



2201 Brockett Rd, Tucker, GA 30084

\$2,390,000

2201 Brockett Rd

Industrial | 18,600 SF



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GA, 385446
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Listing Added: Today
Listing Updated: Today



Details

Asking Price	\$2,390,000	Property Type	Industrial
Subtype	Flex	Tenancy	Multi
Square Footage	18,600	Price/Sq Ft	\$128.49
Permitted Zoning	C2	Lot Size (acres)	1.37
Ceiling Height	14 ft		

Marketing Description

RECENTLY re-evaluated and rents updated. Call us about this fully occupied investment opportunity. Six long-term tenants occupy seven units with the potential for eight. Value add and redevelopment potential here. Clean Phase I, Phase II, and ALTA survey on hand.

Do not disturb tenants.

Investment Highlights

*Prime Market Opportunity in City of Tucker

*Recently Updated Rents

*100% Occupied

*Long Term Tenants

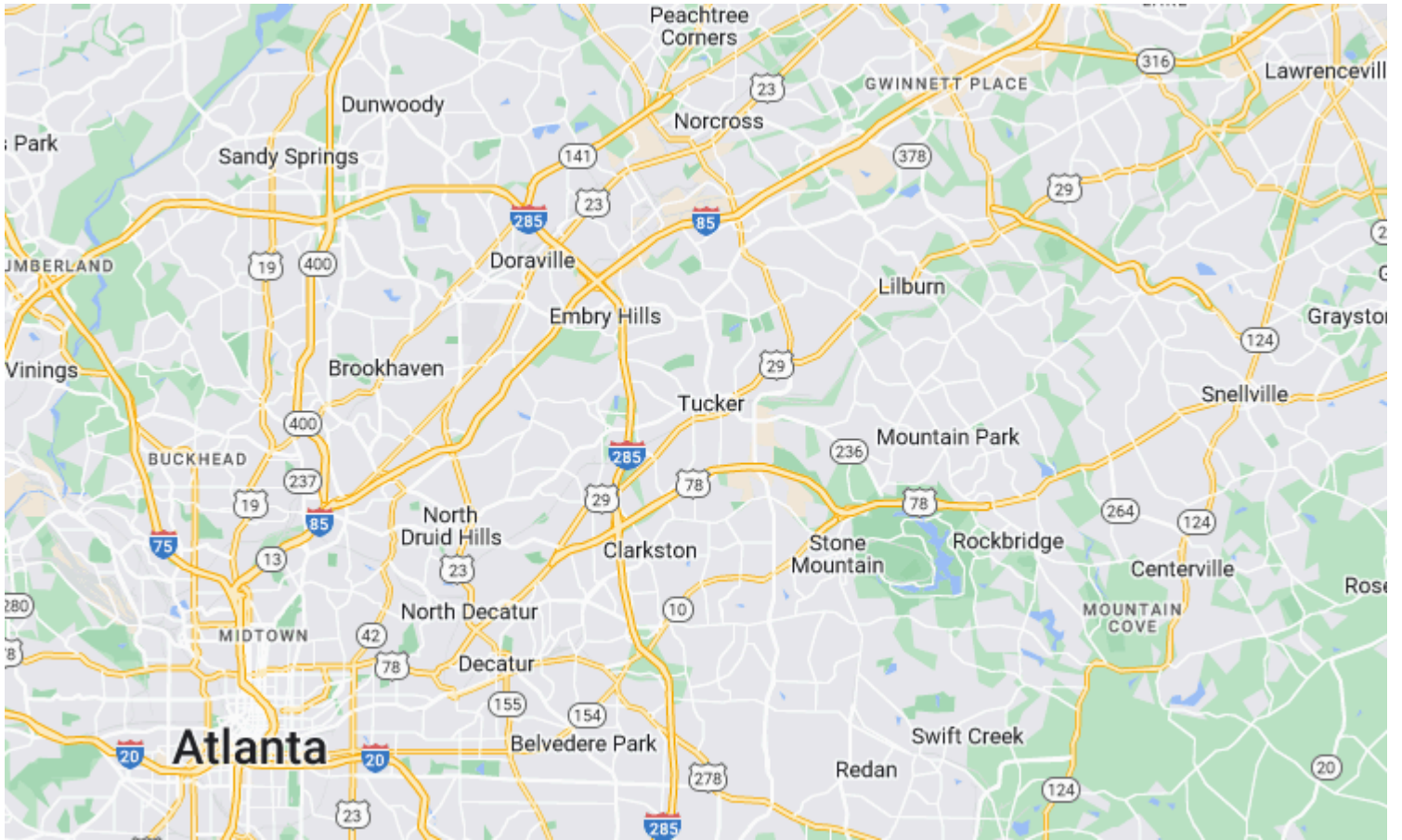
Location (1 Location)



Property Photos (7 photos)



Demographic Insights



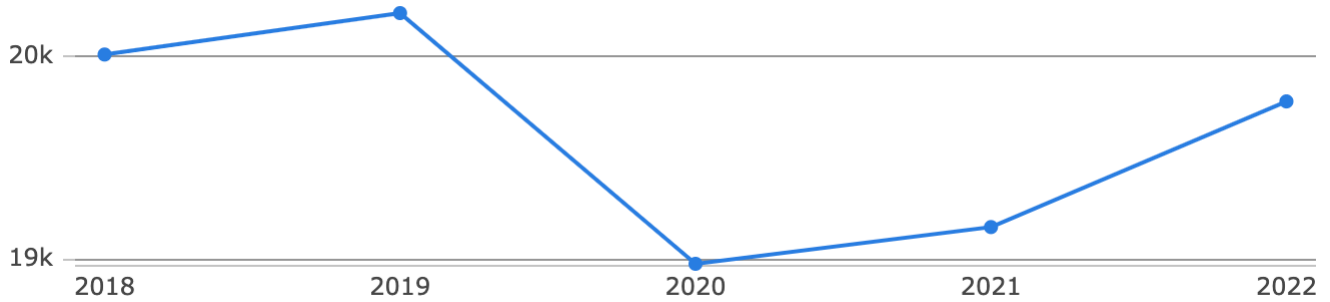
19.7k

↑ 3%

Compared to 19.1k in 2021

↓ -1%

Compared to 20k in 2018



\$97.2k

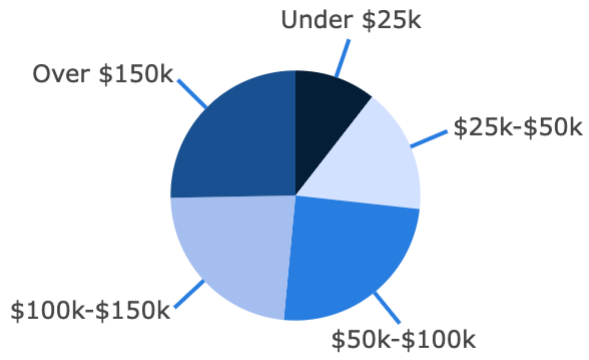
Median Income

\$99.7k

2028 Estimate

↑ **3%**

Growth Rate



43

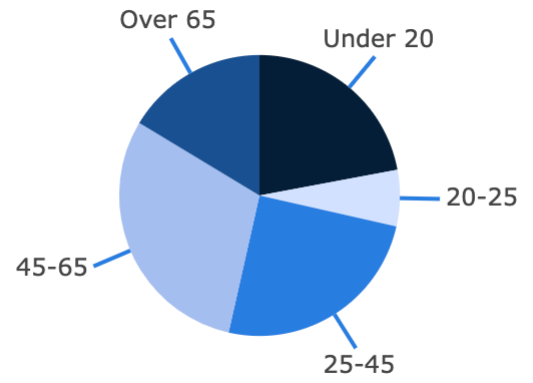
Median Age

44

2028 Estimate

↑ **2%**

Growth Rate



17k

Top Employment Categories

Management, business, science, and arts occupations

Educational services, and health care and social assistance

Professional, scientific, and management, and administrative, and waste management services

Arts, entertainment, and recreation, and accommodation and food services

Retail trade

Manufacturing

Other services, except public administration

Finance and insurance, and real estate, and rental and leasing

Construction

Public administration

Information

Transportation and warehousing, and utilities

Wholesale trade

Agriculture

9:1

10:1 predicted by 2028

Occupied

Vacant

1:3

1:3 predicted by 2028

Renters

Homeowner