

OFFICE FOR SALE

3 STORY VALUE ADD OFFICE BUILDING IN CONYERS

997 Commerce Dr., Conyers, GA 30094



OFFERING SUMMARY

SALE PRICE:	\$850,000
CAP RATE:	8.24%
NOI:	\$70,000
AVAILABLE SF:	1,800 - 2,500 SF
LOT SIZE:	1.18 Acres
YEAR BUILT:	1998
BUILDING SIZE:	13,883 SF
RENOVATED:	2019
ZONING:	OI
PRICE / SF:	\$61.23

PROPERTY OVERVIEW

3 Story Value Add Office Building in Conyers. Great location in a hot and growing market.

PROPERTY HIGHLIGHTS

- 3 Story
- Value Add
- Office Building
- Multi-tenant
- Great location in a hot and growing market.

KW COMMERCIAL
1420 Peachtree Street, Ste. 100
Atlanta, GA 30309

PATRICK HALLWOOD
Agent
O: 404.242.6500
patrickhallwood@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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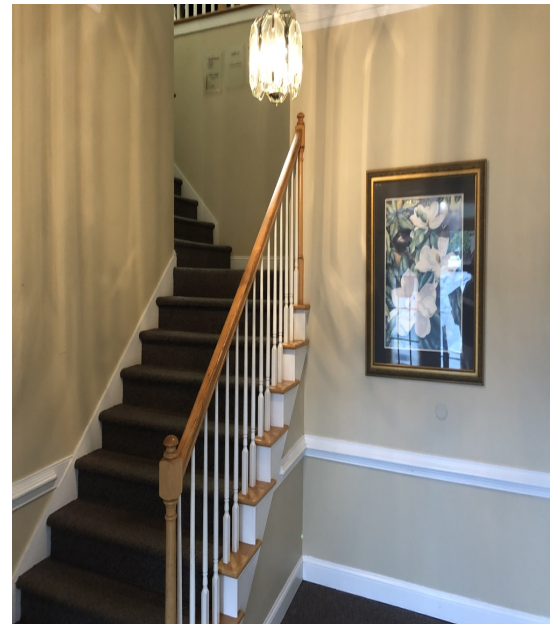
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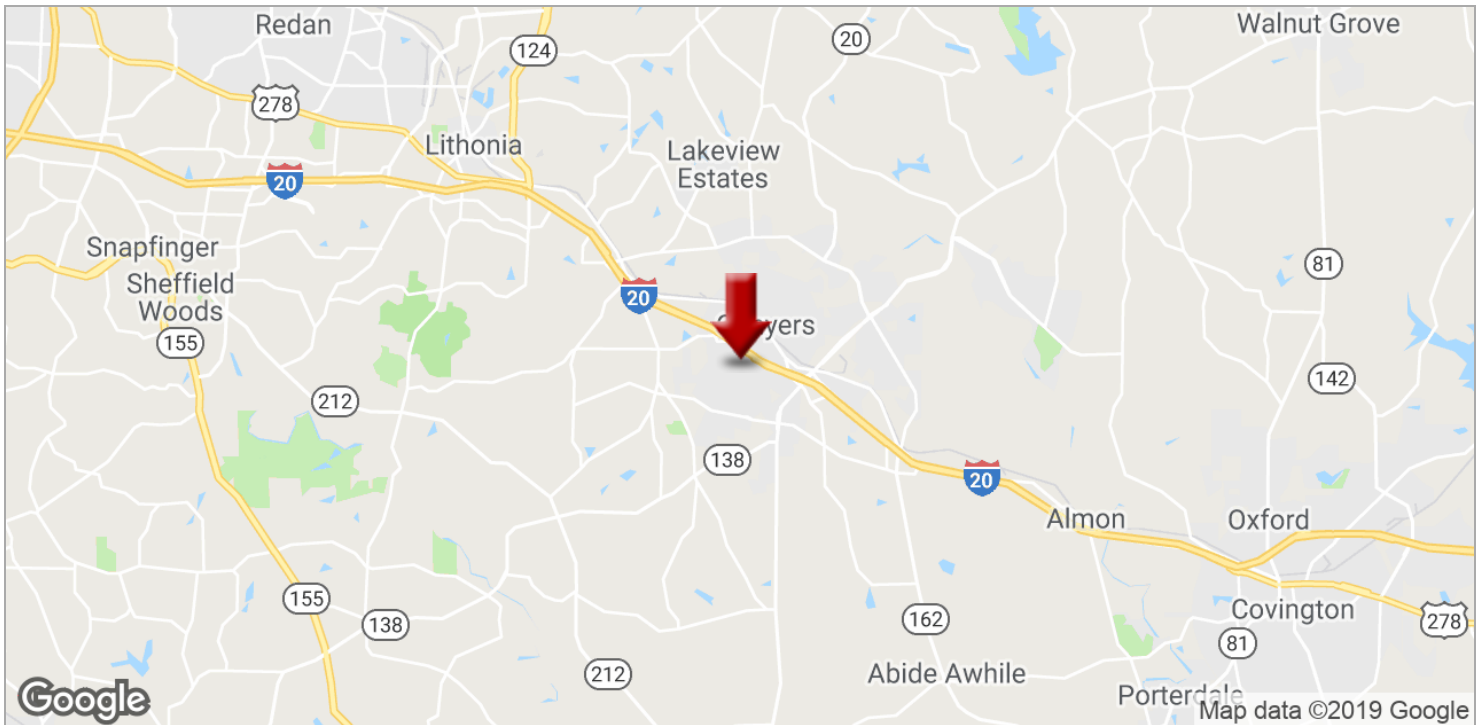
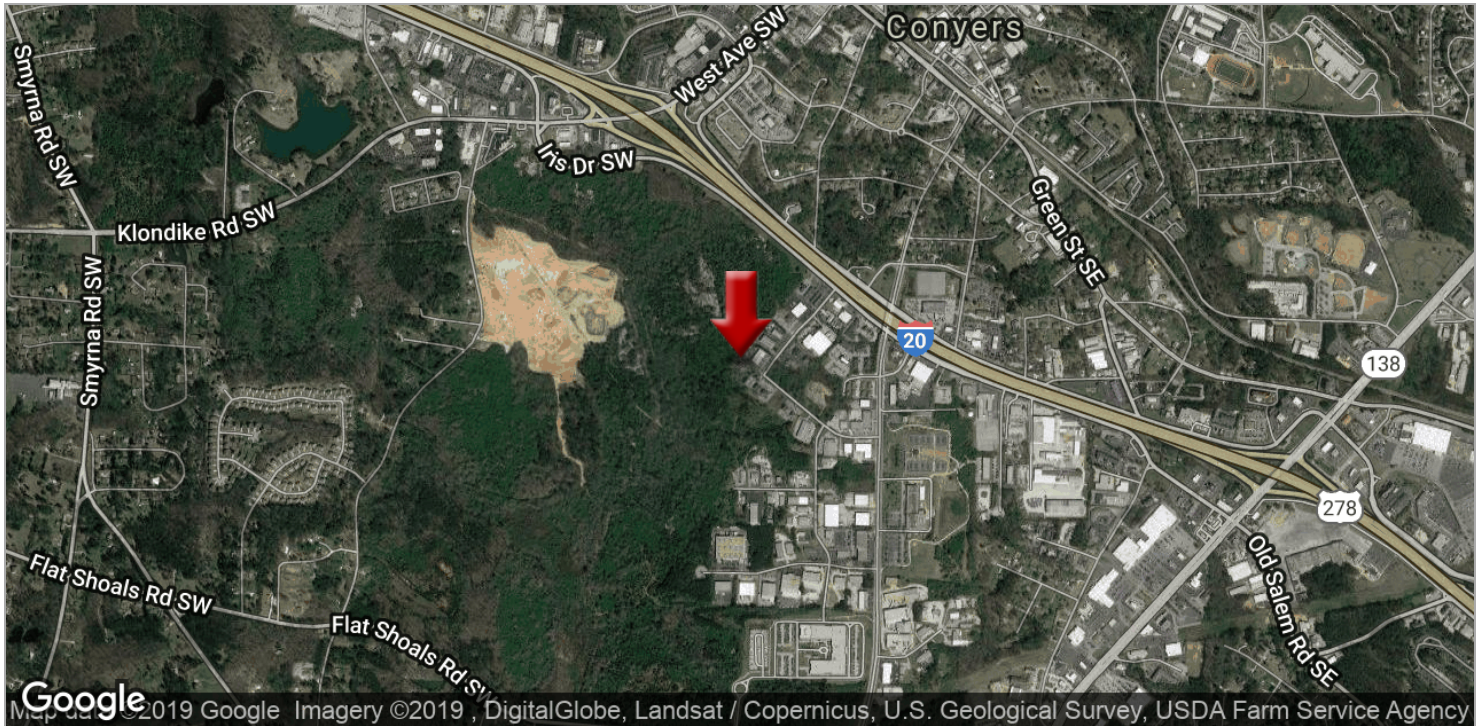
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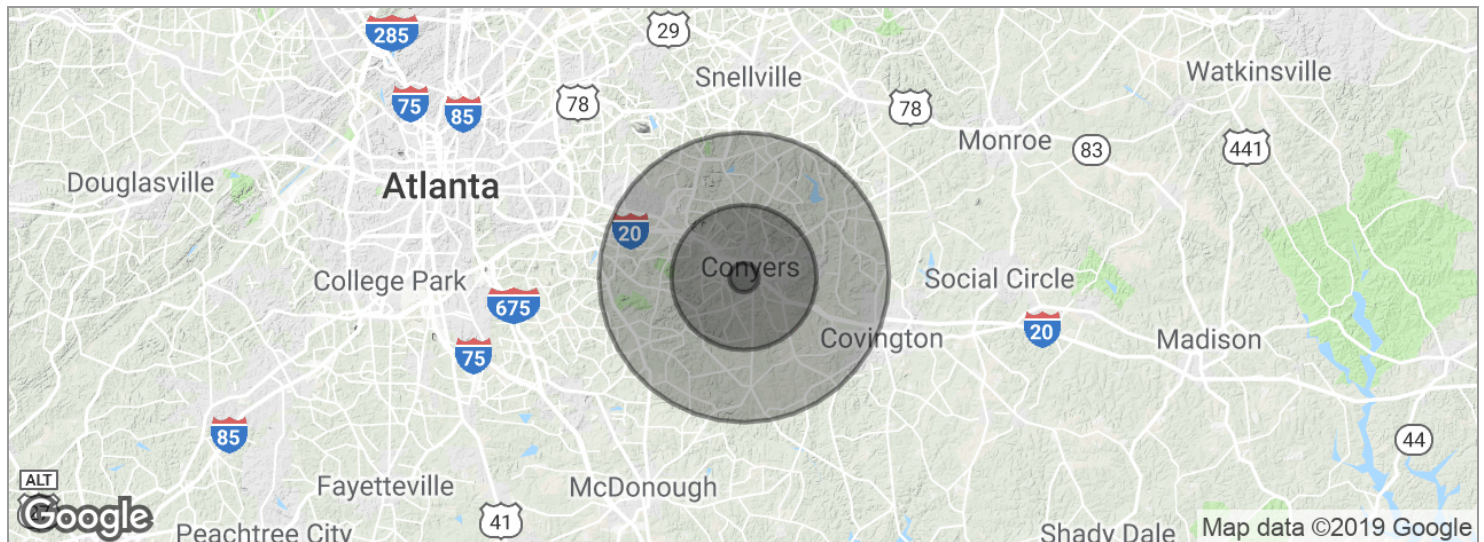
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,968	72,615	253,230
Median age	41.7	35.5	34.4
Median age (male)	39.8	33.7	32.4
Median age (Female)	46.2	36.5	35.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	809	24,979	88,785
# of persons per HH	2.4	2.9	2.9
Average HH income	\$61,146	\$64,137	\$64,308
Average house value		\$167,773	\$179,726

* Demographic data derived from 2010 US Census

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