

LEASE

182 BEN BURTON CIR BUILDING 200

182 Ben Burton Cir Building 200 Bogart, GA 30622



PROPERTY DESCRIPTION

Building 200 is comprised of three levels, a basement level, main level, and second floor, all of which have been recently updated with new paint and flooring.

Walking into the main level you enter into the lobby/reception area with high ceilings and the staircase to the second floor. To the left of the lobby is an office and down the hall are two more offices, one restroom and a kitchenette. On the second floor are three additional offices. All offices on both floors could comfortably hold two or more desks/occupants if needed. In the basement level there is open storage space with exterior access as well as a large built in office space with a second exterior access. The basement also hosts an additional restroom. The property has lots at both the front and rear of the building for additional parking and access.

LOCATION DESCRIPTION

This Property is located in Coggins Park Executive Suites within Coggins Industrial Park in west Athens-Clarke County. Surrounded by other industrial and office users of local, national, and international presence, this area has prime positioning with its proximity to GA-Loop 10, Highways 316, 78, 15, 29, 441, and Interstate-85. Neighboring manufacturers / distributors include Sign Brothers, Blount Heating and Cooling, UPS, FedEx, Burton and Burton, attorneys, electricians, etc.

OFFERING SUMMARY

Lease Rate:	\$4,700.00 per month (MG)
Available SF:	2,311 SF
Building Size:	2,311 SF

Roby Redwine
706 207 2942

Katie Reeves
706 254 3446

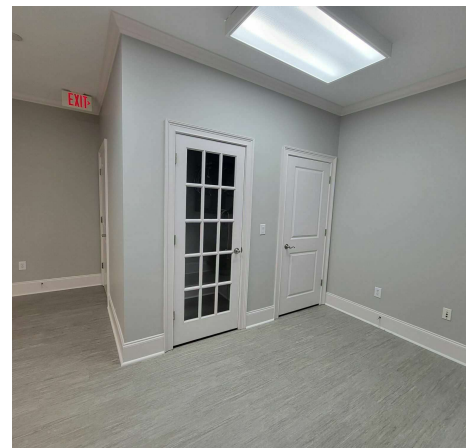
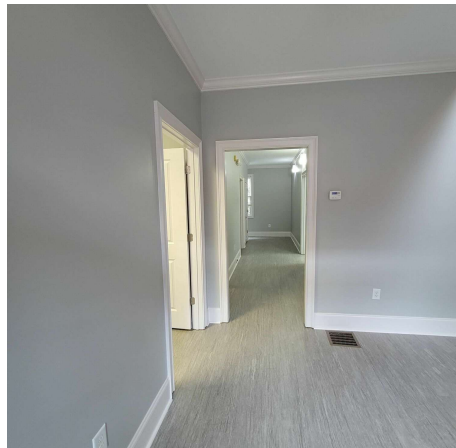
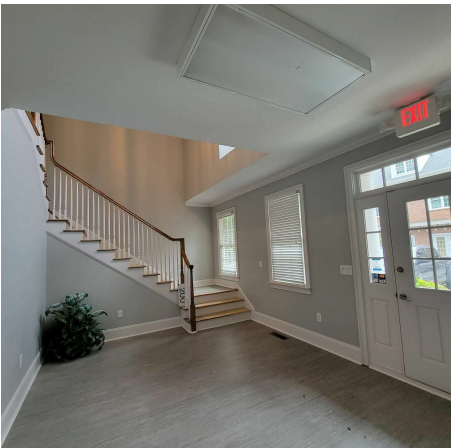


**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

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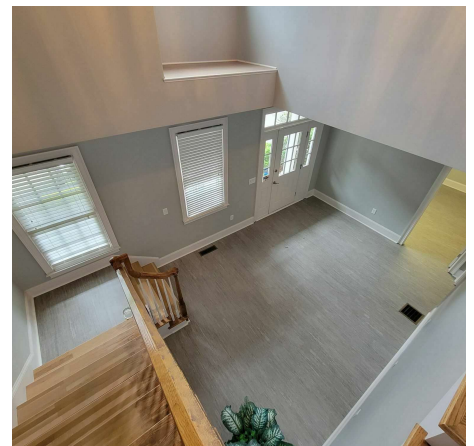
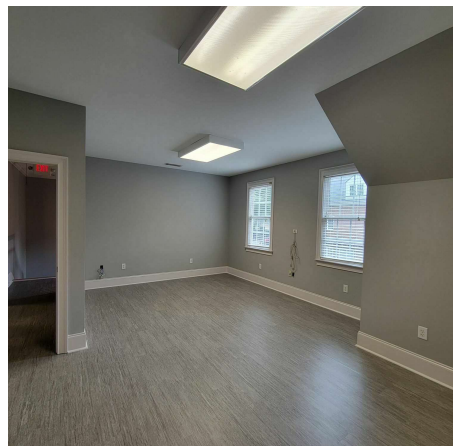
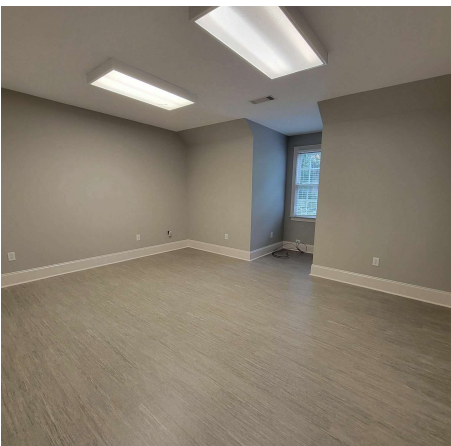
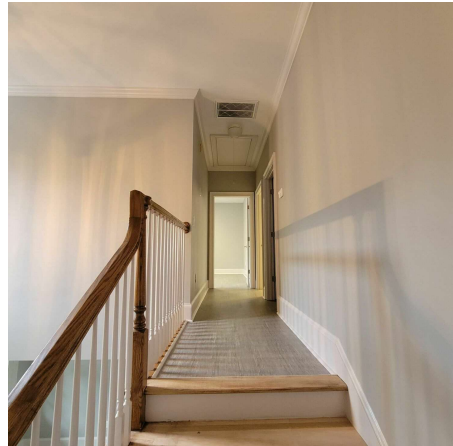
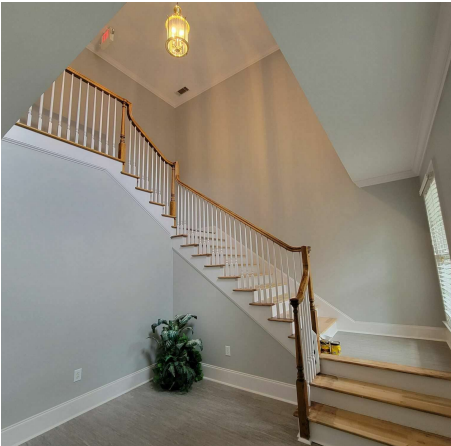


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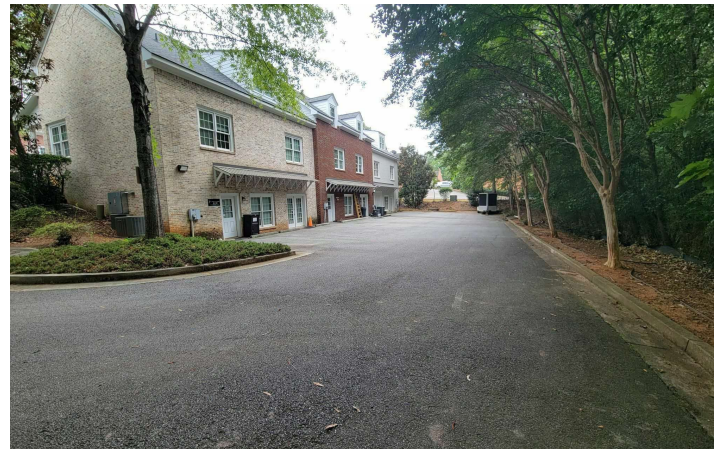


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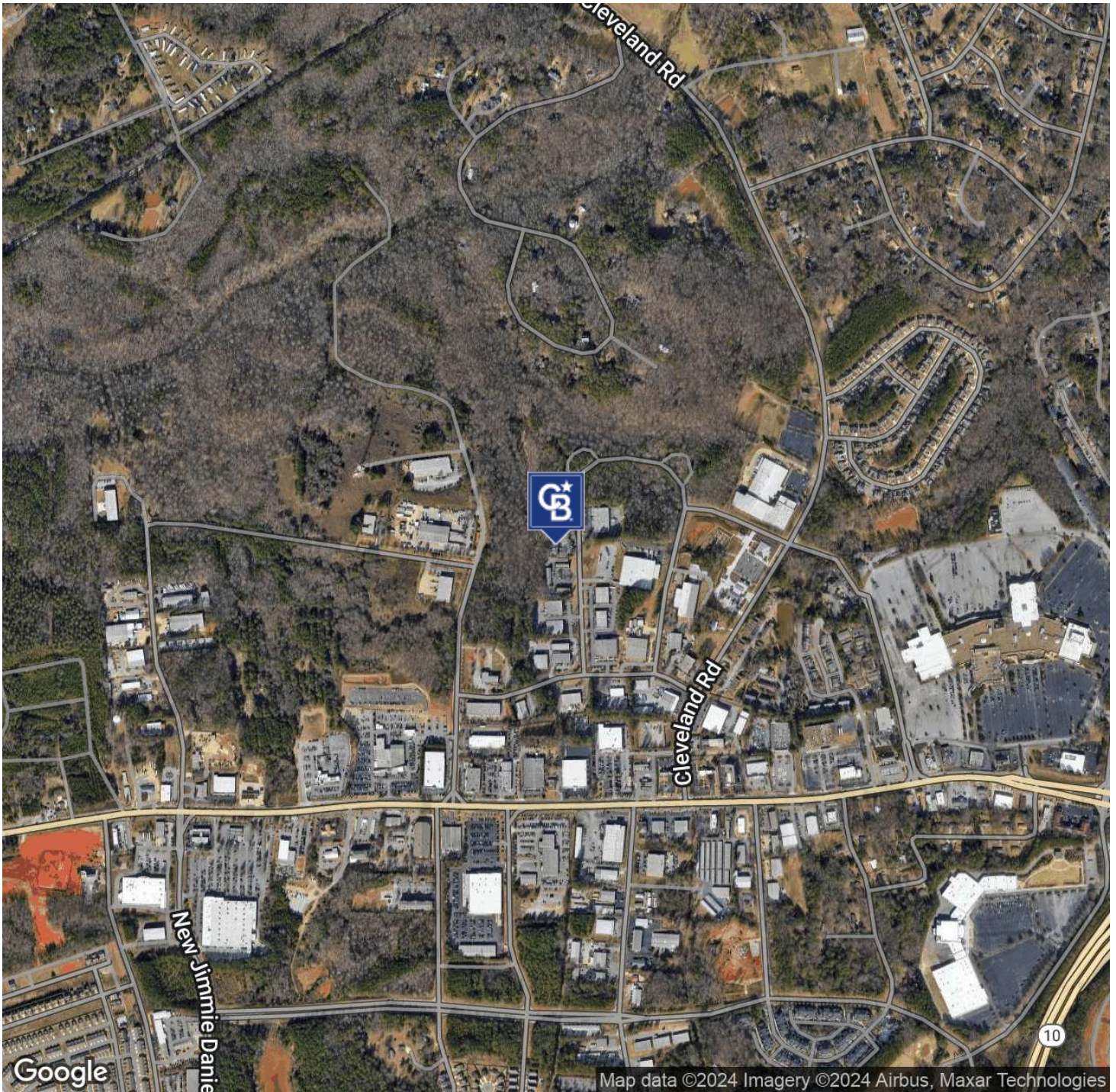


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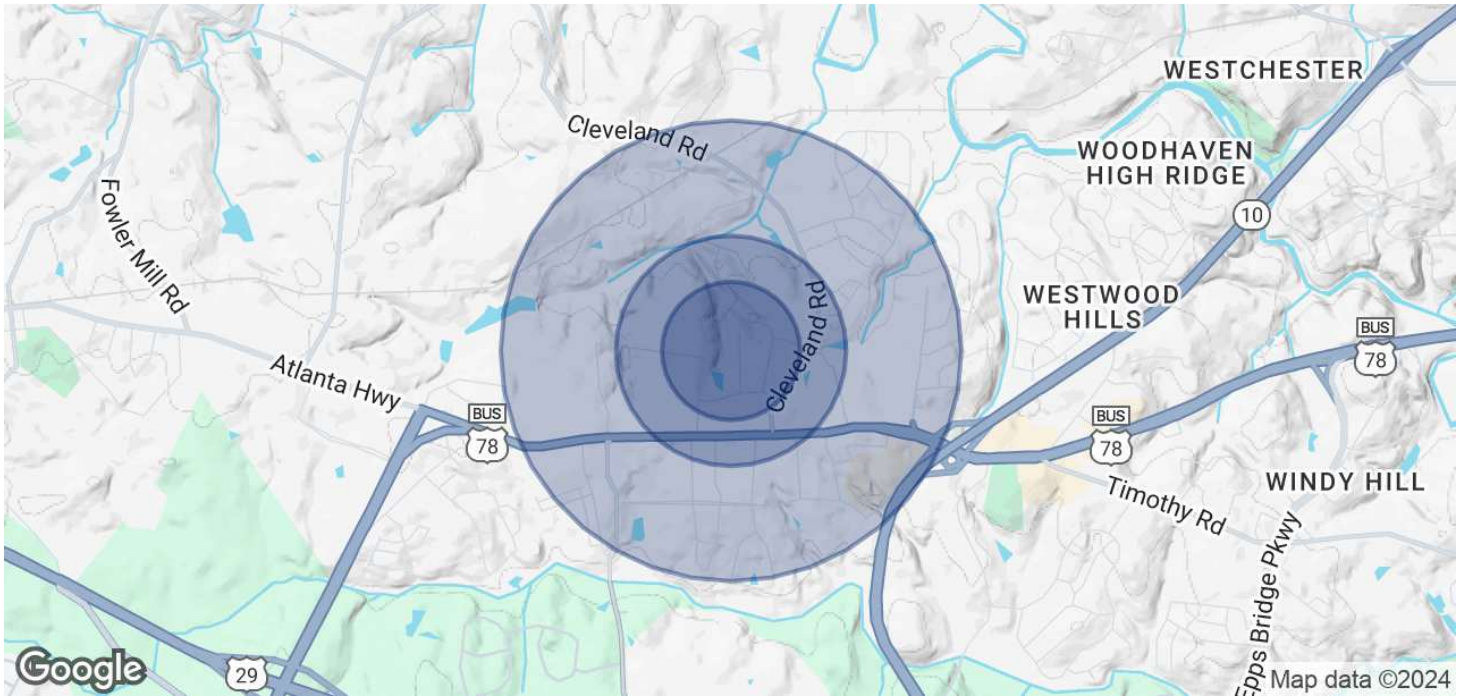


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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	31	377	2,590
Average Age	43	46	44
Average Age (Male)	42	45	42
Average Age (Female)	43	48	45
HOUSEHOLDS & INCOME			
Total Households	13	170	1,248
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$95,623	\$94,889	\$93,381
Average House Value	\$295,249	\$316,627	\$305,295

Demographics data derived from AlphaMap

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