

POLLOCK

Office For Sale



112 Rogers Street SE
Atlanta, GA 30317

19,150 SF
For Sale

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INTERNATIONAL

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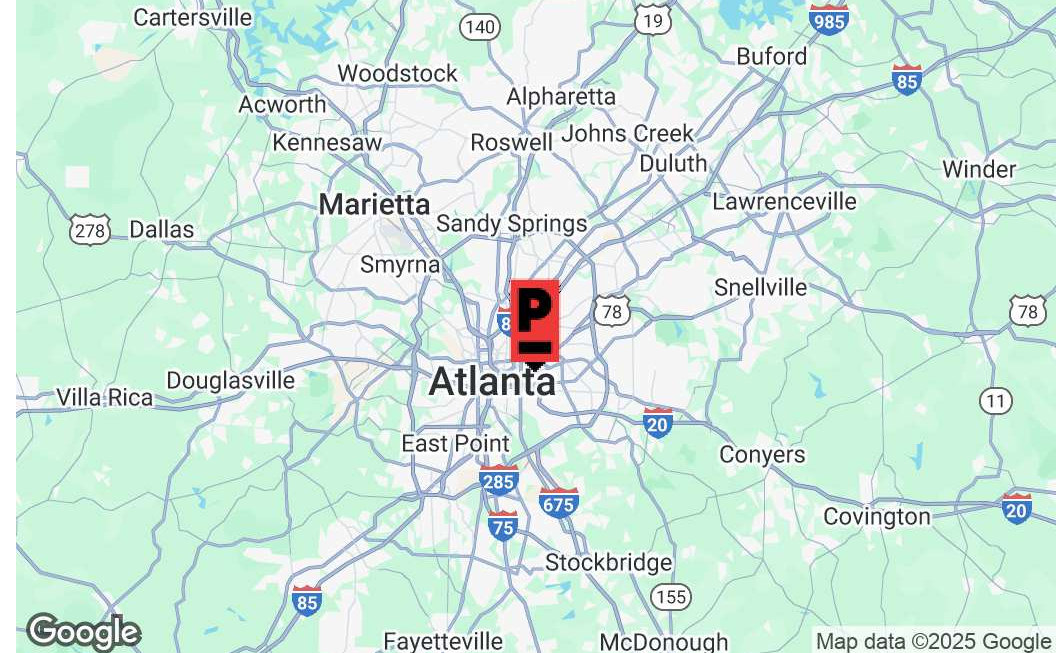
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VIDEO

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

The Office at Pullman Flats offers ±19,150 square feet of creative office space in one of Atlanta's most ascendant submarkets of Kirkwood. The new boutique mixed-use project includes high ceilings, oversized windows with abundant natural light and an ownership opportunity unlike any other.

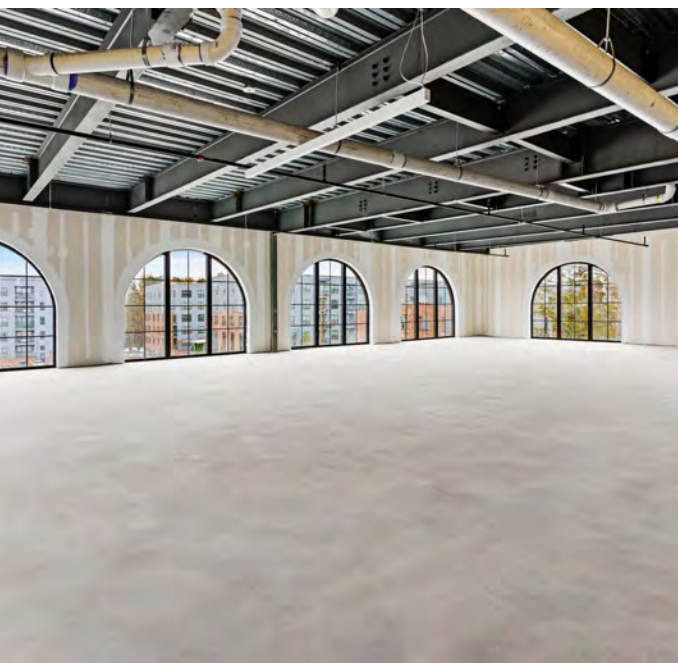
PROPERTY HIGHLIGHTS

- Over-sized windows
- High ceilings
- Great in-town location
- In-place income

OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	3
Lot Size:	0.3 Acres
Building Size:	19,150 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	359	2,179	7,543
Total Population	719	4,591	16,592
Average HH Income	\$155,541	\$153,391	\$177,088

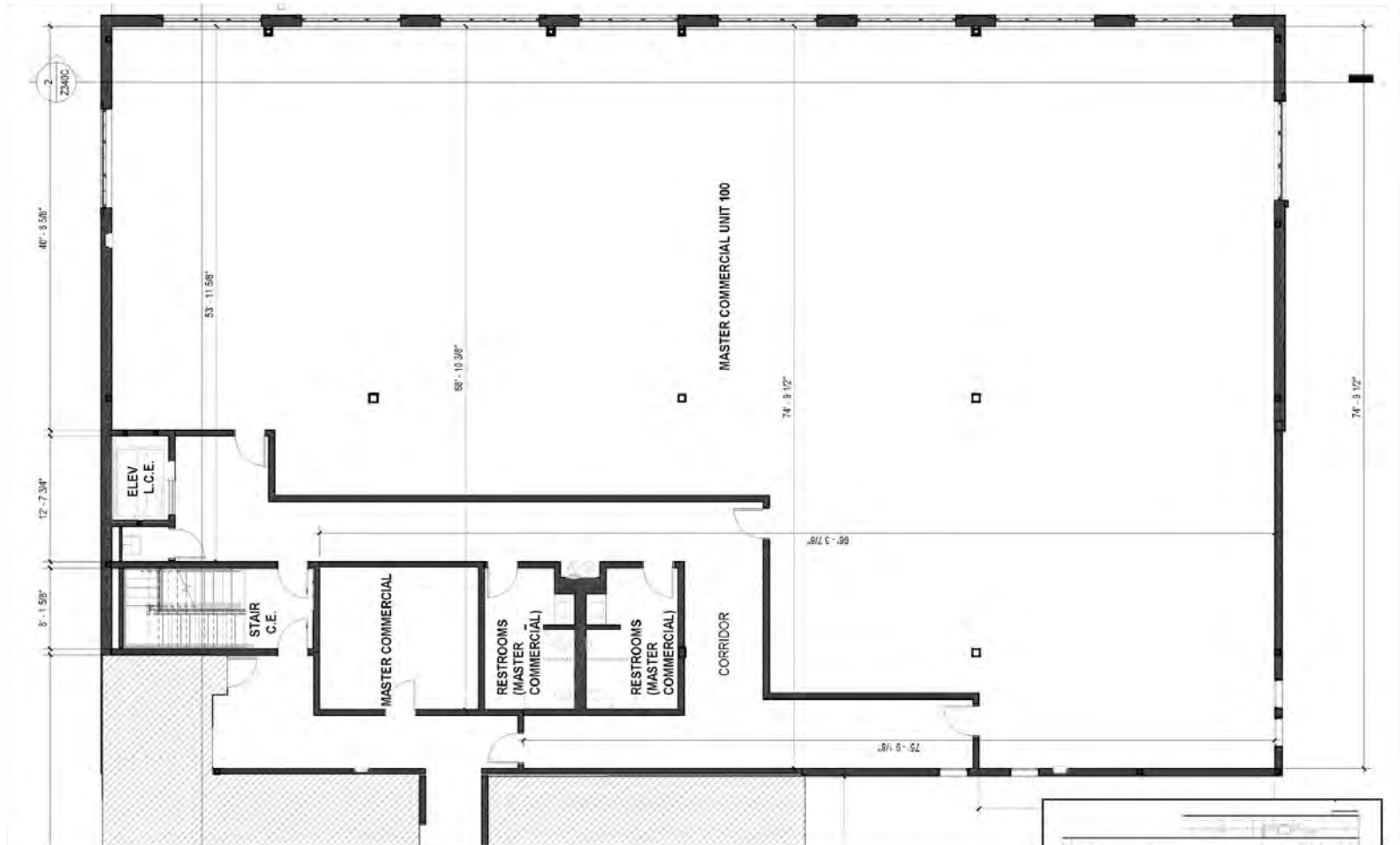




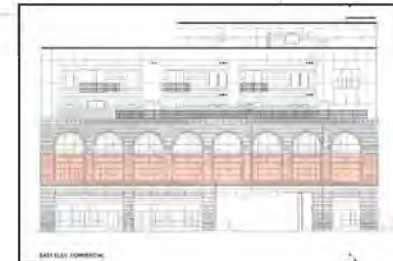


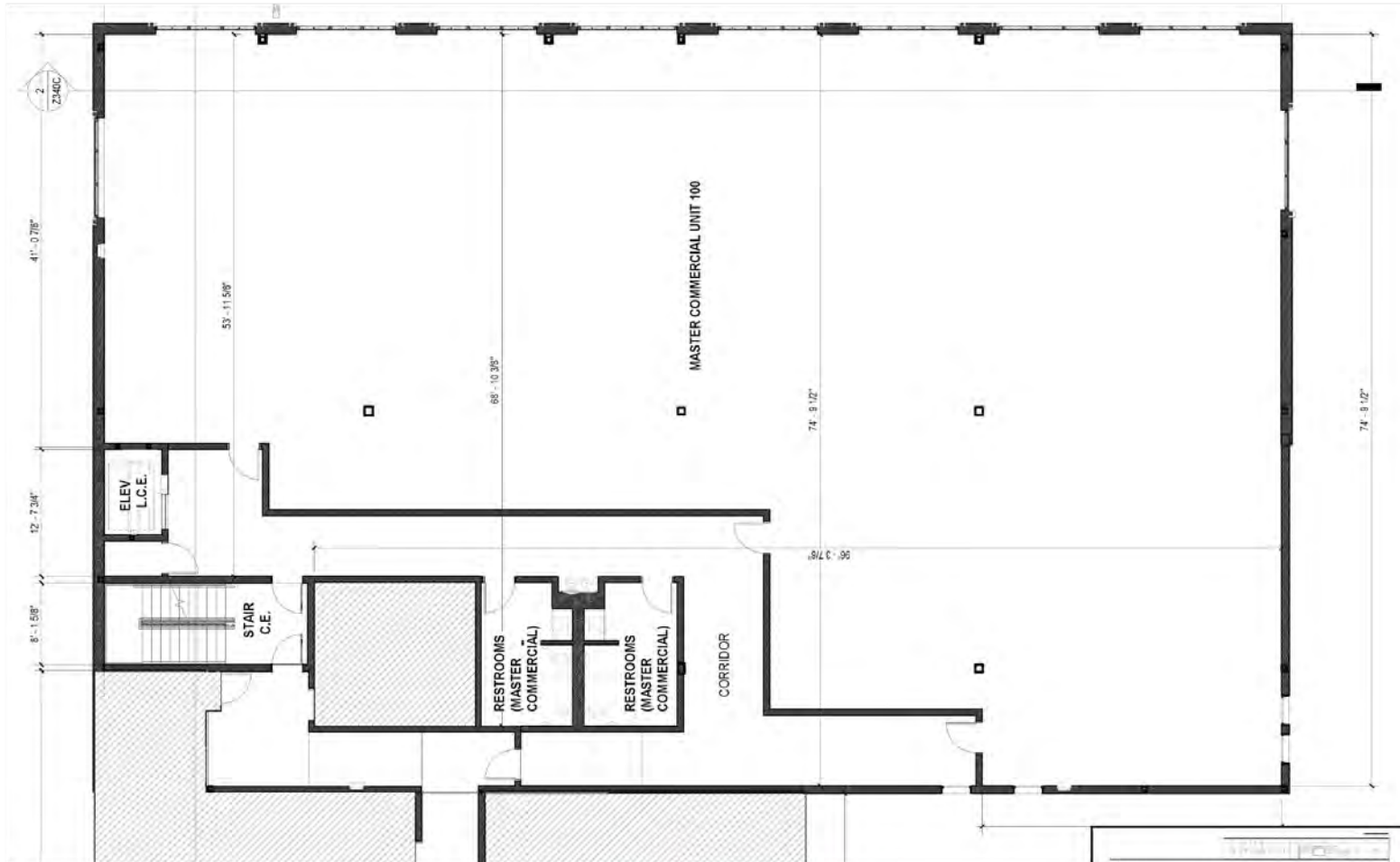


GROUND FLOOR

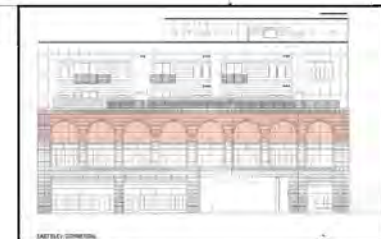


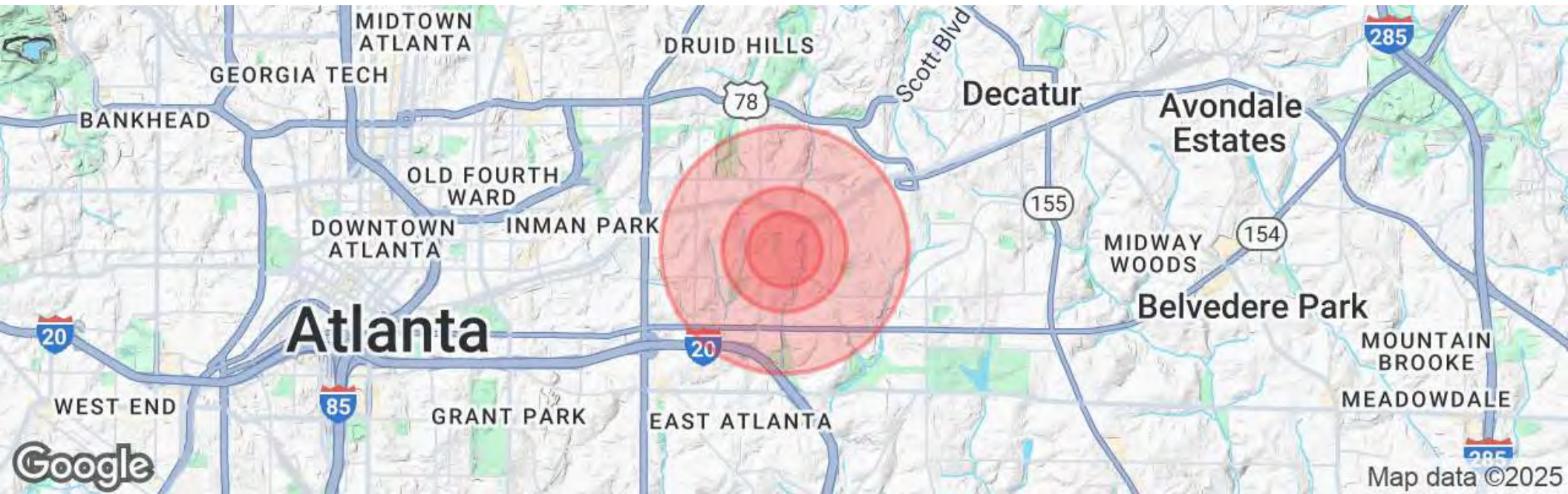
SECOND FLOOR





THIRD FLOOR



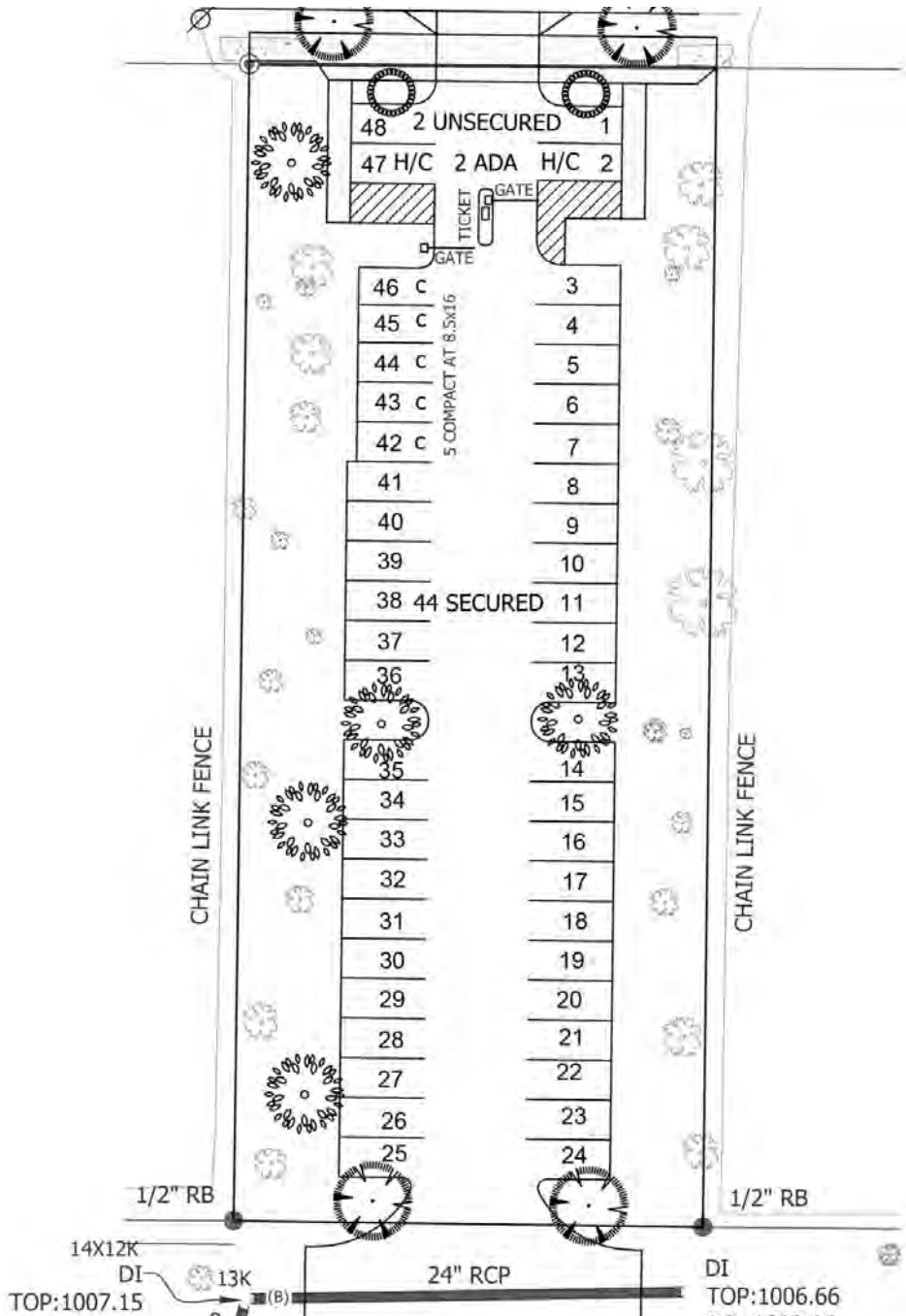


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	719	4,591	16,592
Average Age	35	36	37
Average Age (Male)	34	36	37
Average Age (Female)	35	36	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	359	2,179	7,543
# of Persons per HH	2	2.1	2.2
Average HH Income	\$155,541	\$153,391	\$177,088
Average House Value	\$572,841	\$637,491	\$694,208

TRAFFIC COUNTS

/day



136 ROGERS STREET : PARKING LOT

- Approximately .57 Acre parcel
- 48 Parking Spaces
- Secured access entry control system
- Additional income generation

Can you see yourself here?

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