

FOR LEASE

5,000 SF Office Build To Suit

1501 MONTREAL CIR

Tucker, GA 30084

PRESENTED BY:

MATT LEVIN, CCIM

O: 770.209.1700

matt.levin@crye-leike.com

GA #119351



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$30 SF NNN
AVAILABLE SF:	5,000 SF
LOT SIZE:	0.74 Acres
ZONING:	Office\Institutional-Tucker
ALL UTILITIES:	Yes

PROPERTY DESCRIPTION

This 0.74 acre lot is a proposed build to suit, perfect for a professional office or medical office. The build to suit provides a medical practitioner or business owner with a fully customized layout for the efficient operation of a medical practice or business. The site accommodates 24 parking spaces. The location off Lawrenceville Highway allows immediate access to I-285 allowing an extended trade area to reach a higher volume of customers or patients.

PROPERTY HIGHLIGHTS

- 5,000 SF build to suit office or medical office
- 24 parking spaces
- Tucker location at Lawrenceville Highway and I-285 extends trade area

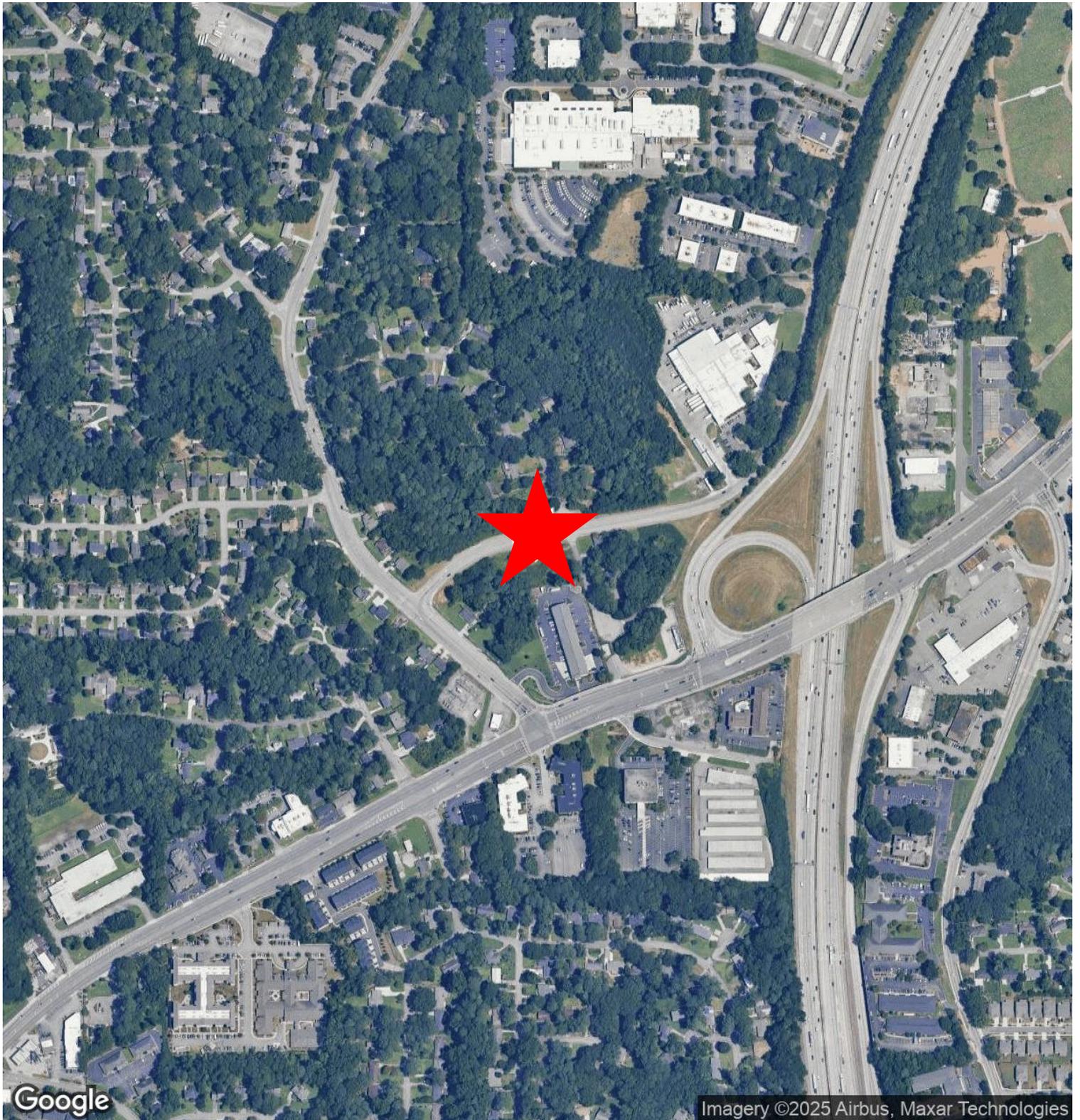
MATT LEVIN, CCIM

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AERIAL MAP



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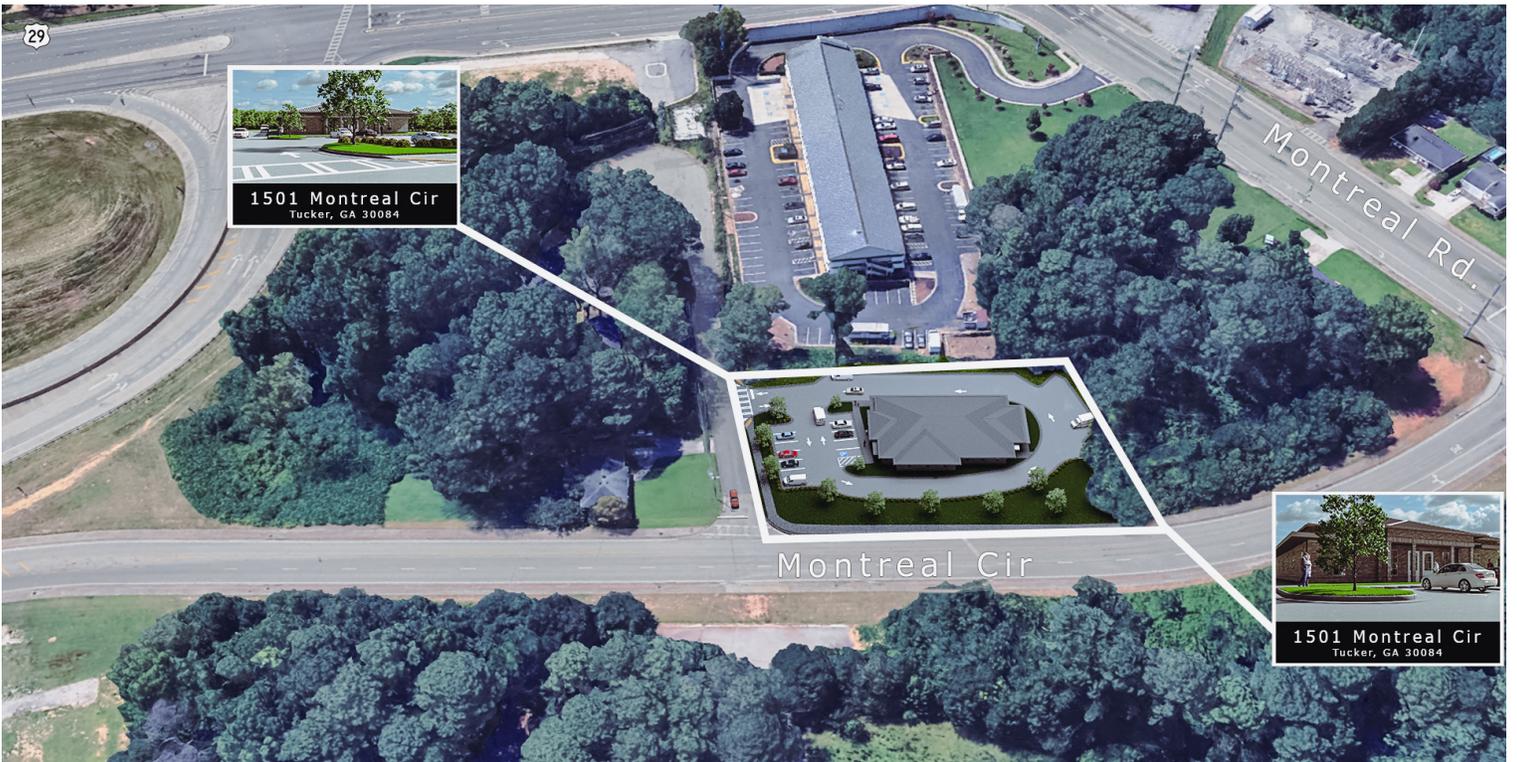
matt.evinm@crye-leike.com

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CRYE-LEIKE COMMERCIAL

RENDERINGS



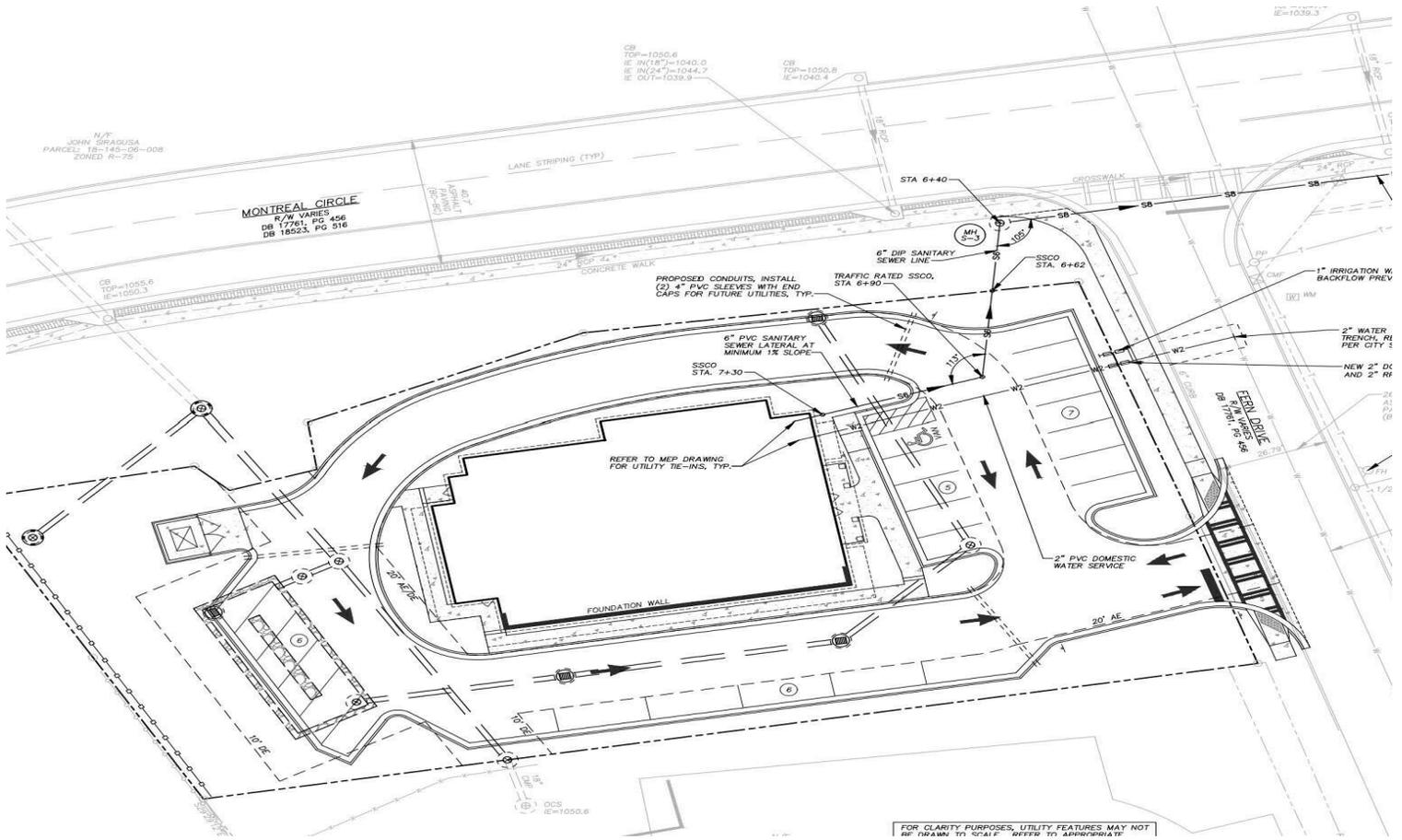
MATTHEW LEVIN, CCIM

O: 770.209.1700

matt.levin@crye-leile.com

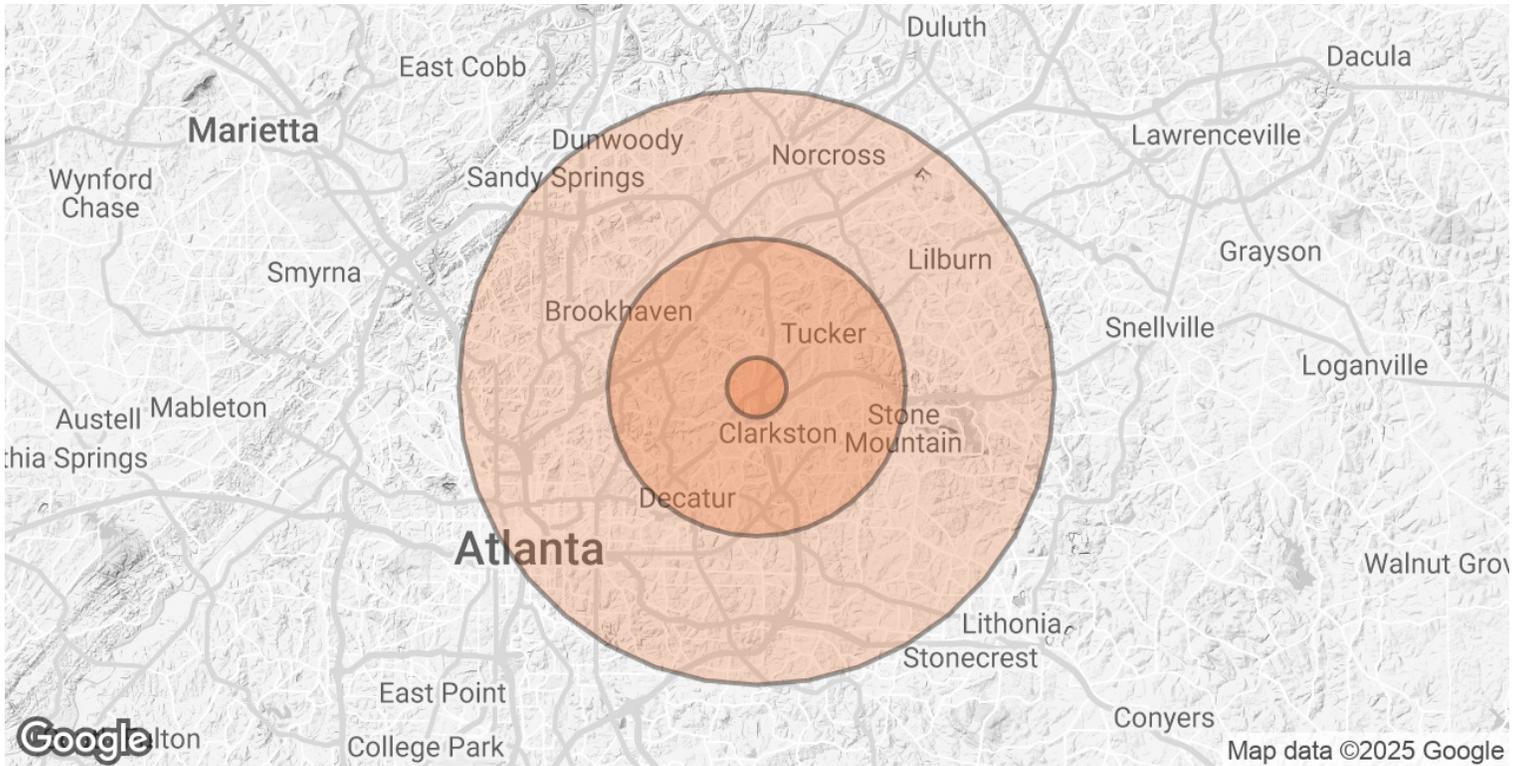
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SITE PLAN



MATT LEVIN, CCIM
 O: 770.209.1700
 matt.levin@crye-leike.com
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,462	302,817	1,148,052
AVERAGE AGE	39	38	38
AVERAGE AGE (MALE)	38	37	37
AVERAGE AGE (FEMALE)	40	38	39
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,863	121,474	484,348
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$114,718	\$115,522	\$122,095
AVERAGE HOUSE VALUE	\$420,782	\$481,971	\$521,916

Demographics data derived from AlphaMap

MATT LEVIN, CCIM
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 matt.levin@crye-leike.com
 GA #119351

ADVISOR BIO



MATT LEVIN, CCIM

matt.levin@crye-leike.com

Direct: **770.209.1700** | Cell: **678.467.9658**

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PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million.

Prior to joining Crye-Leike Commercial, Matt was a multi-year recipient of the Partner Circle Award, SVN Commercial Real Estate's highest recognition, and consistently performed in the top 100 of advisors nationally.

Prior to joining SVN, Matt served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matt is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matt received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 30 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

CRYE-LEIKE COMMERCIAL
5940 Bethelview Road
Cumming, GA 30040
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