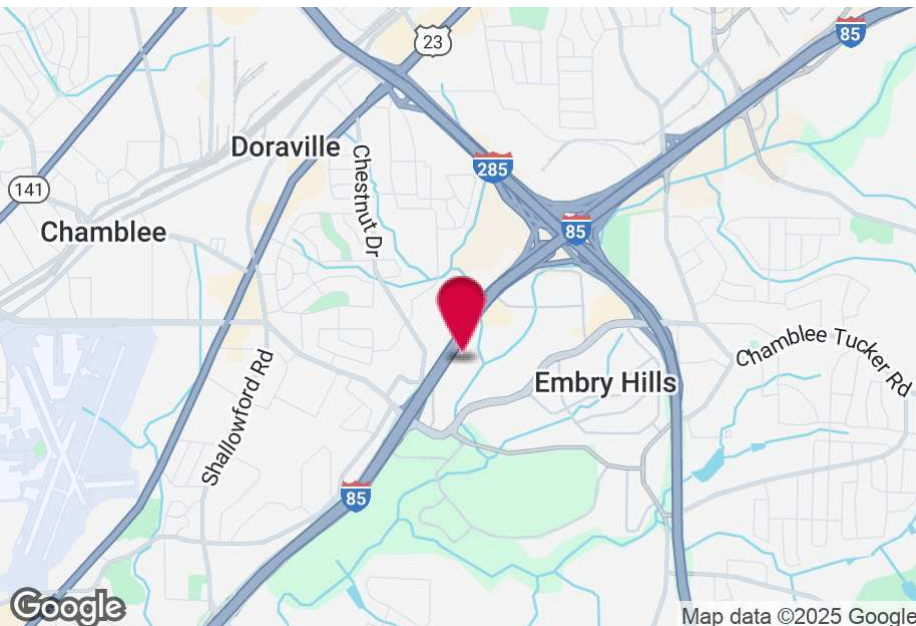


# FOR SALE

**3160 MARJAN DRIVE**

Atlanta, GA 30340

17,050+/- SF OFFICE / WAREHOUSE BUILDING



## PROPERTY HIGHLIGHTS

- 3,500+/- SF Office Space
- 8 Dock High Doors
- 2 Drive-In Doors
- 3 Phase Power
- 16' Clear Height
- Can be Demised into (4) 4,250± Sf Suites with 2 Box Truck Docks Each

## BUILDING SUMMARY

|               |           |
|---------------|-----------|
| Building Size | 17,050 SF |
| Zoning        | M         |

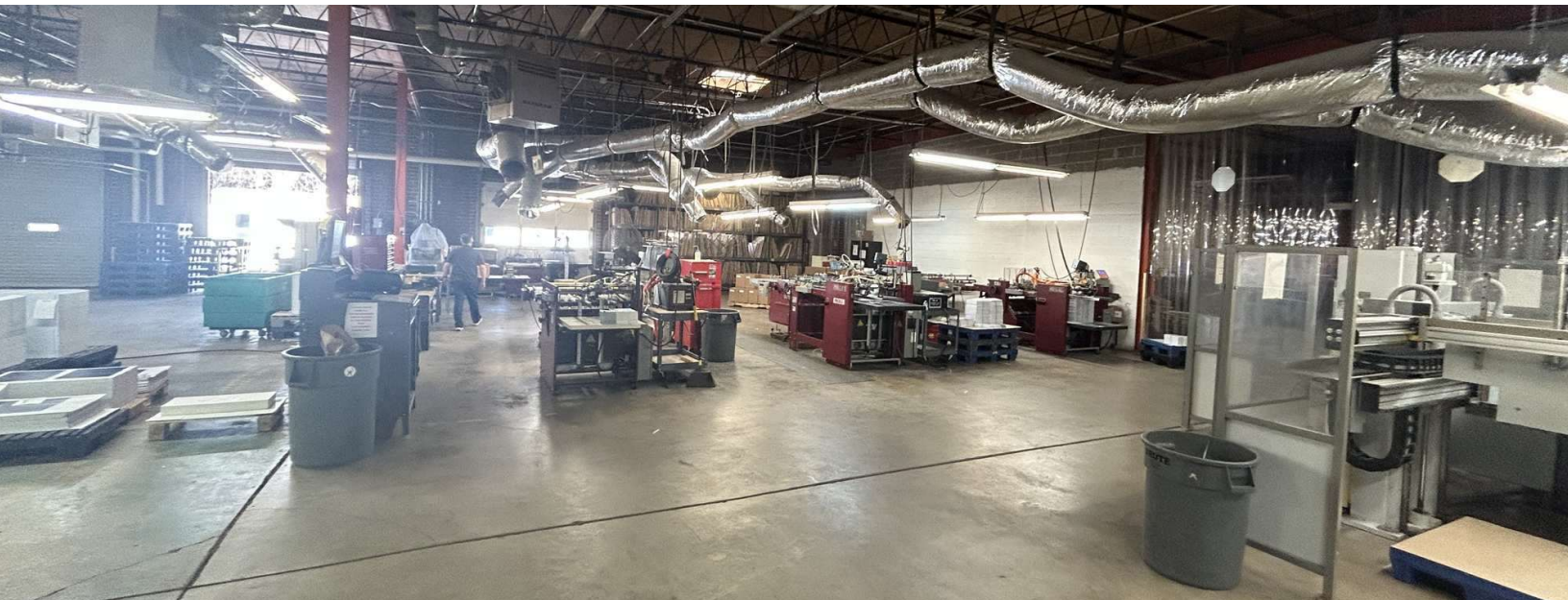
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Industrial • Commercial • Investment

# ADDITIONAL PHOTOS

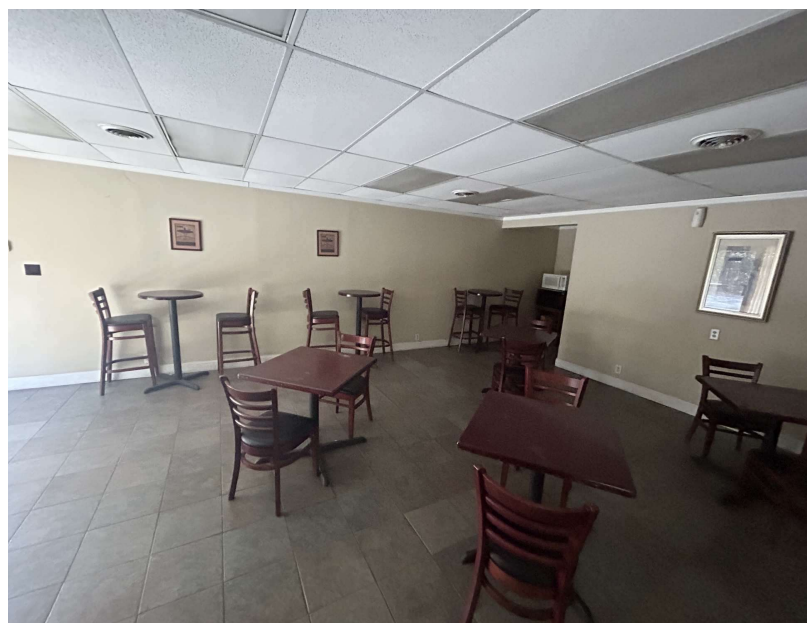


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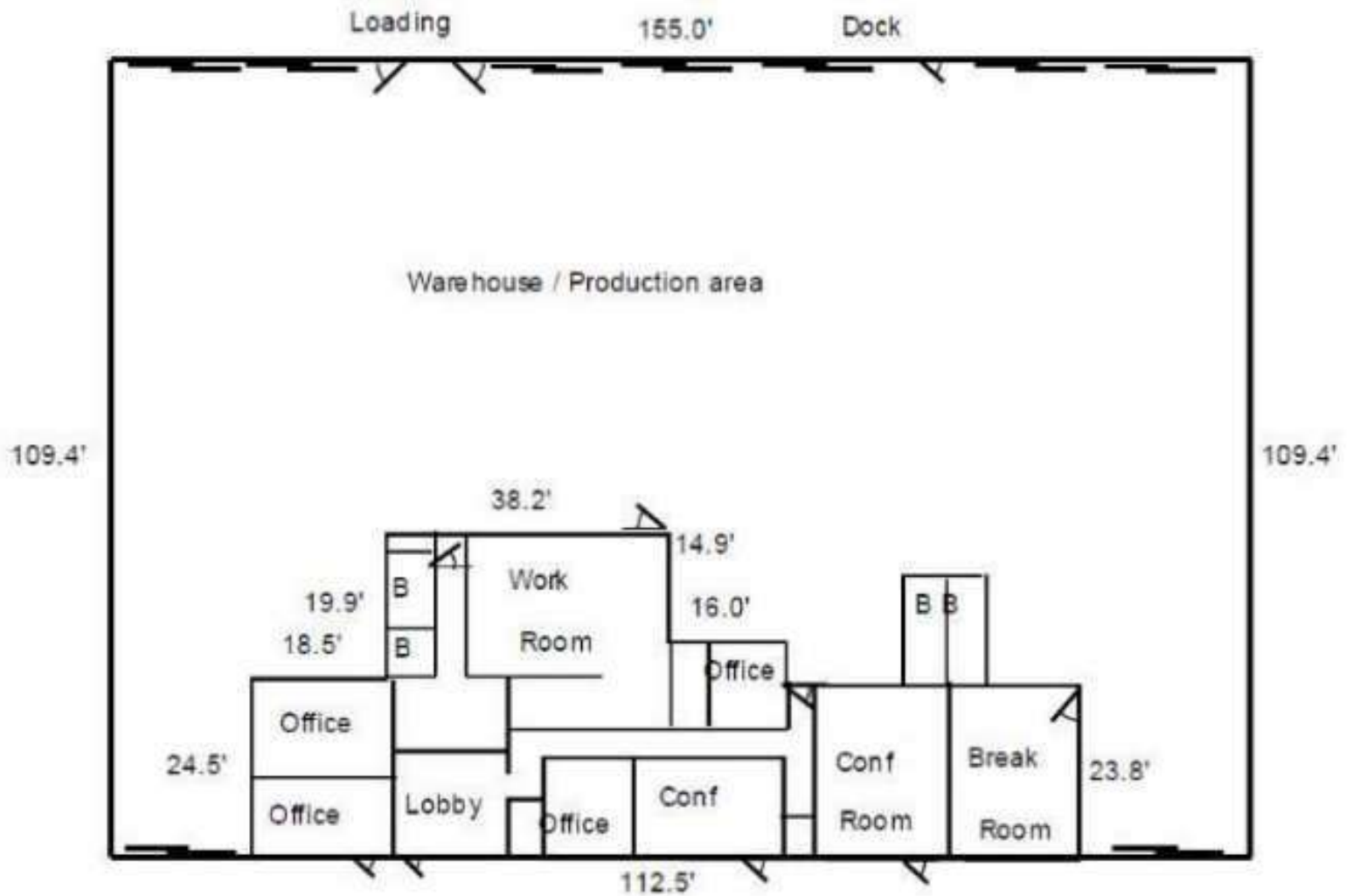


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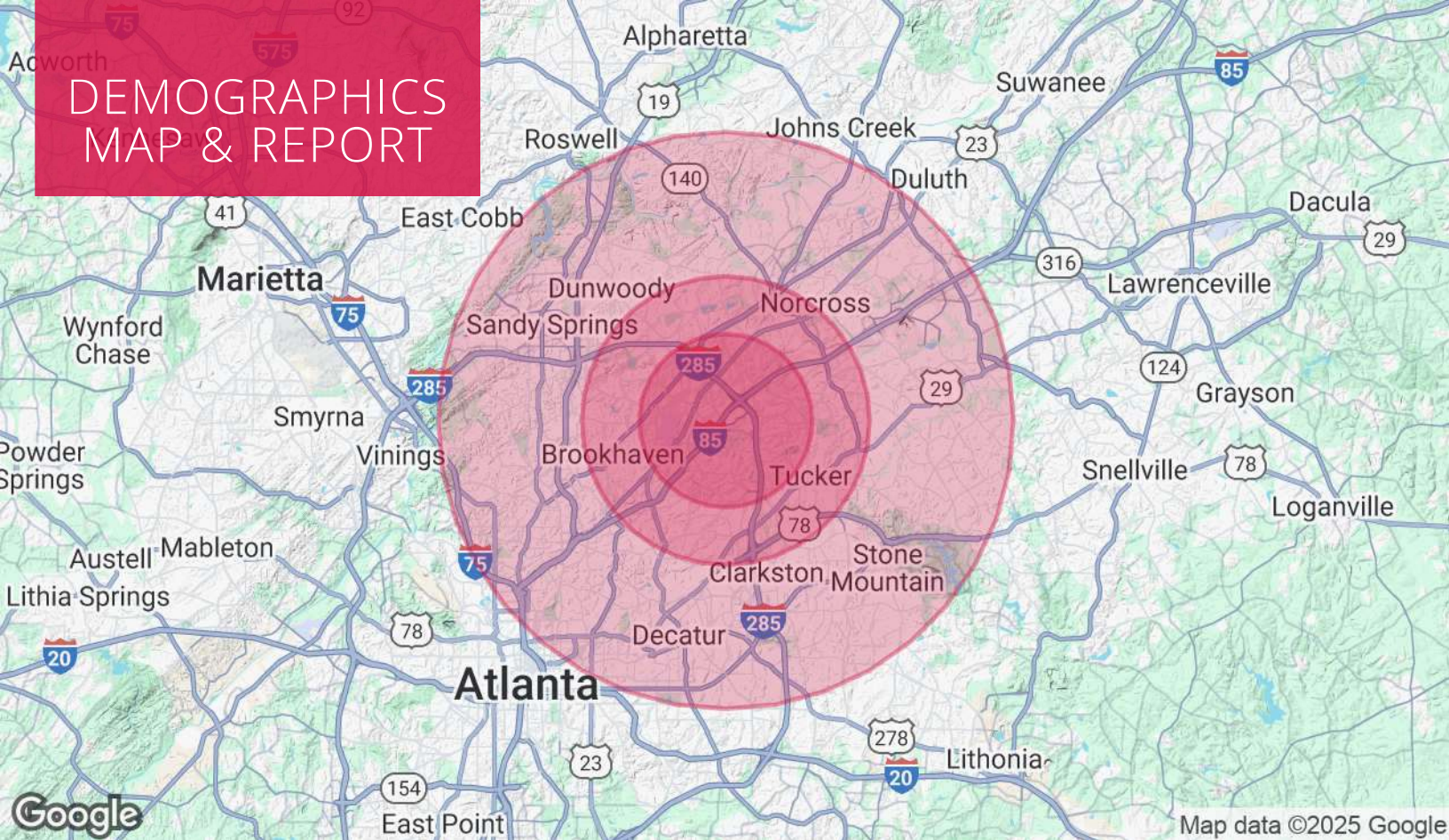
# FLOOR PLAN



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

### 3 MILES

### 5 MILES

### 10 MILES

|                      |         |         |         |
|----------------------|---------|---------|---------|
| Total Population     | 102,343 | 287,617 | 990,960 |
| Average Age          | 37      | 37      | 38      |
| Average Age (Male)   | 36      | 36      | 38      |
| Average Age (Female) | 37      | 38      | 39      |

## HOUSEHOLDS & INCOME

### 3 MILES

### 5 MILES

### 10 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 41,025    | 115,325   | 409,648   |
| # of Persons per HH | 2.5       | 2.5       | 2.4       |
| Average HH Income   | \$111,669 | \$124,852 | \$132,934 |
| Average House Value | \$451,001 | \$510,781 | \$564,036 |

Demographics data derived from AlphaMap

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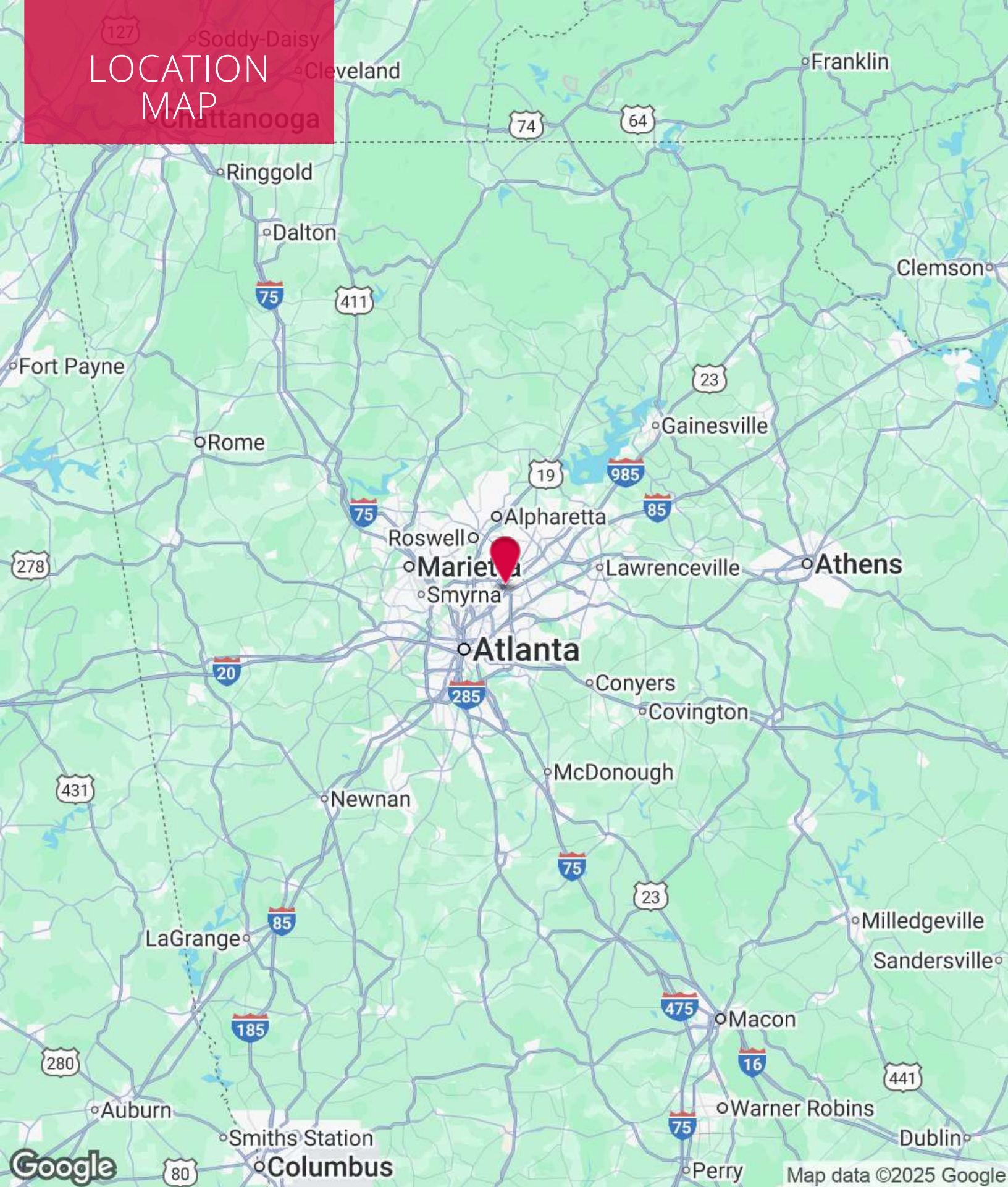
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# LOCATION MAP



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