

For Lease

**±5,000 SF | ±5.38 AC
Building & Land**



2895 Ila Road
Commerce, GA 30530

J. Otis Rylee

c 706 870 0621 | o 404 812 4086

orylee@naibg.com

Information is deemed from reliable sources. No warranty is made as to its accuracy.

THE OFFERING

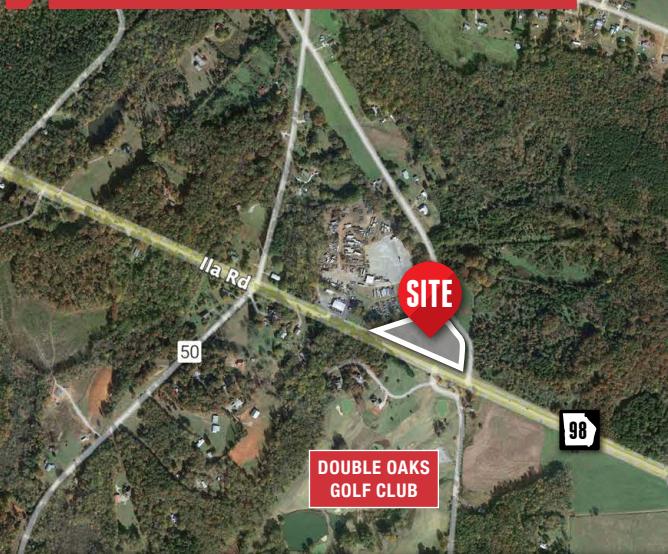
- » 5,000 SF Building
- » 2,600 SF Office
- » Two 14' H x 12' W drive-ins
- » 16' building clears
- » Building can be expanded
- » Up to ±5.38 acres of outside storage
- » Asking \$10/SF NNN

LOCATION MAP



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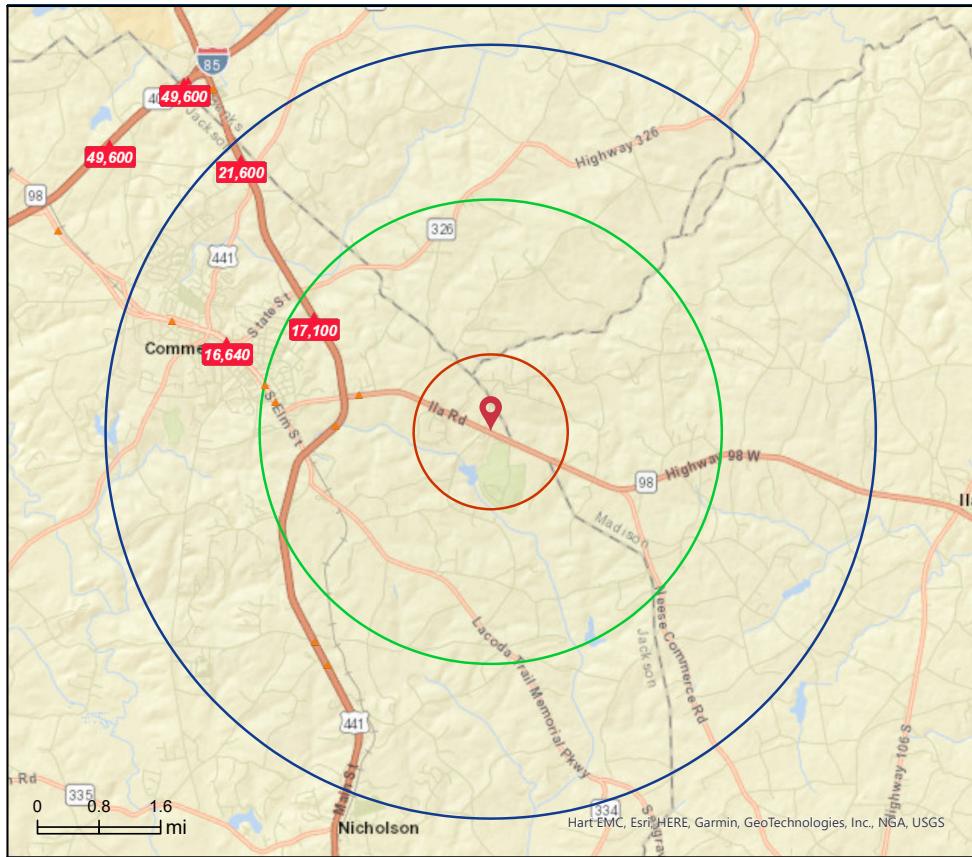
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DEMOGRAPHICS



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	434	3,286	13,690
Households	167	1,183	5,023
Families	123	865	3,689
Average Household Size	2.60	2.78	2.69
Owner Occupied Housing Units	125	862	3,552
Renter Occupied Housing Units	42	321	1,471
Median Age	37.0	37.2	37.2
Census 2020 Summary			
Population	486	3,379	14,759
Households	189	1,296	5,486
Average Household Size	2.57	2.76	2.66
2022 Summary			
Population	484	3,580	14,925
Households	189	1,298	5,537
Families	134	915	3,918
Average Household Size	2.56	2.76	2.67
Owner Occupied Housing Units	132	895	3,910
Renter Occupied Housing Units	56	403	1,627
Median Age	40.0	40.3	39.4
Median Household Income	\$54,421	\$52,639	\$52,288
Average Household Income	\$70,909	\$68,794	\$70,023
2027 Summary			
Population	491	3,657	15,214
Households	192	1,324	5,634
Families	135	928	3,969
Average Household Size	2.56	2.76	2.68
Owner Occupied Housing Units	136	926	4,048
Renter Occupied Housing Units	56	398	1,586
Median Age	41.3	41.7	40.8
Median Household Income	\$69,558	\$61,634	\$59,388
Average Household Income	\$84,657	\$80,521	\$79,887
Trends: 2022-2027 Annual Rate			
Population	0.29%	0.43%	0.38%
Households	0.32%	0.40%	0.35%
Families	0.15%	0.28%	0.26%
Owner Households	0.60%	0.68%	0.70%
Median Household Income	5.03%	3.21%	2.58%

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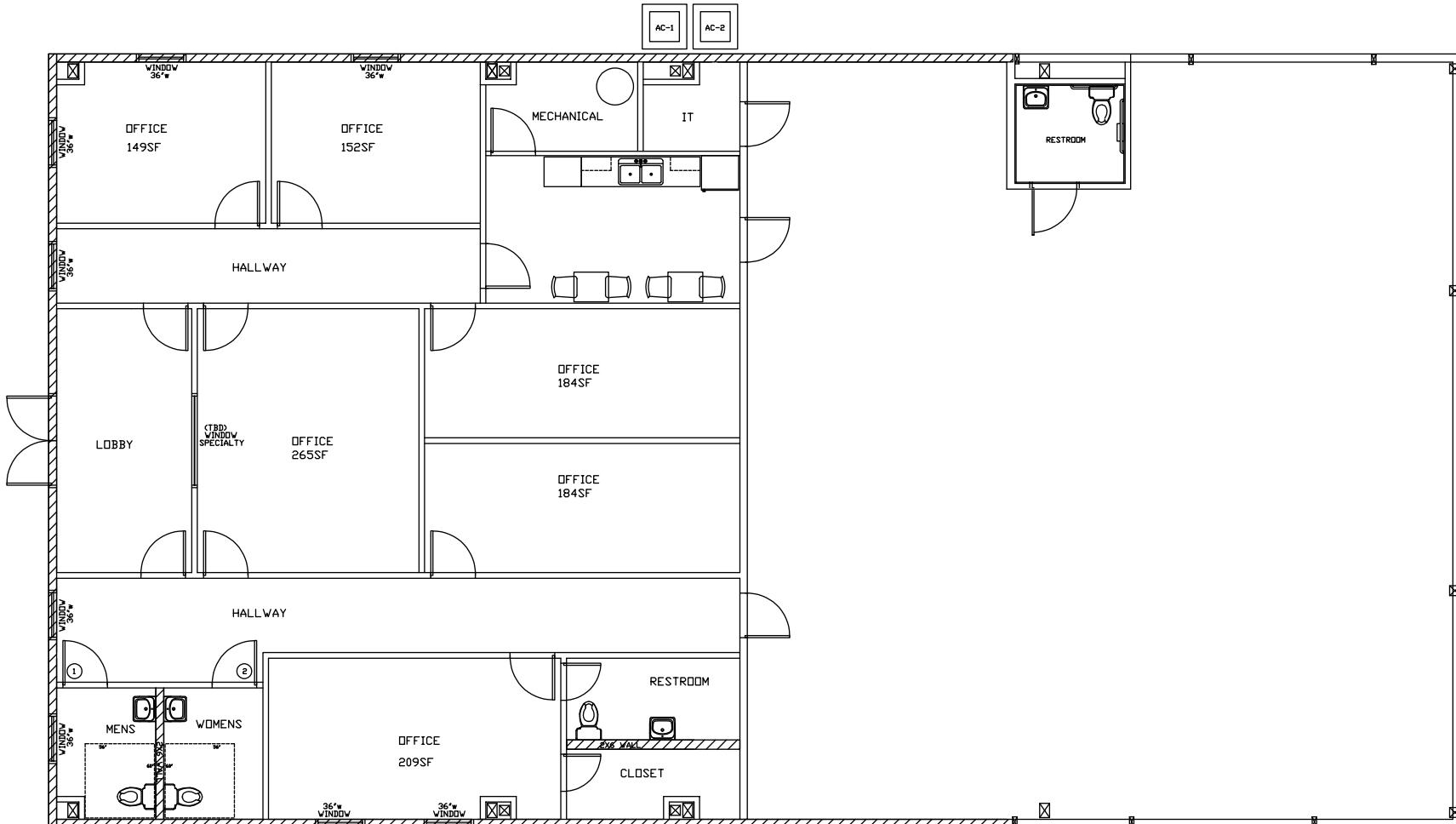
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FLOOR PLAN

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PROPERTY PHOTOS



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