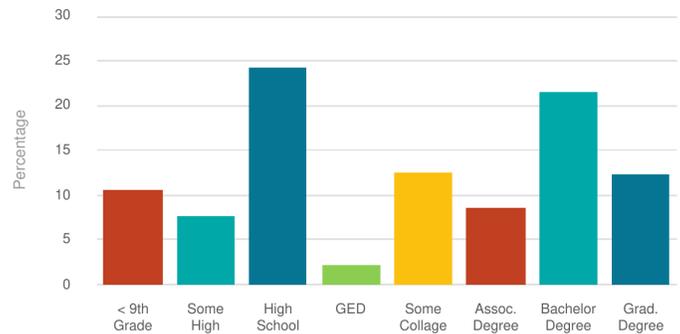


26.01%
Generation Z: Born
1999 to 2016



10.43%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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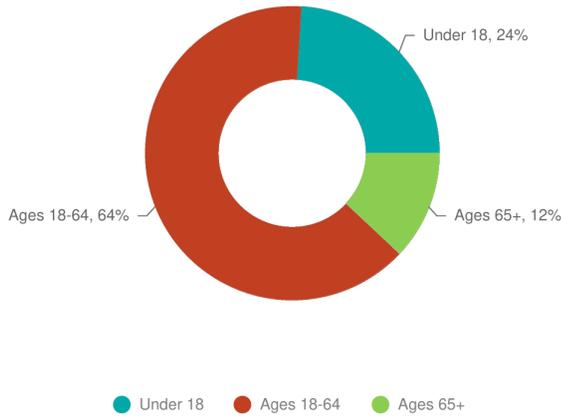
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POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

236,497 Population	81,911 Households	35.5 Median Age
2.88 Avg Size Household	\$66,667 Median Household Income	\$361,359 Median Home Value
78 Wealth Index	72 Housing Affordability	88.9 Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION

2.84% Greatest Gen: Born 1945/Earlier	14.63% Baby Boomer: Born 1946 to 1964	20.1% Generation X: Born 1965 to 1980
26.48% Millennial: Born 1981 to 1998	25.43% Generation Z: Born 1999 to 2016	10.53% Alpha: Born 2017 to Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

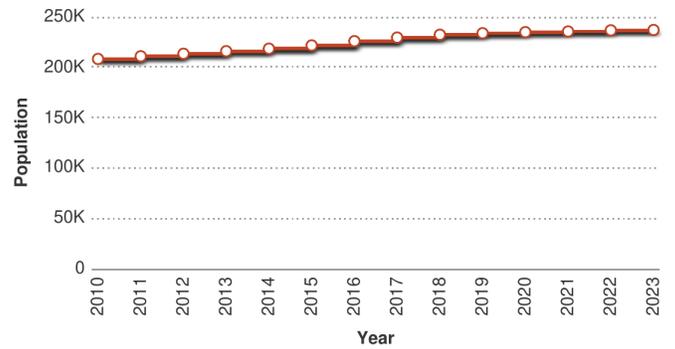
0.24%

2024-2029
Forecasted
Growth Rate

0.21%

Household
Population
238,883

Population
Density
3,053



DAYTIME POPULATION

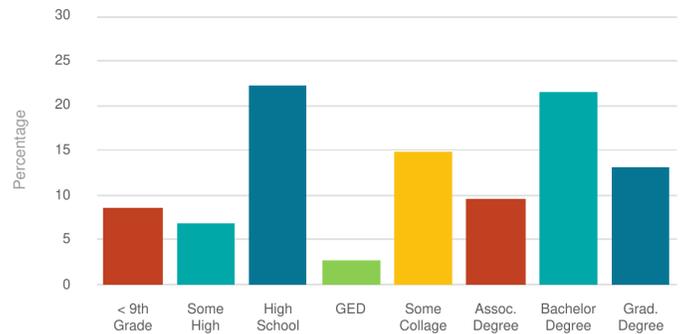
207,670
2024 Total Daytime Population

118,048
2024 Daytime Pop: Residents

89,622
2024 Daytime Pop: Workers

2,645
2024 Daytime Pop Density

POPULATION BY EDUCATION



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