



## OFFICE BUILDING FOR SALE OR LEASE

### OFFERING SUMMARY

|               |                  |
|---------------|------------------|
| Sale Price:   | \$2,600,000      |
| Lease Rate:   | \$17.50 SF (NNN) |
| Available SF: | 12,000 SF        |
| Zoning:       | C-2              |

### FOR INFORMATION

**BRIAN HUGHS, CCIM**  
Principal/Associate Broker  
o | 770.988.6383  
c | 678.316.4445  
brian@candler.com

135 Maple Street NW  
Gainesville, GA 30501  
www.candler.com



# OFFICE BUILDING FOR SALE OR LEASE

3461 Atlanta Hwy, Flowery Branch, GA 30542



## Property Highlights

- Free standing office building available for Sale or Lease
- 12,000 +/- square feet
- Two story brick office building built in 1999, renovated in 2015
- 53 parking spaces
- Less than half a mile from Exit 16 on I-985
- Excellent visibility along Atlanta Highway
- Located adjacent to Robson Crossing Center, anchored by Publix
- Just south of intersection of Hwy 53 + Atlanta Hwy
- Close proximity to University of North Georgia Oakwood Campus as well as numerous area restaurants

## Demographics

|                   | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Total Households  | 1,459    | 10,052   | 26,925   |
| Total Population  | 4,012    | 28,509   | 79,067   |
| Average HH Income | \$83,527 | \$93,374 | \$92,959 |

## Presented By:

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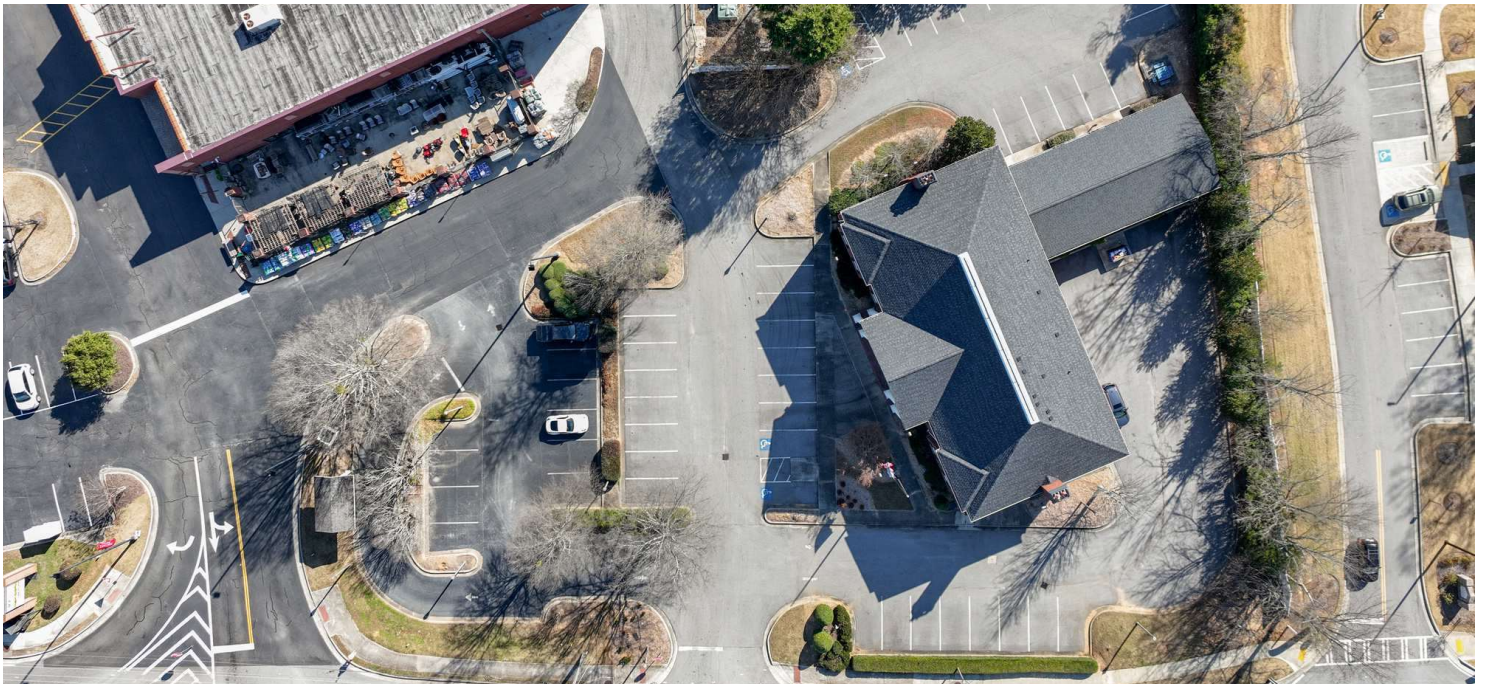


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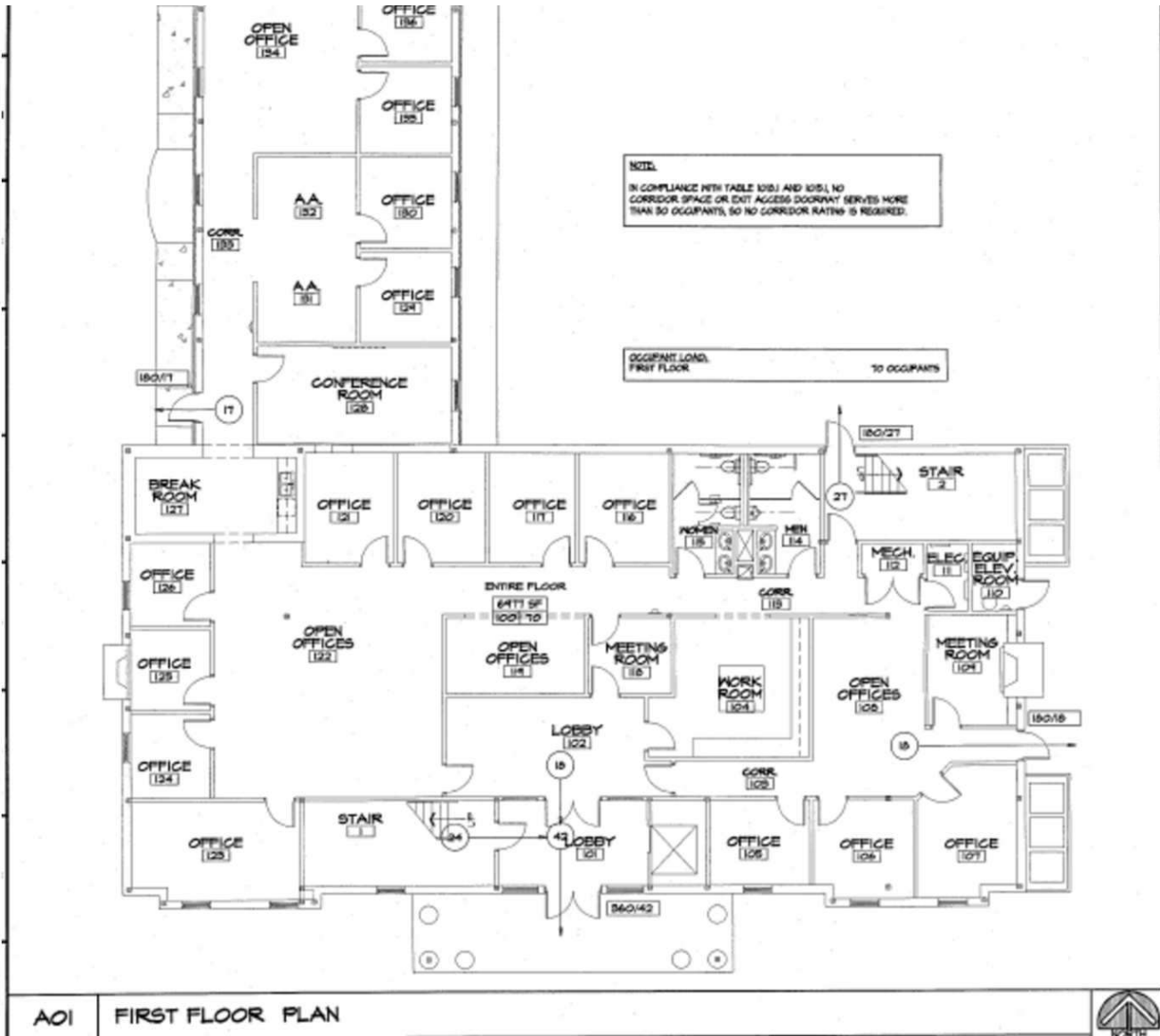


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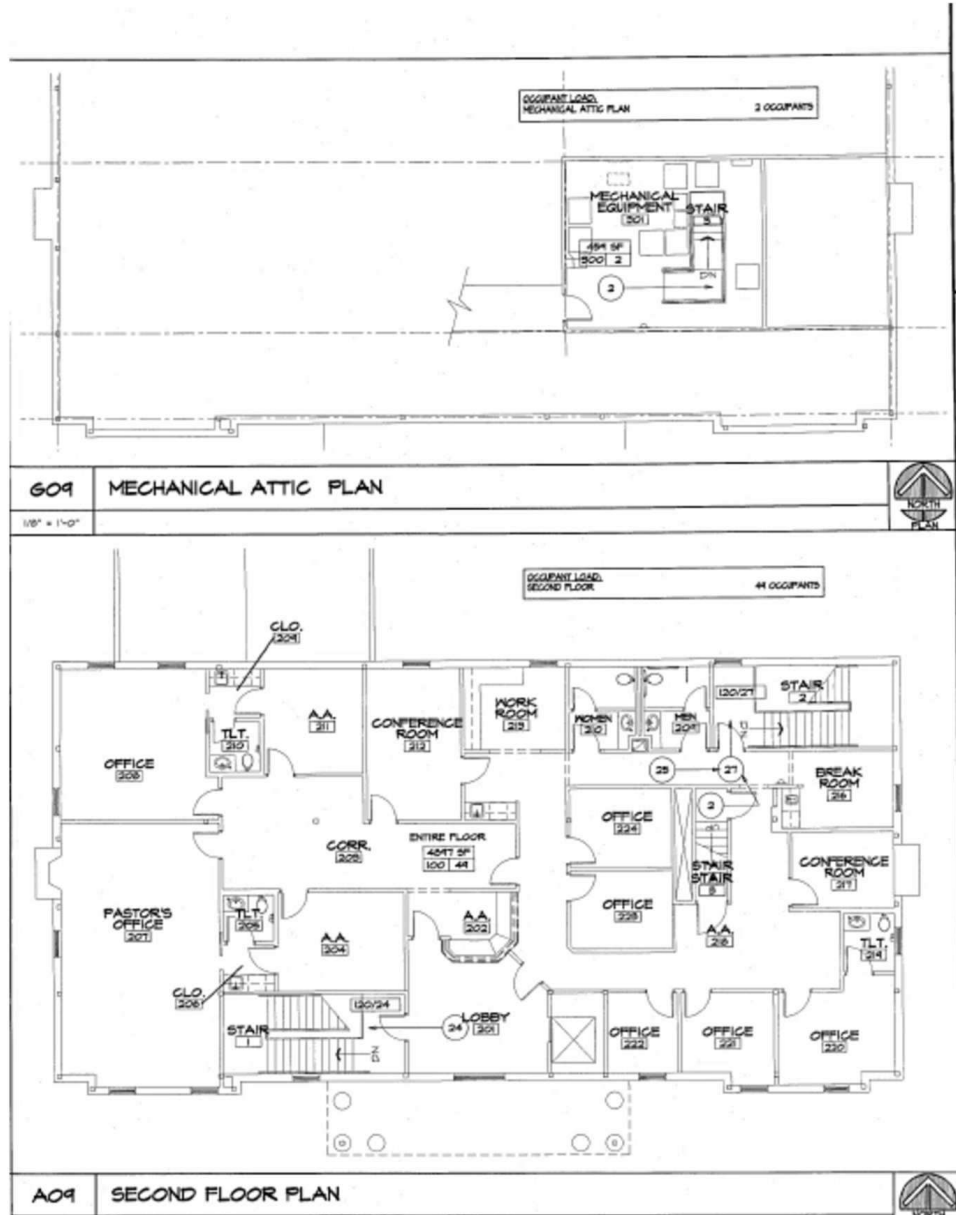
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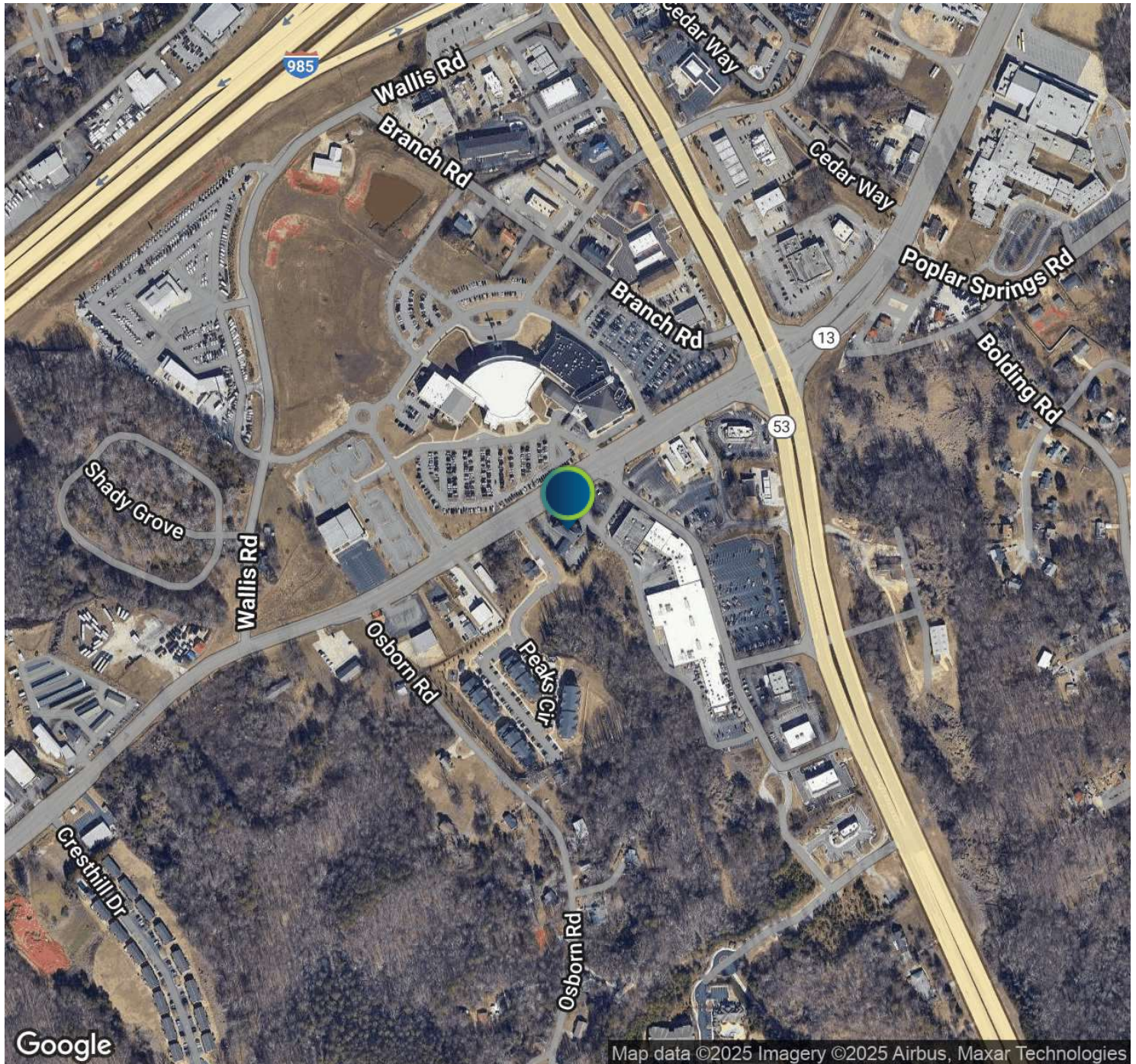


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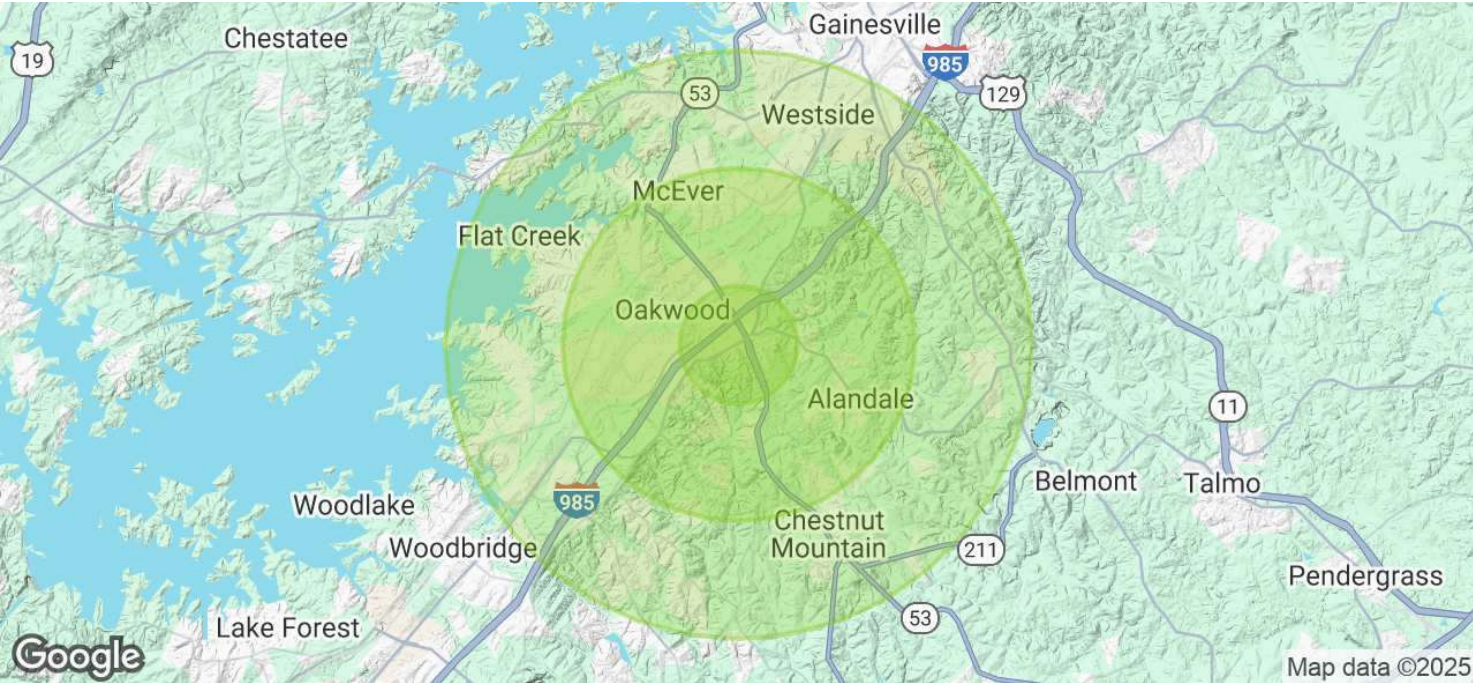


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| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 4,012  | 28,509  | 79,067  |
| Average Age          | 38     | 38      | 38      |
| Average Age (Male)   | 36     | 37      | 37      |
| Average Age (Female) | 39     | 39      | 39      |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,459     | 10,052    | 26,925    |
| # of Persons per HH | 2.7       | 2.8       | 2.9       |
| Average HH Income   | \$83,527  | \$93,374  | \$92,959  |
| Average House Value | \$345,008 | \$360,265 | \$361,475 |

Demographics data derived from AlphaMap

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