

# 140 CITY HALL AVE

BOWDON, GA 30108

**For Sale or Lease**  
**Retail /Office / Warehouse Condos**  
**5,830 - 11,830± SF**

**BRANDON HUFT**

*Vice President*  
404.942.2009  
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**KENNETH HILL**

**BELL, HILL AND ASSOCIATES, INC**  
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kennethdhill@earthlink.net

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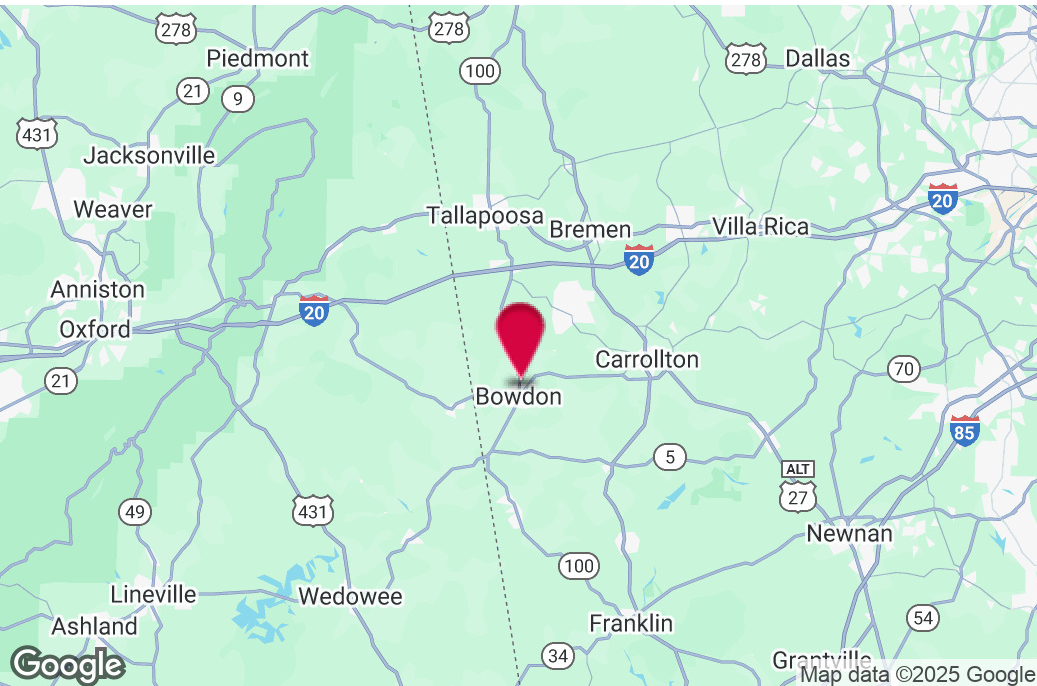


Industrial • Commercial • Investment  
404.942.2000 | [kingindustrial.com](http://kingindustrial.com)





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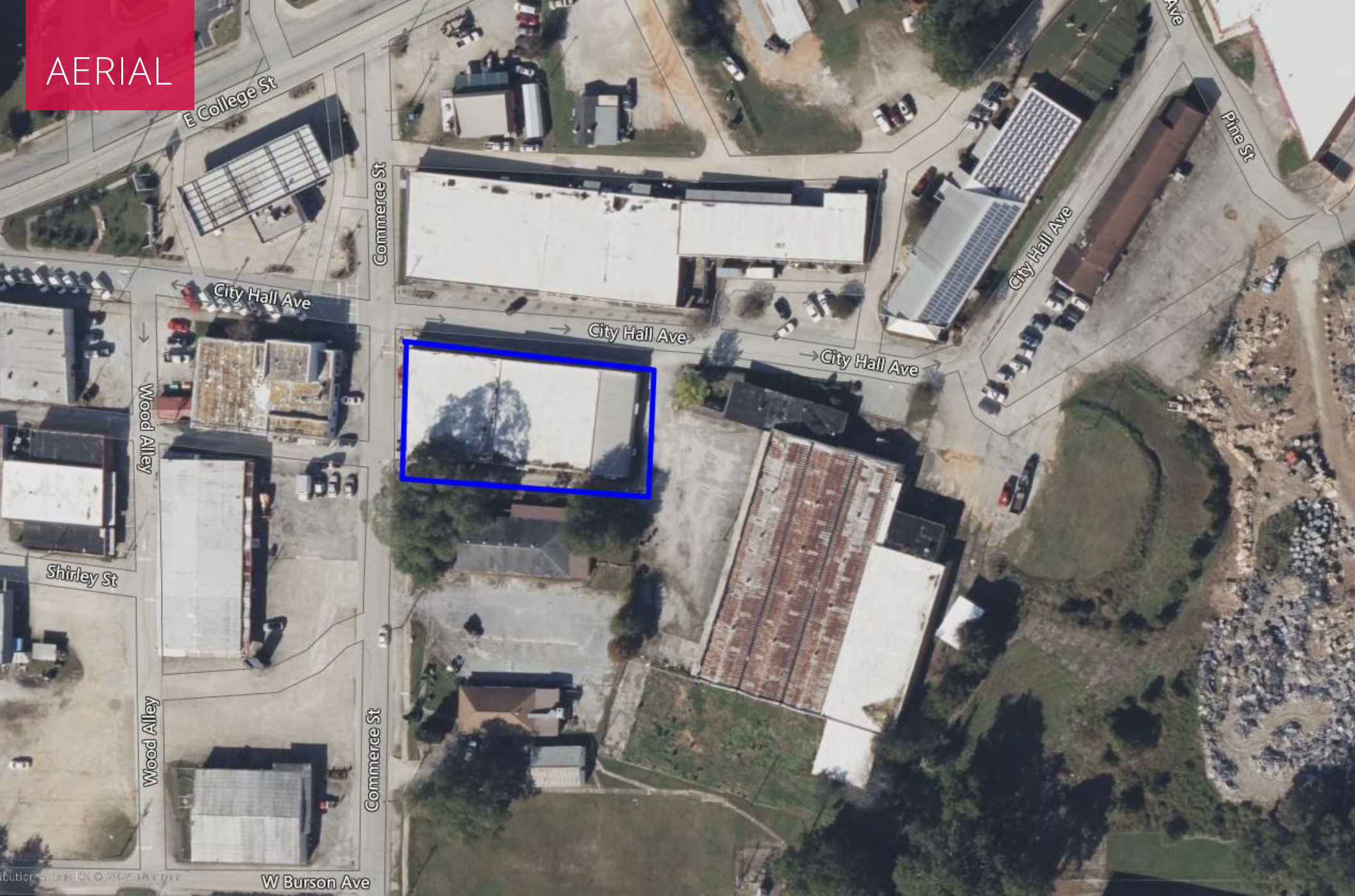
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## PROPERTY HIGHLIGHTS

- 2 Built Out Units Available
- Brick Front
- Flexible Floor Plans Suitable for Collaborative Layouts or Private Office Configurations
- Ideal for Professional Office, Boutique Retail, or Other Service Based Business
- Downtown Bowdon Location with Walkable Access to Local Businesses, Dining, and Services
- Close Proximity to Hwy. 166, Offering Easy Access to Carrollton, GA and Surrounding Markets
- Purchase or Lease Individually or Together for Expanded Space and Operational Flexibility



AERIAL



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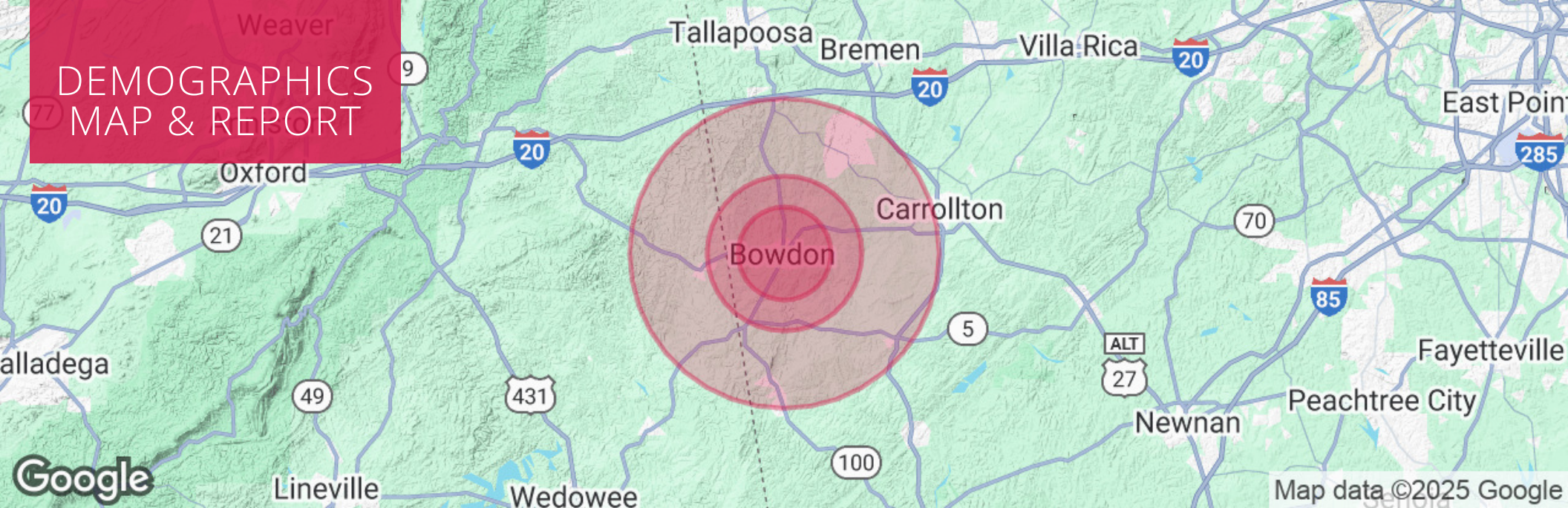
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	4,769	8,815	44,580
Average Age	41	42	38
Average Age (Male)	40	41	38
Average Age (Female)	42	43	39

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	1,870	3,480	16,407
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$72,796	\$75,802	\$80,239
Average House Value	\$283,671	\$286,261	\$310,975

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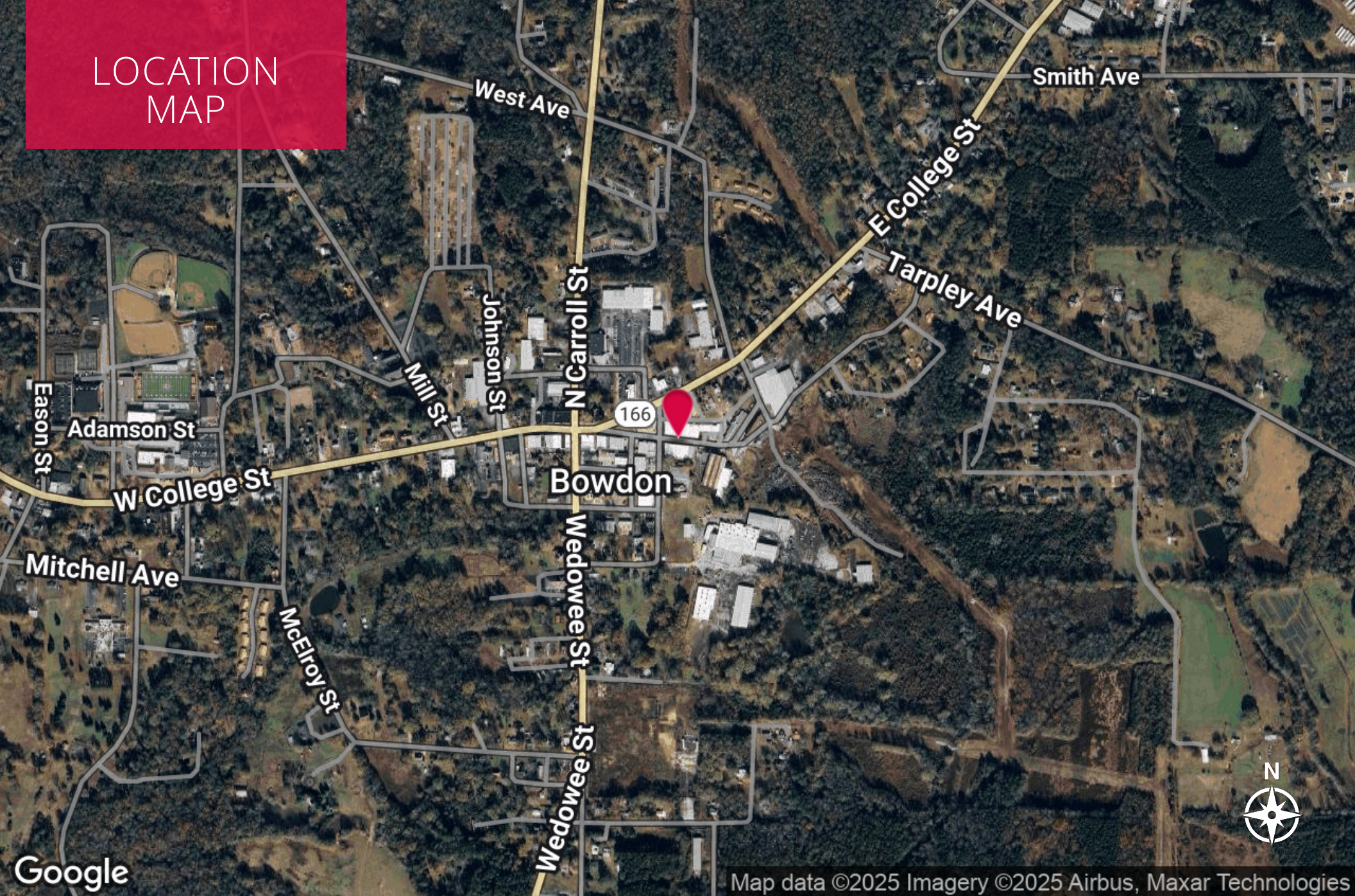
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# LOCATION MAP



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*Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.*

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