

For Sale

**6,000 SF**  
Office Investment



**THE OFFERING**

- » 6,000 SF multi-tenant investment opportunity
- » Fully-leased to three tenants all with term remaining
- » Well maintained
- » Located just off I-85 Exit 149 (Banks Crossing)
- » Less than two miles to SK Battery and several million SF of industrial space under construction
- » New area commercial developments include Chipotle & Whataburger
- » Asking price \$895,000

**232 Industrial Park Drive**

**Commerce, GA 30529**

**J. Otis Rylee**

c 706 870 0621 | o 404 812 4086  
orylee@naibg.com

**Brock Wilson**

c 706 207 1480 | o 404 812 9667  
bwilson@naibg.com

For Sale

# 6,000 SF Office Investment



## J. Otis Rylee

c 706 870 0621 | o 404 812 4086  
orylee@naibg.com

## Brock Wilson

c 706 207 1480 | o 404 812 9667  
bwilson@naibg.com

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*

## EXTERIOR PHOTOS



For Sale

**6,000 SF**  
Office Investment

**J. Otis Rylee**

c 706 870 0621 | o 404 812 4086  
orylee@naibg.com

**Brock Wilson**

c 706 207 1480 | o 404 812 9667  
bwilson@naibg.com

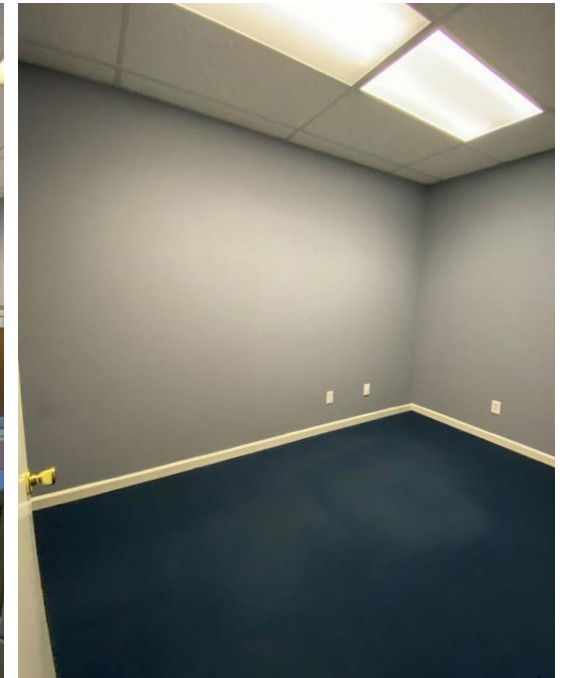
*Information is deemed from reliable sources. No warranty is made as to its accuracy.*

**NAI** Brannen Goddard

# INTERIOR PHOTOS

For Sale

**6,000 SF**  
Office Investment



**J. Otis Rylee**

c 706 870 0621 | o 404 812 4086  
orylee@naibg.com

**Brock Wilson**

c 706 207 1480 | o 404 812 9667  
bwilson@naibg.com

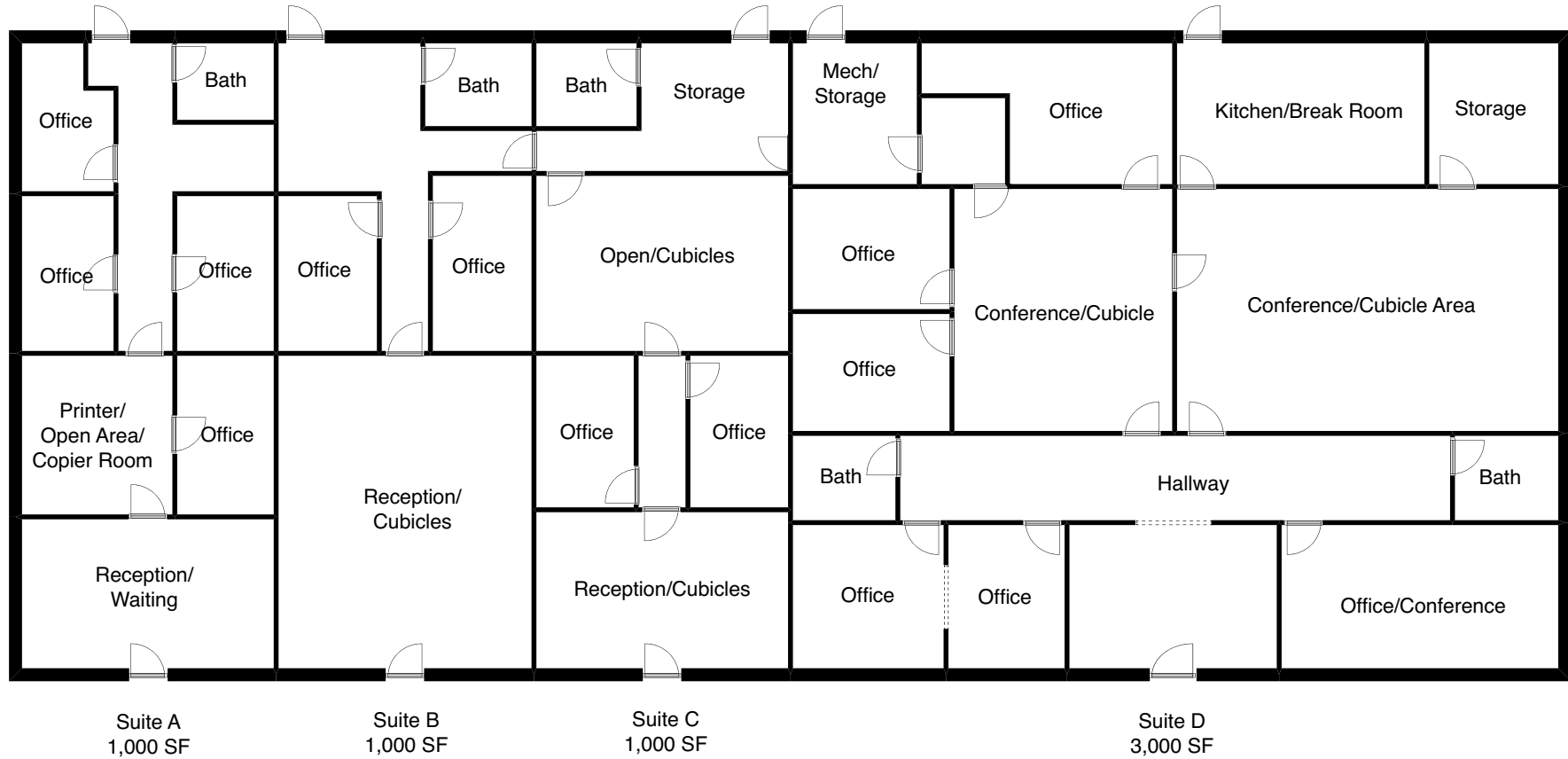
*Information is deemed from reliable sources. No warranty is made as to its accuracy.*

**NAI** Brannen Goddard

# FLOOR PLAN

For Sale

**6,000 SF**  
Office Investment



**J. Otis Rylee**

c 706 870 0621 | o 404 812 4086  
orylee@naibg.com

**Brock Wilson**

c 706 207 1480 | o 404 812 9667  
bwilson@naibg.com

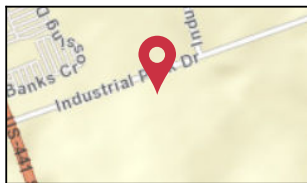
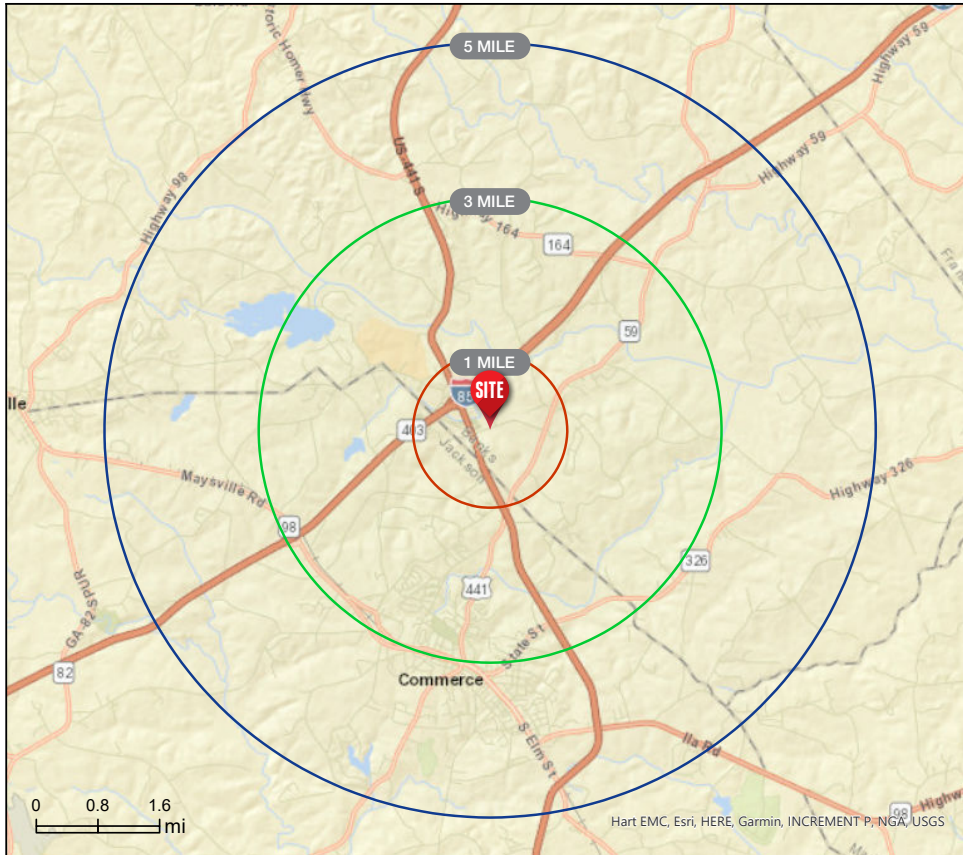
**NAI** Brannen Goddard

*Information is deemed from reliable sources. No warranty is made as to its accuracy.*

# DEMOGRAPHICS

For Sale

**6,000 SF**  
Office Investment



	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	455	6,070	13,014
Households	155	2,175	4,771
Families	117	1,609	3,470
Average Household Size	2.67	2.67	2.67
Owner Occupied Housing Units	95	1,471	3,259
Renter Occupied Housing Units	60	704	1,512
Median Age	35.9	36.4	37.2
<b>Census 2020 Summary</b>			
Population	482	6,483	13,880
Households	180	2,420	5,177
Average Household Size	2.52	2.60	2.64
<b>2023 Summary</b>			
Population	541	7,181	14,866
Households	204	2,654	5,538
Families	147	1,881	3,859
Average Household Size	2.51	2.63	2.65
Owner Occupied Housing Units	129	1,710	3,676
Renter Occupied Housing Units	75	944	1,862
Median Age	38.1	38.7	39.6
Median Household Income	\$56,216	\$55,854	\$56,302
Average Household Income	\$73,600	\$70,848	\$70,795
<b>2028 Summary</b>			
Population	563	7,527	15,489
Households	211	2,767	5,732
Families	151	1,954	3,981
Average Household Size	2.53	2.65	2.67
Owner Occupied Housing Units	138	1,834	3,881
Renter Occupied Housing Units	73	933	1,852
Median Age	39.8	40.4	41.0
Median Household Income	\$59,422	\$59,711	\$61,611
Average Household Income	\$80,924	\$78,750	\$79,669
<b>Trends: 2023-2028 Annual Rate</b>			
Population	0.80%	0.95%	0.82%
Households	0.68%	0.84%	0.69%
Families	0.54%	0.76%	0.62%
Owner Households	1.36%	1.41%	1.09%
Median Household Income	1.12%	1.34%	1.82%

**J. Otis Rylee**

c 706 870 0621 | o 404 812 4086  
orylee@naibg.com

**Brock Wilson**

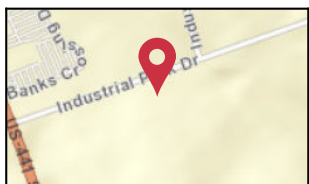
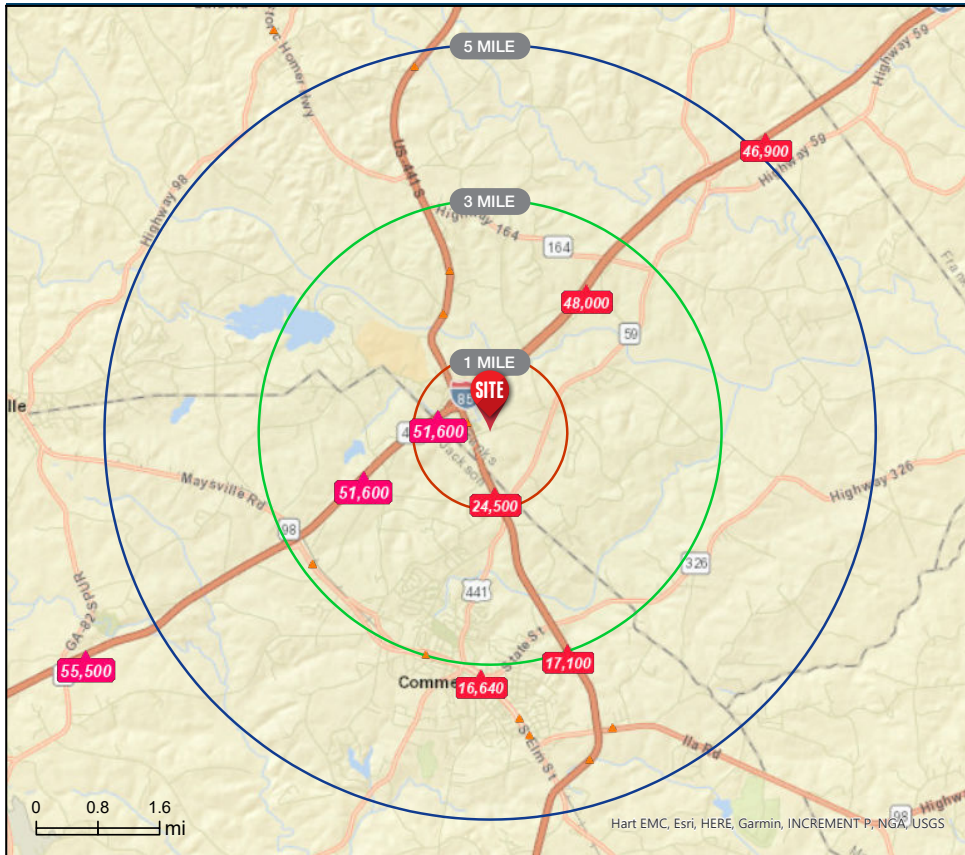
c 706 207 1480 | o 404 812 9667  
bwilson@naibg.com



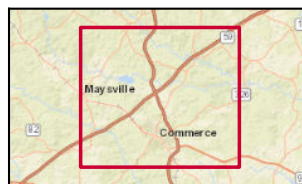
# TRAFFIC COUNT

For Sale

**6,000 SF**  
Office Investment



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



**J. Otis Rylee**

c 706 870 0621 | o 404 812 4086  
orylee@naibg.com

**Brock Wilson**

c 706 207 1480 | o 404 812 9667  
bwilson@naibg.com

**NAI** Brannen Goddard