

# 5090 BRISTOL INDUSTRIAL WAY

BUFORD, GA  
30518

For Sale or Lease  
6,000± SF Office/Warehouse

**ANDREW JOHNSON**

*Vice President*

404.942.2029

[ajohnson@kingindustrial.com](mailto:ajohnson@kingindustrial.com)



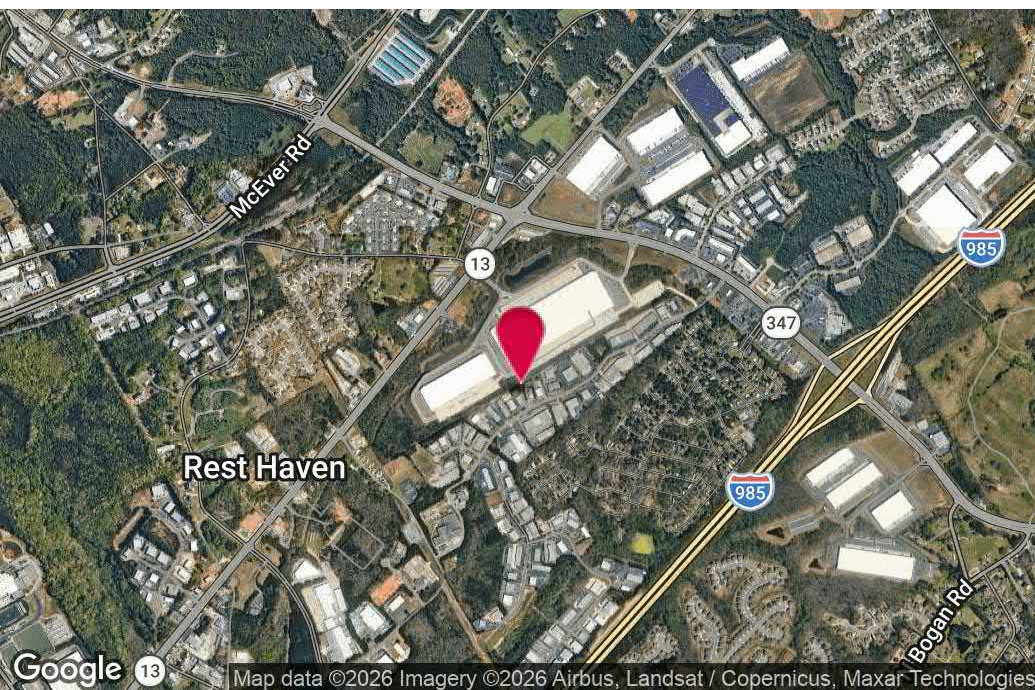
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FOR  
SALE/ LEASE  
6,000± SF



## PROPERTY HIGHLIGHTS

- 1,500± SF Office
- 1,500± SF Production Space (100% HVAC)
- 3,000± SF Warehouse Space
- 1 Dock Door
- 1 Van Height Door
- 400 Amps Power
- 1± Mile from I-985

## OFFERING SUMMARY

Lot Size:	1.15 Acres
Zoning:	M-1

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# ADDITIONAL PHOTOS



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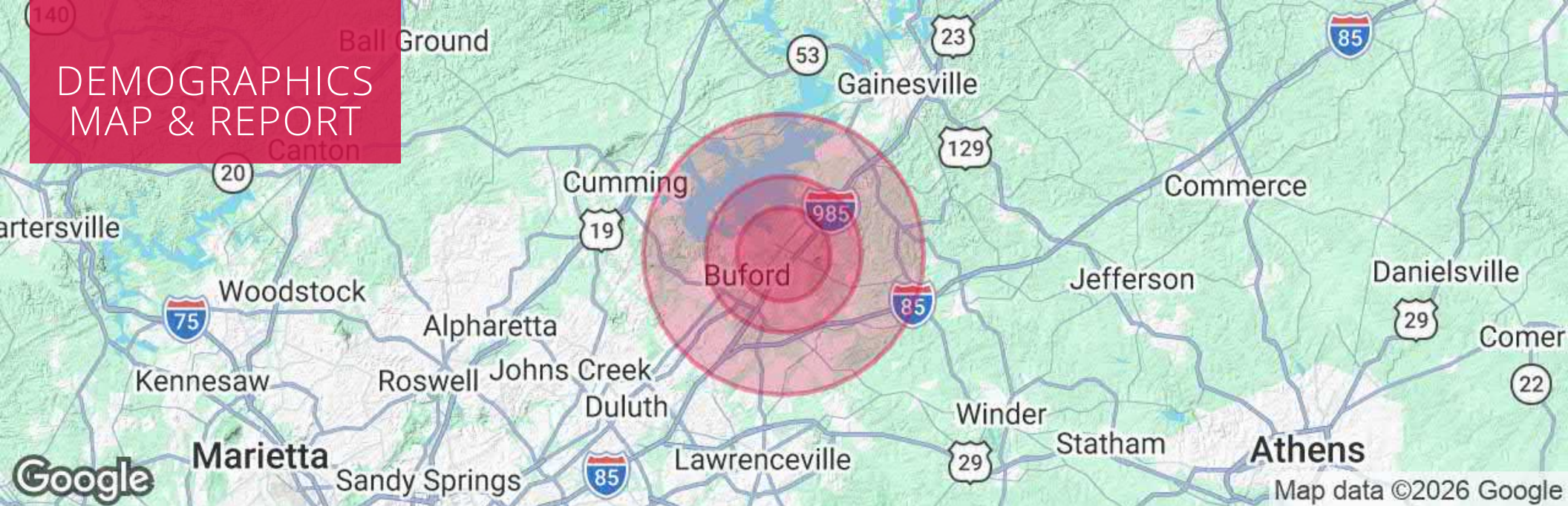
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	3 MILES	5 MILES	9 MILES
Total Population	29,244	81,666	305,459
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	9 MILES
Total Households	9,646	27,230	102,962
# of Persons per HH	3	3	3
Average HH Income	\$119,723	\$119,526	\$135,171
Average House Value	\$446,029	\$433,695	\$472,715

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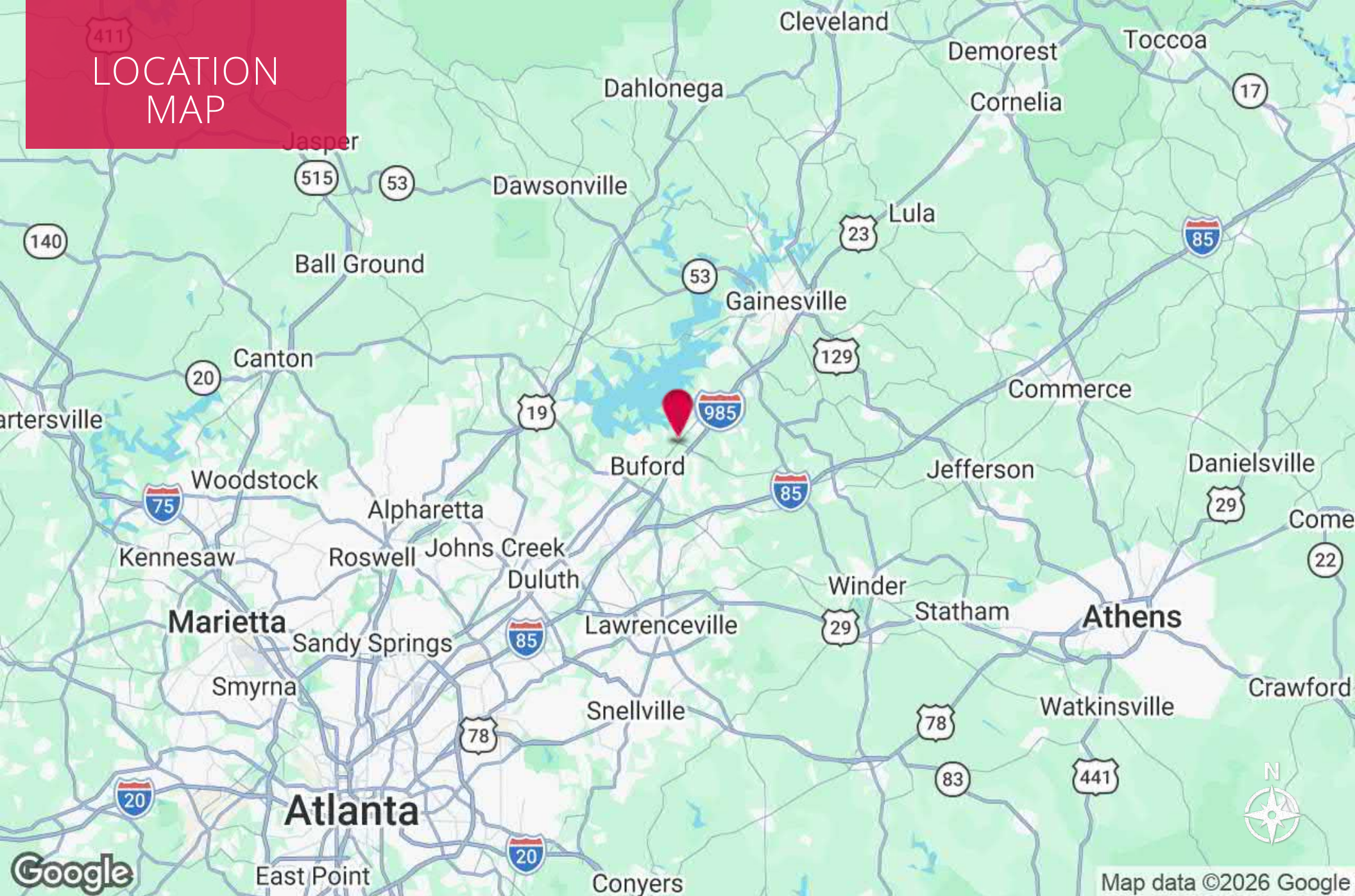
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# LOCATION MAP



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EXCLUSIVELY LISTED BY:

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