



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
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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:

Brian Hughs, CCIM

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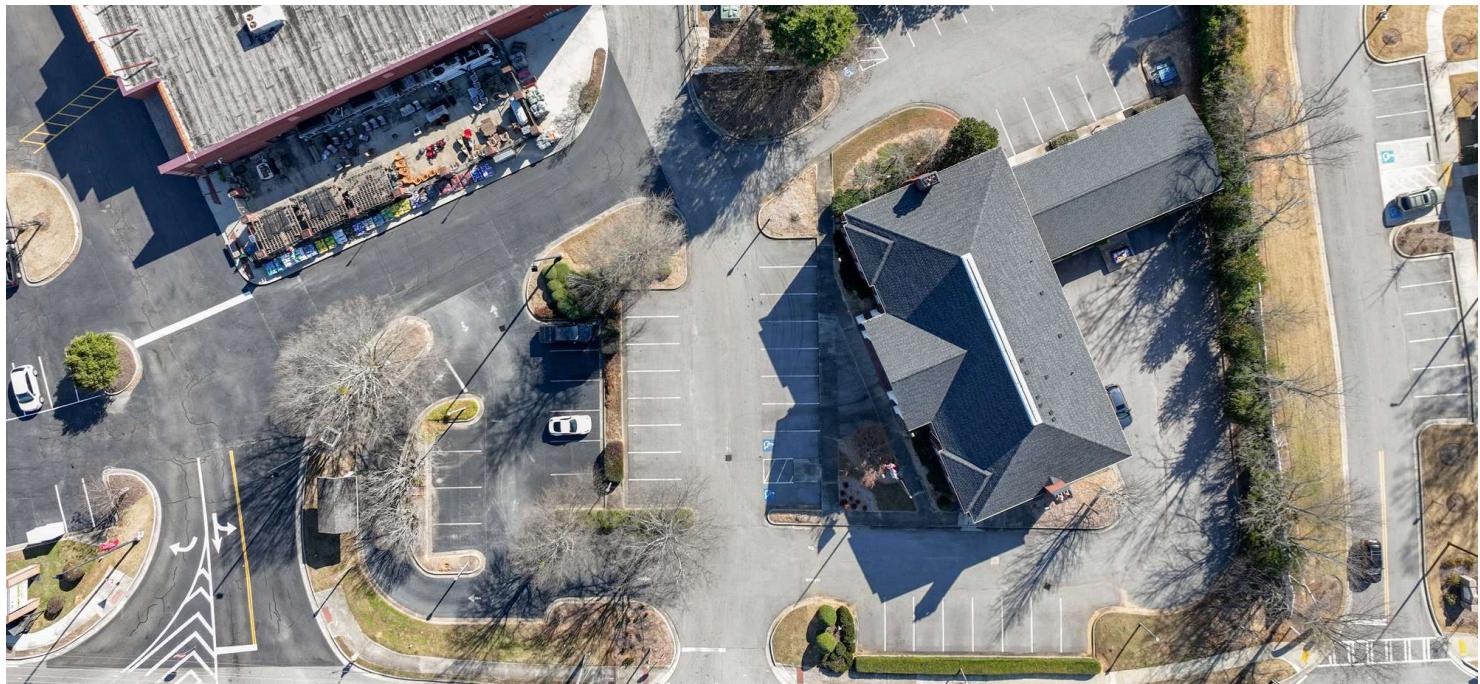
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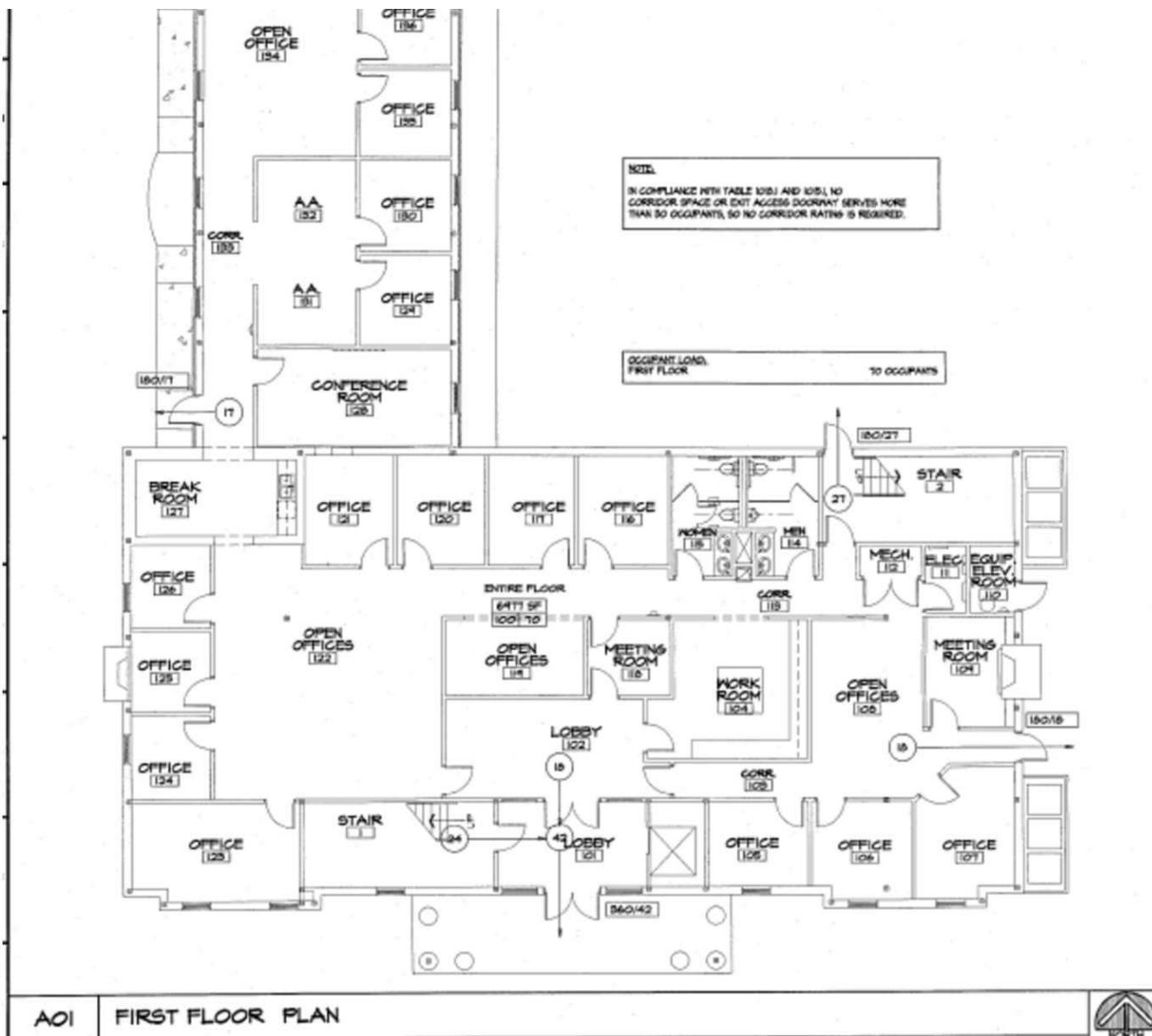
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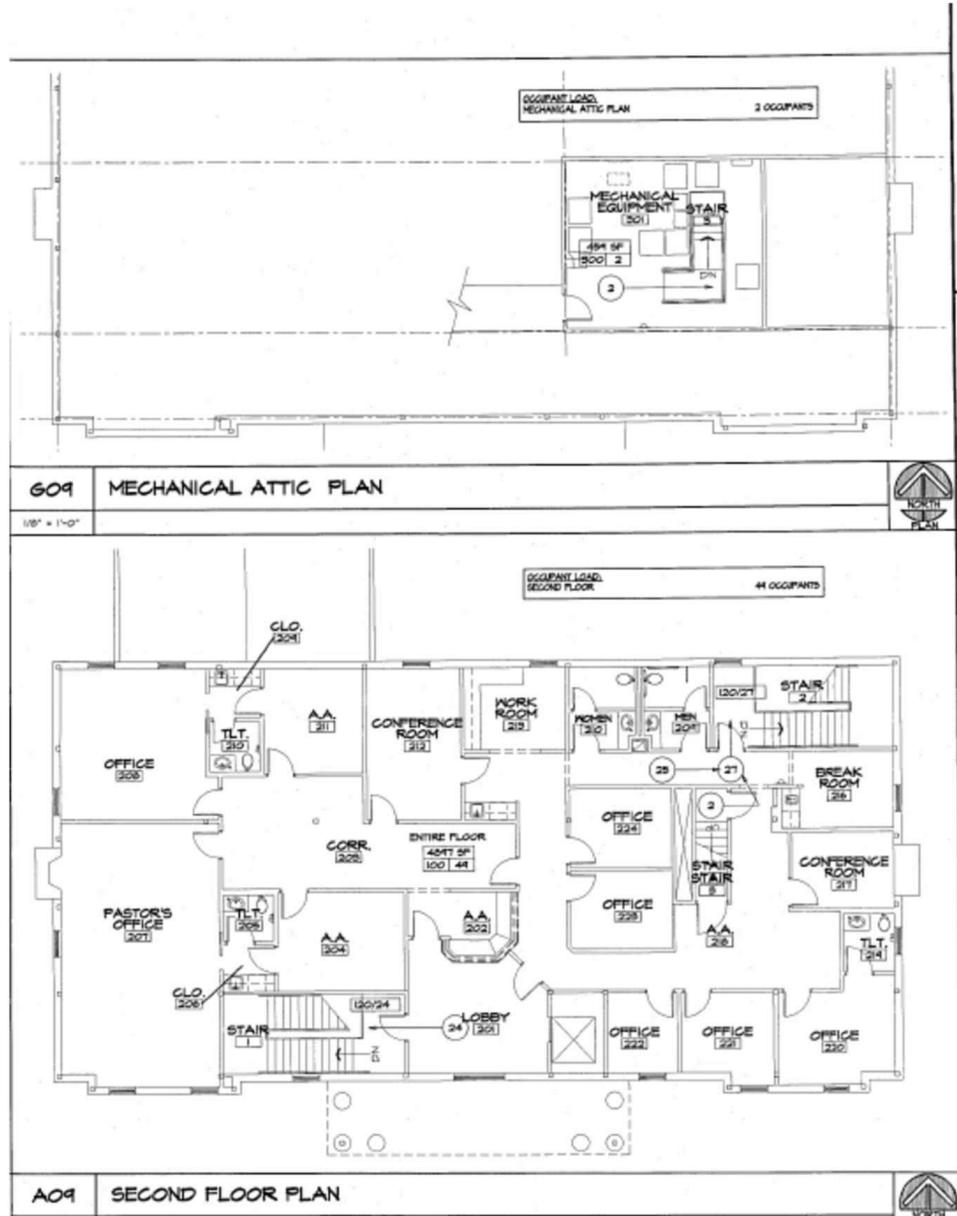
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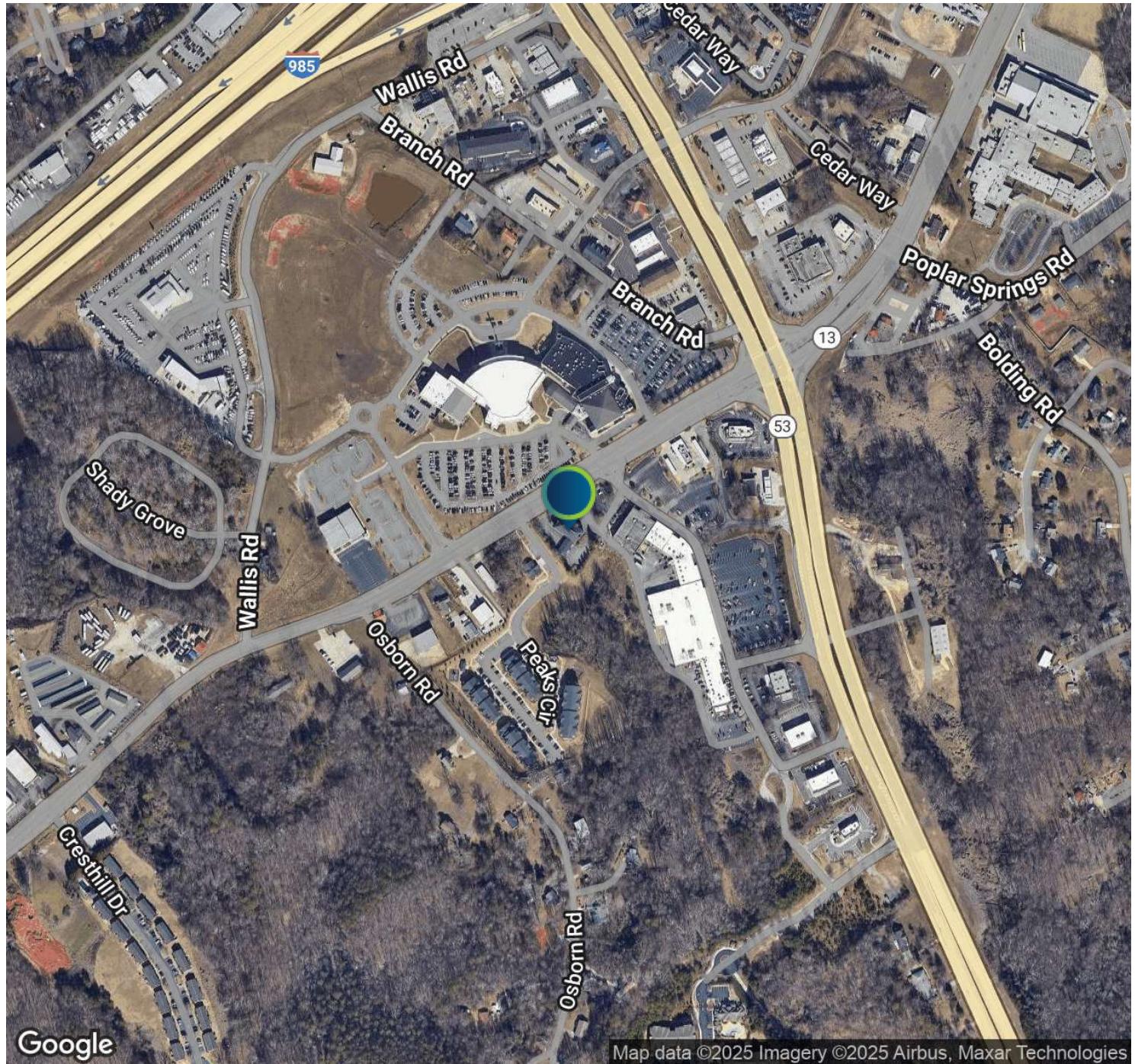
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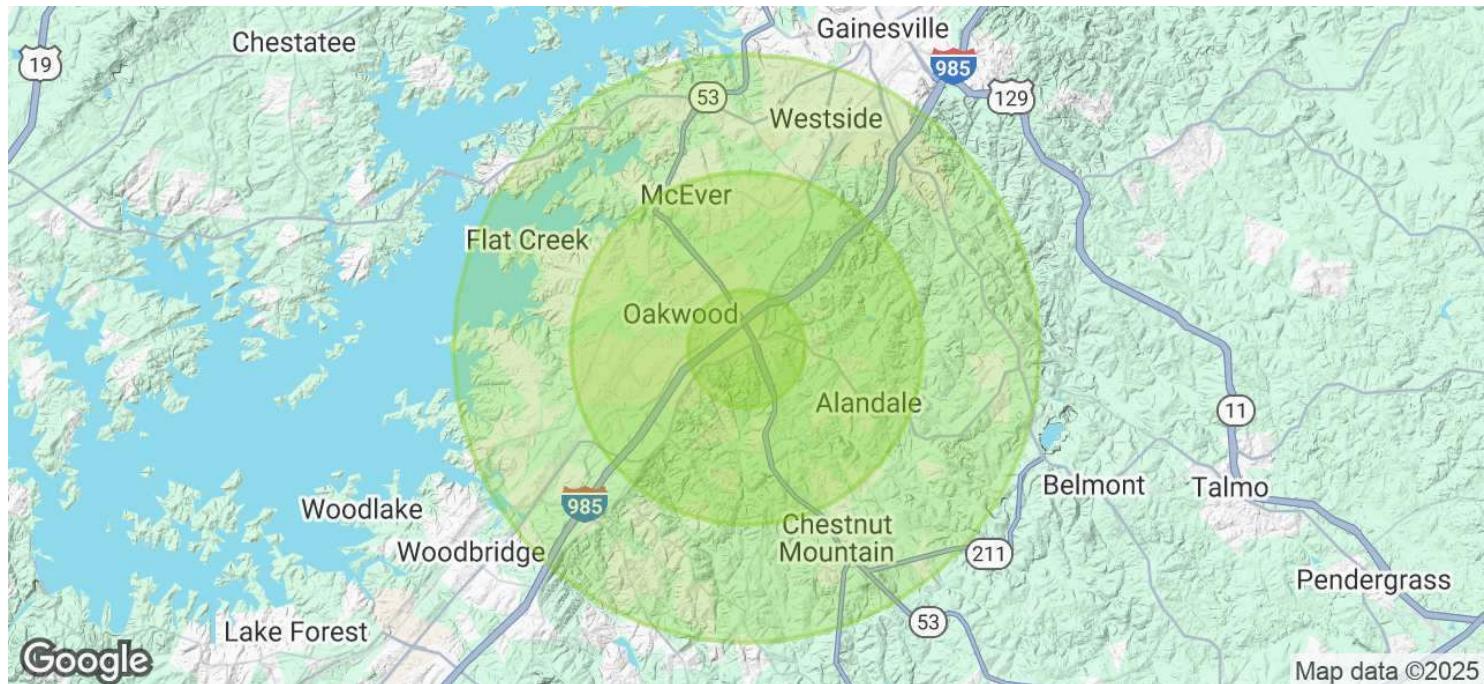
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,012	28,509	79,067
Average Age	38	38	38
Average Age (Male)	36	37	37
Average Age (Female)	39	39	39

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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