

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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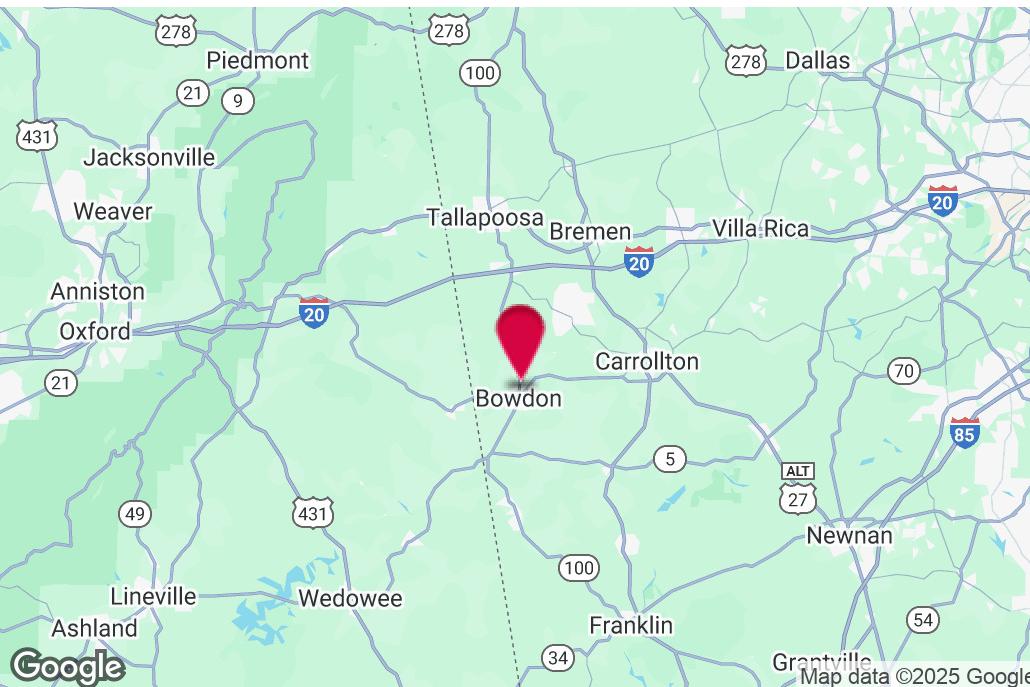


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FOR SALE OR LEASE
RETAIL / OFFICE /
WAREHOUSE
CONDOS
5,830 - 11,830± SF



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

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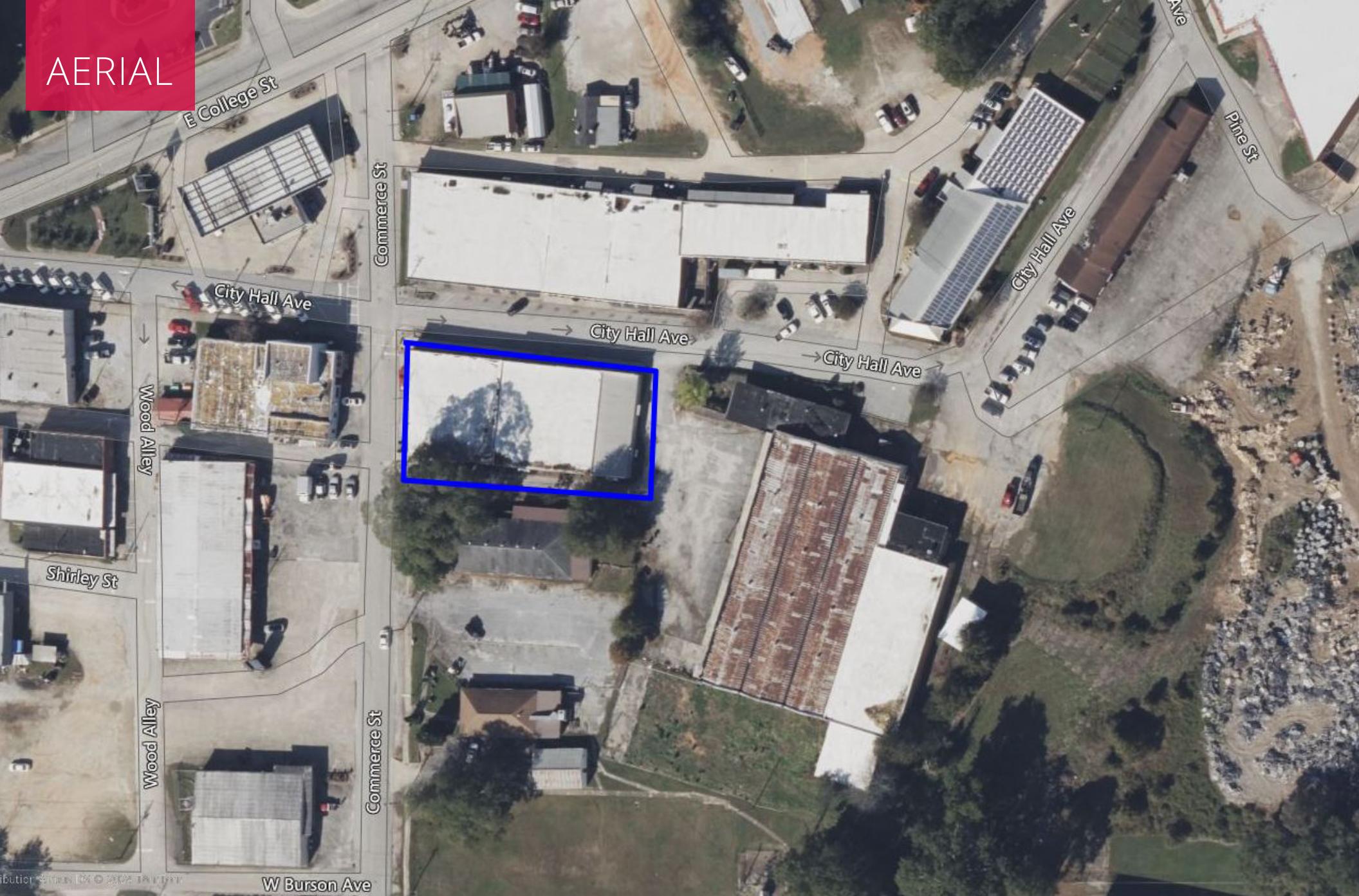


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AERIAL



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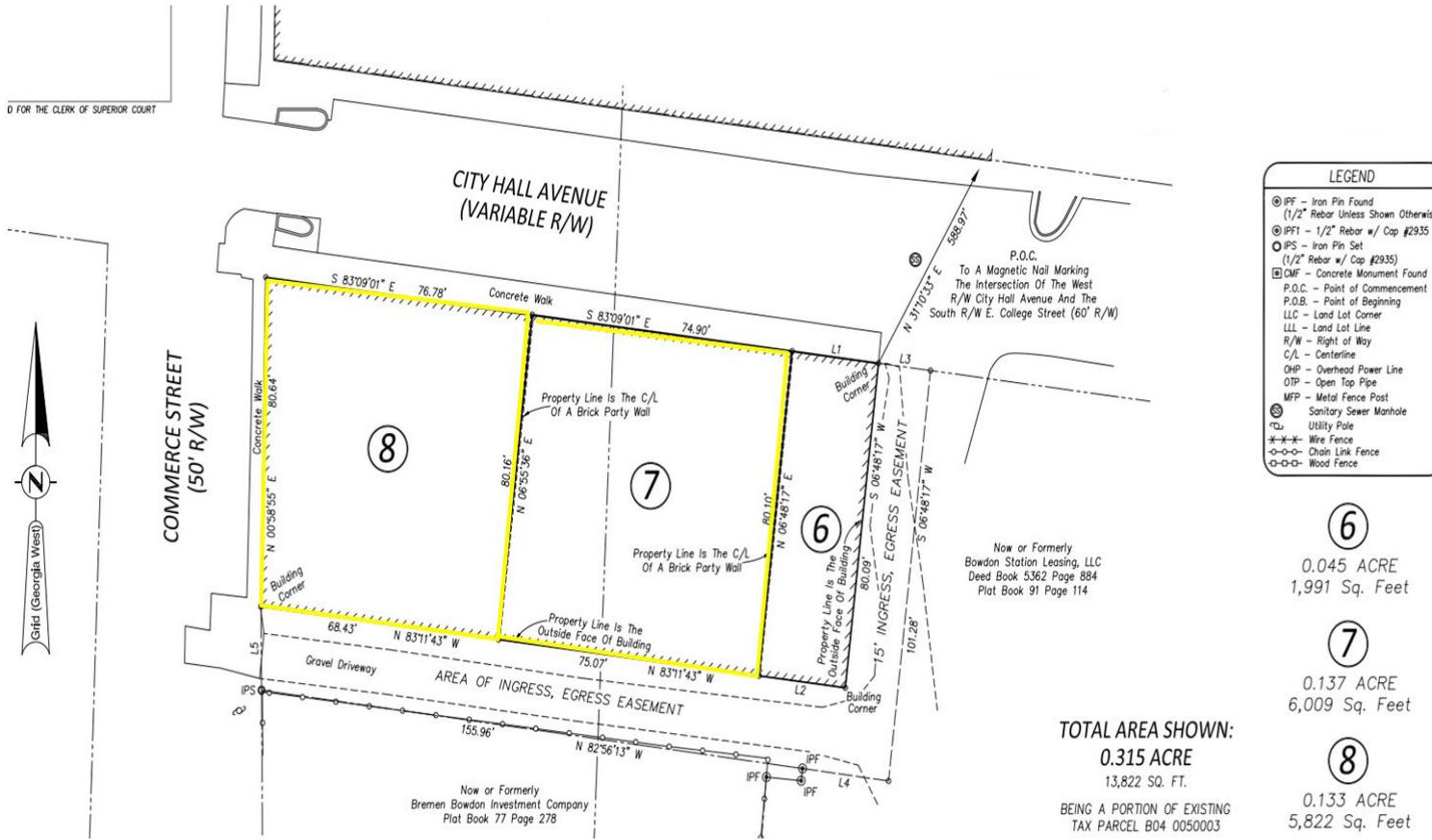


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SURVEY



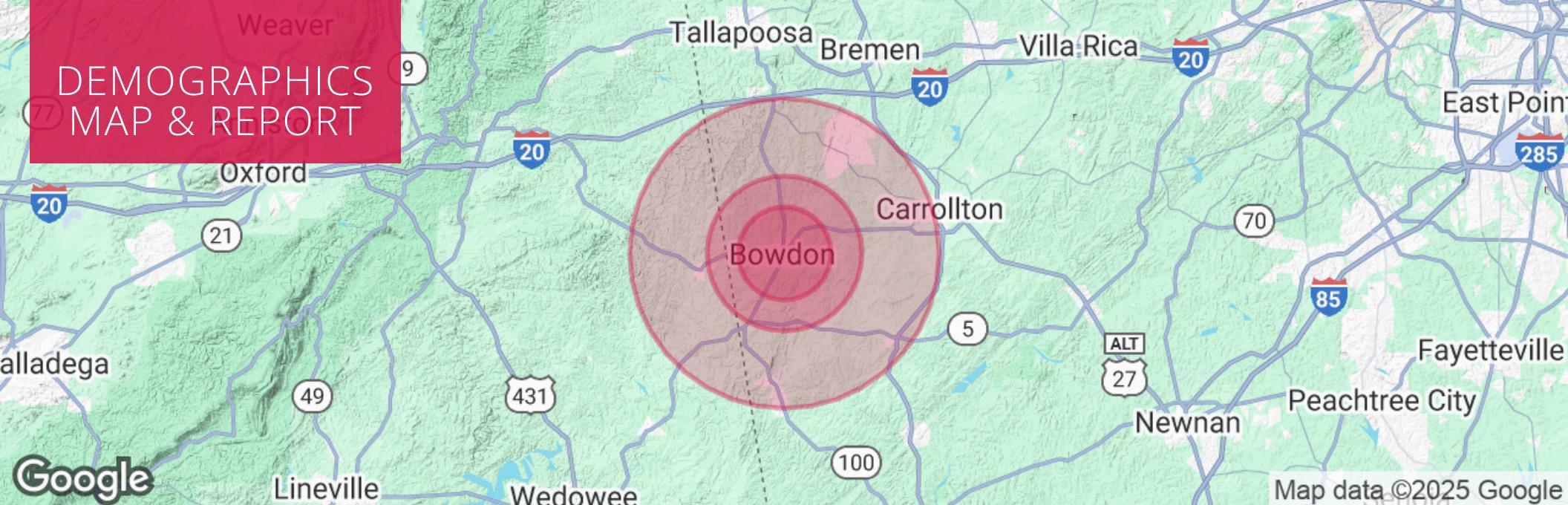
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DEMOCRAPHICS MAP & REPORT



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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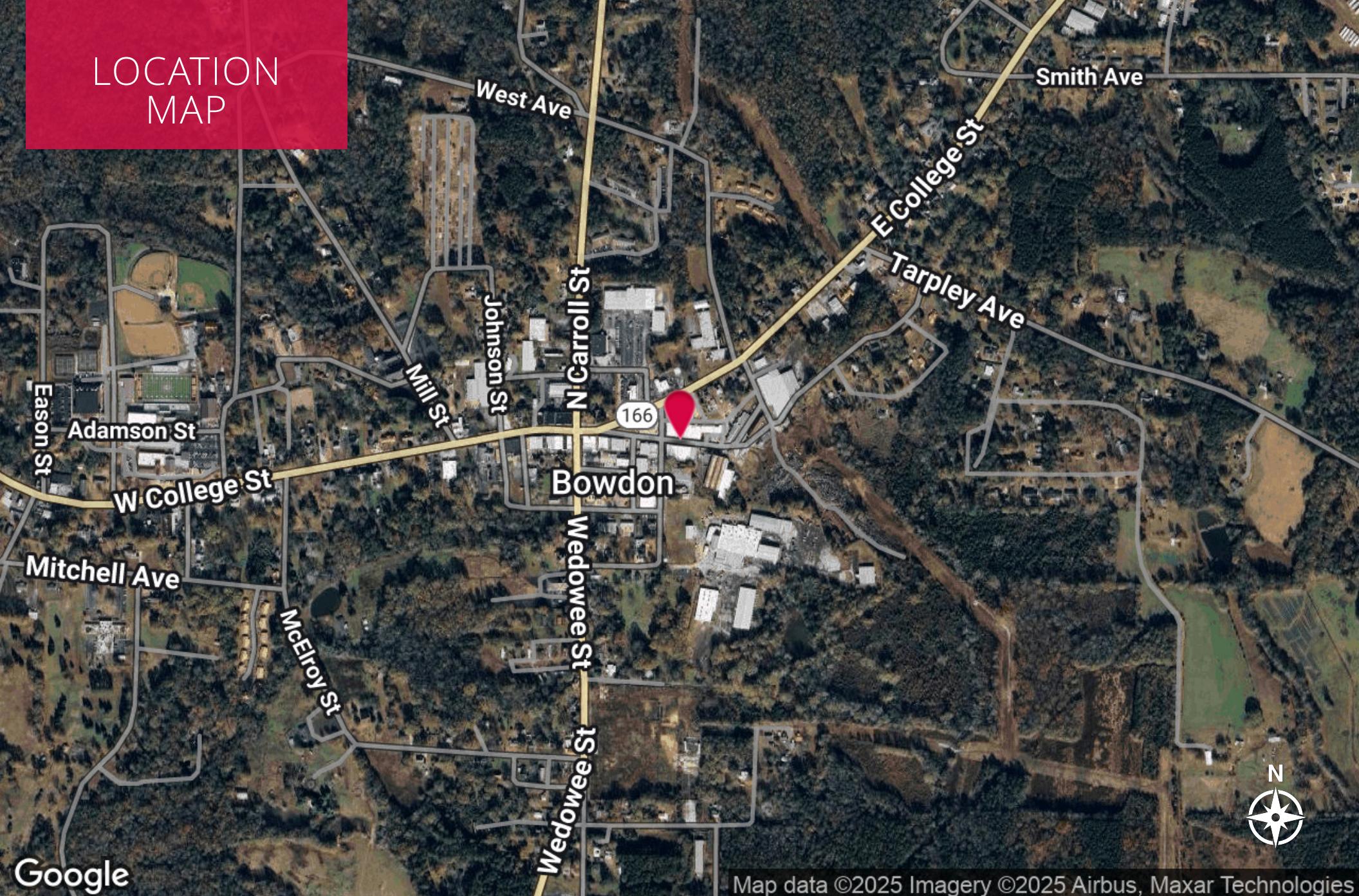
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LOCATION MAP



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