



CANDLER

REAL ESTATE

3632 Southland Dr | Flowery Branch, GA 30542

For Sale or Lease

NORTH GEORGIA
NURSING ACADEMY

200

BRIAN HUGHS, CCIM

Principal/Associate Broker brian@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

OFFICE BUILDING AVAILABLE

3632 Southland Dr, Flowery Branch, GA 30542



Property Highlights

- Free standing office building available for sale or lease
- 5,200 +/- square feet
- Built in 2019
- Building was formerly used for educational purposes
- Four large offices/classrooms, small offices, two restrooms and break room
- 49 parking spaces with parking ratio of 9.42 / 1,000 SF
- All utilities available including sewer
- Additional pad site included to allow for expansion of existing office building or add warehouse to convert to flex/industrial
- Located in the Fairgrounds Business Park
- Only 1 mile to I-985 at Exit 16
- Easy access to I-985 between Exit 14 and Exit 16
- Ideal for anyone needing open cubicle/work space such as logistics firms, autism center, or educational facility

Offering Summary

Sale Price:	\$1,600,000
Lease Rate:	\$16.50 SF/yr (NNN)
Available SF:	5,200 SF
Lot Size:	2.51 Acres
Zoning Information	C-2

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,479	10,310	25,262
Total Population	4,087	28,948	72,996
Average HH Income	\$85,635	\$94,612	\$95,593

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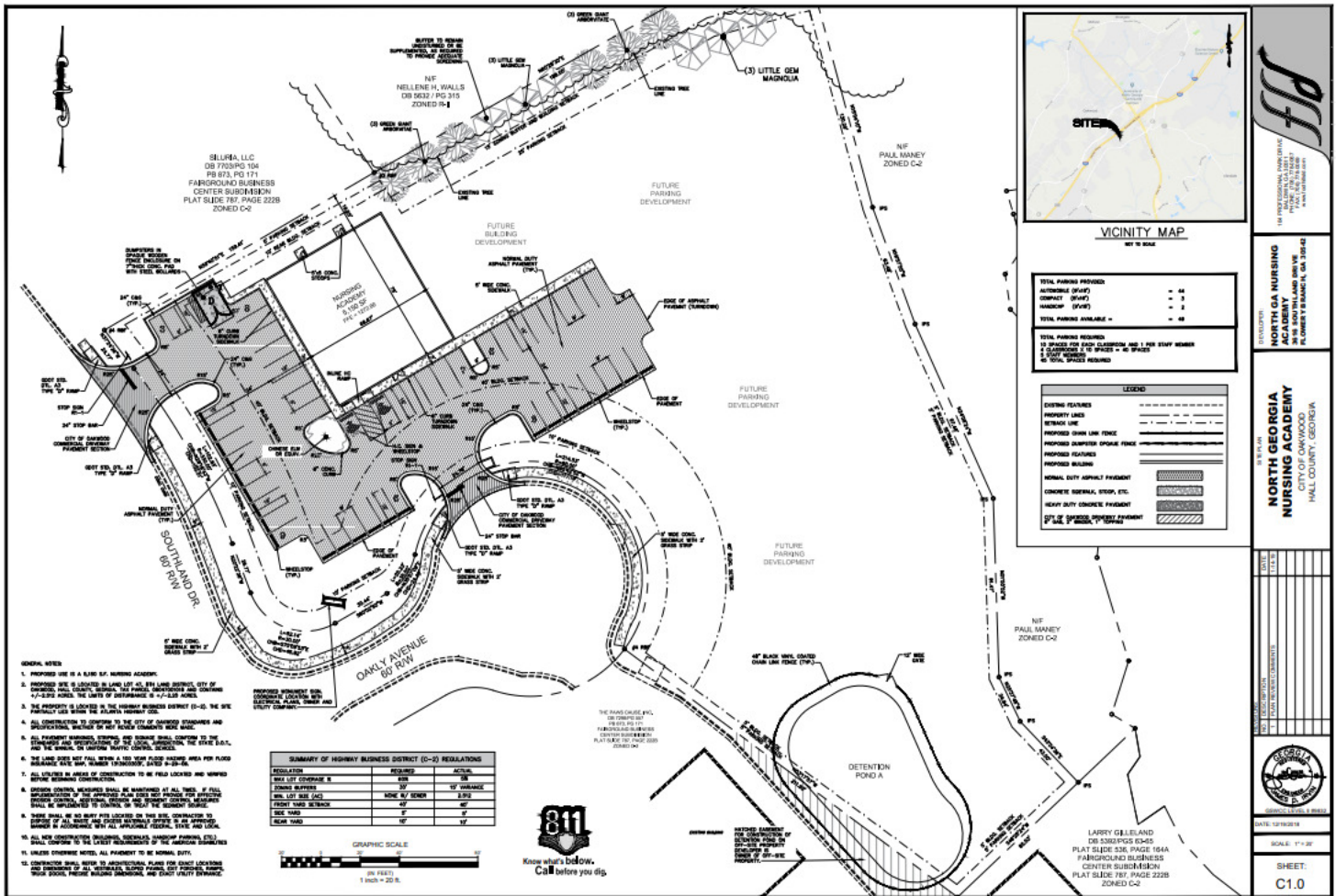
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Site Plan

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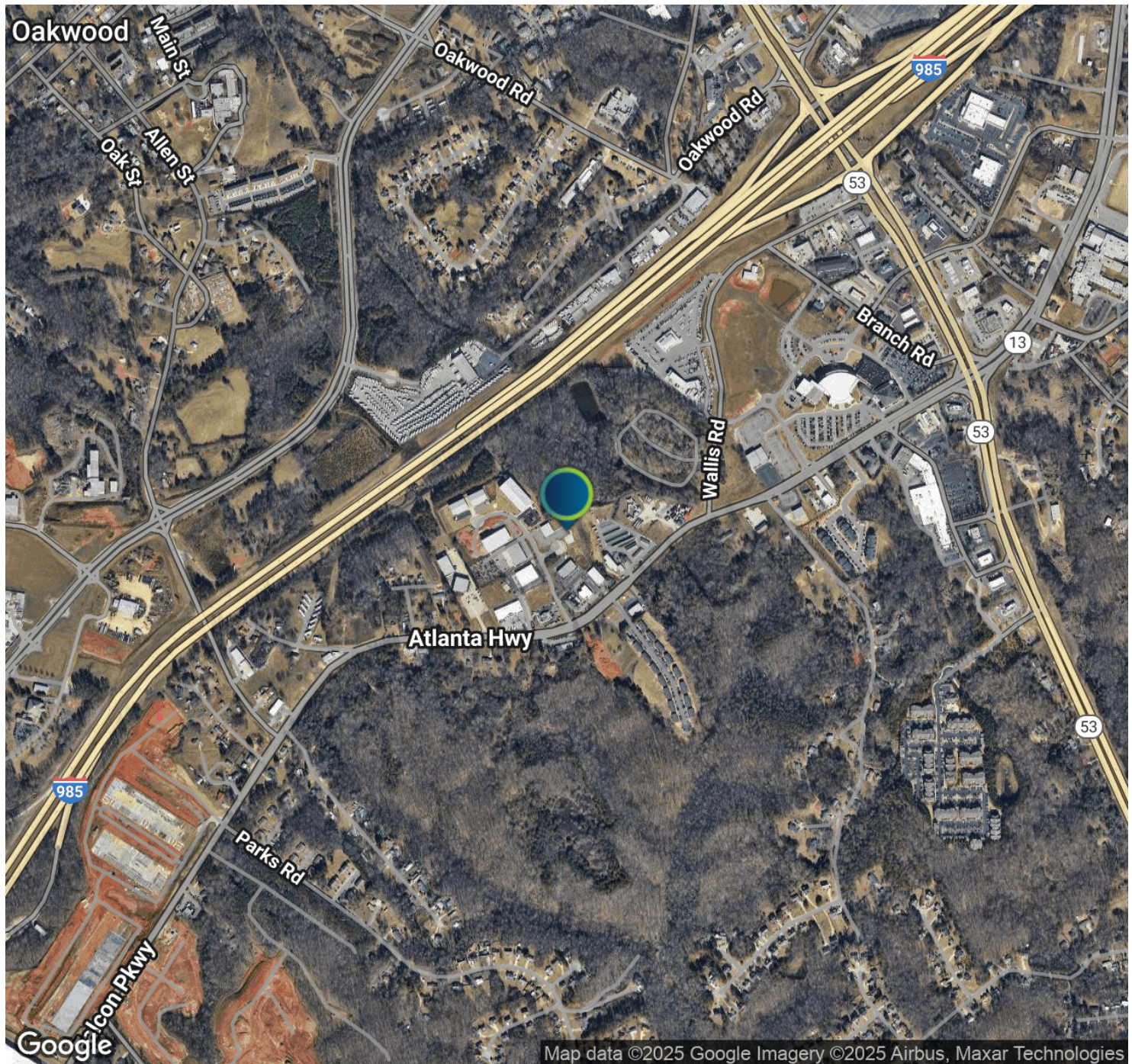
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