

±10,500 SF FOR LEASE

3769 MAYSVILLE ROAD

COMMERCE, GA 30529

NAI Brannen Goddard

J. OTIS RYLEE

c 706 870 0621 | o 404 812 4086
orylee@naibg.com

BROCK WILSON

c 706 207 1480 | o 404 812 9667
bwilson@naibg.com

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

THE OPPORTUNITY

NAI Brannen Goddard is pleased to present for your consideration an industrial building / warehouse FOR LEASE located at 3769 Maysville Road in Commerce, GA. The property sits minutes away from Interstate 85 Exit 147 and is a great opportunity for a small business looking to locate to the area!

The $\pm 10,500$ SF building is available for lease in its entirety as a single-tenant offering and cannot be subdivided. The building has $\pm 2,600$ SF of office area that features a large reception area, a showroom, several offices, bathrooms and a kitchen area. There is a small amount of mezzanine storage above the office area.

There are four 10' x 10' doors to access the warehouse area – one at the loading dock and three others located throughout the warehouse. Clears in the warehouse range from 12' to 16'. The building has three-phase power and capacity to add more service if desired. The property is zoned M1 – Light Industrial allowing for a wide variety of uses within the property. The building is available for immediate occupancy.

Contact Otis Rylee at 404-812-4086 or Brock Wilson at 404-812-9667 for more information on this property.

PROPERTY HIGHLIGHTS

- ±10,500 SF single-tenant office / warehouse for lease
- M-1 Light Industrial zoning (Jackson County)
- Gas, water, electric available
- ±2,600 SF of office with reception area, showroom, several offices, bathrooms and kitchen
- 12' – 16' clears
- Three-phase power
- Three 10' x 10' drive-in doors and one 10' x 10' dock-high door
- Large lot for outdoor storage
- ±2.61 acre site
- Approximately one mile to Interstate 85, SK Battery and other new industrial developments
- Immediate occupancy available (current tenant relocated)

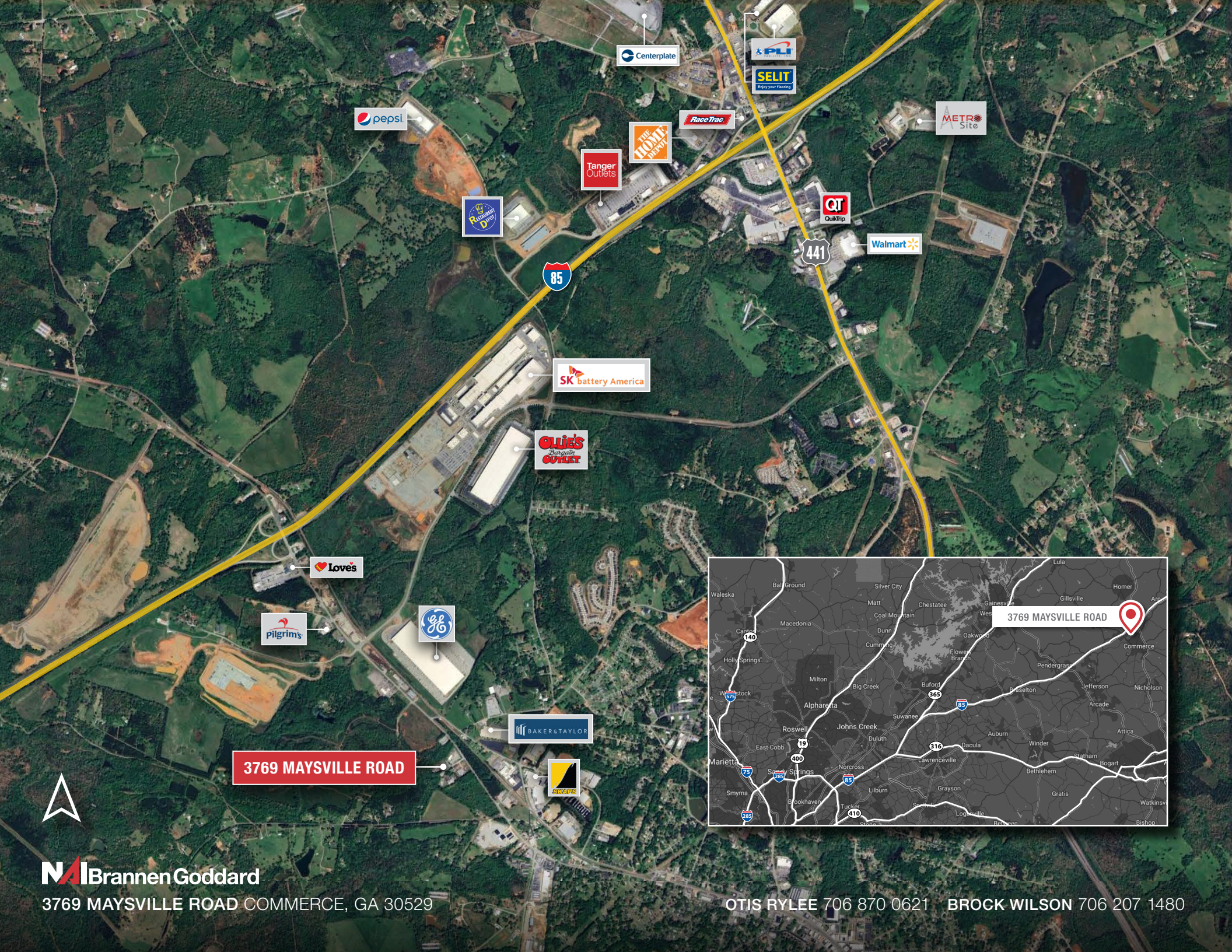




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OTIS RYLEE 706 870 0621 BROCK WILSON 706 207 1480



pepsi

Centerplate

PLU

SELIT
Enjoy your flooring

RaceTrac

METR Site

Tanger Outlets

THE HOME DEPOT

Restaurant Depot

QT
QuickTrip

Walmart

85

441

SK battery America

OLLIE'S Bargain OUTLET

Love's

pilgrims

GE

BAKER & TAYLOR

STEEPS

3769 MAYSVILLE ROAD

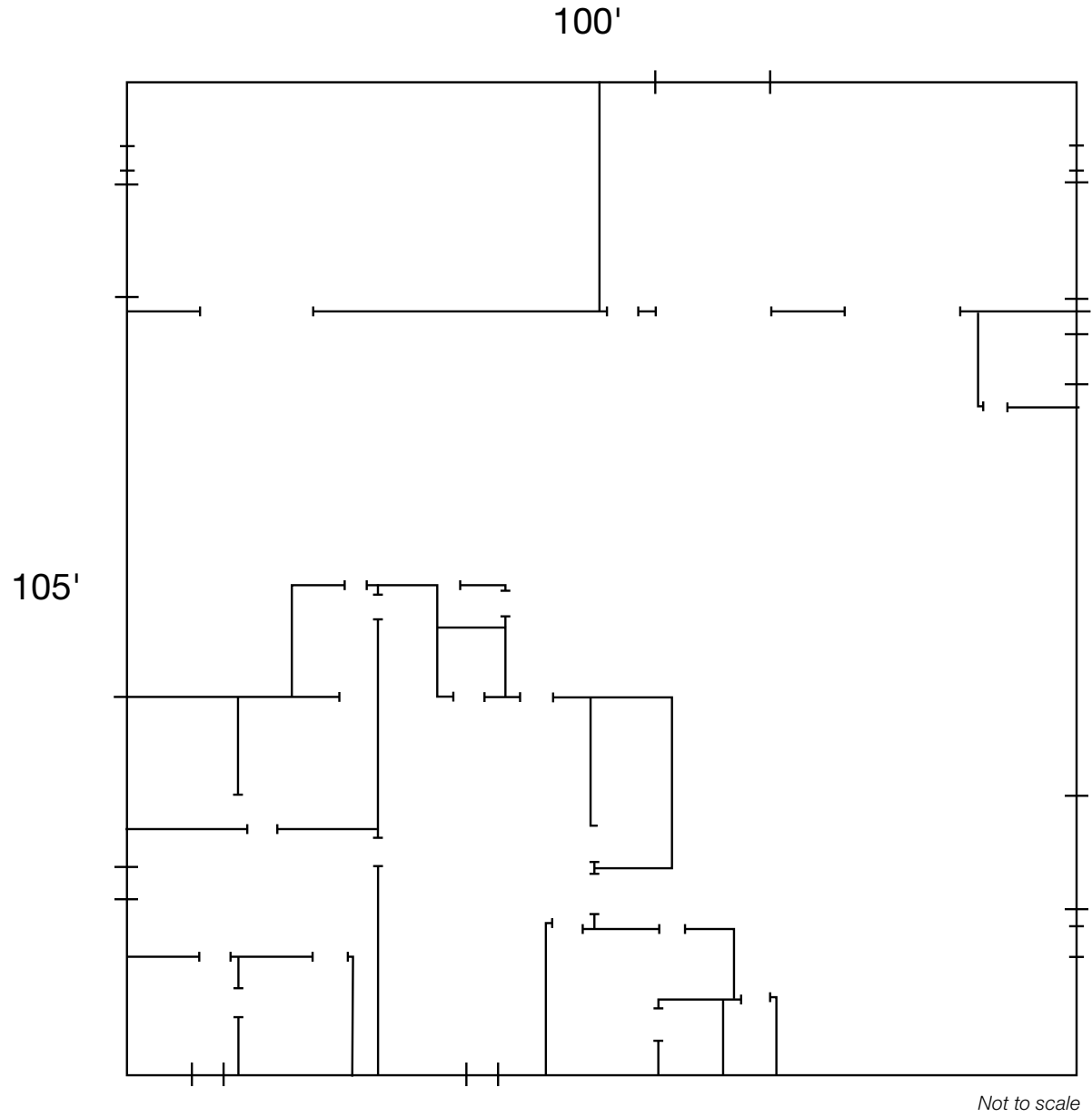


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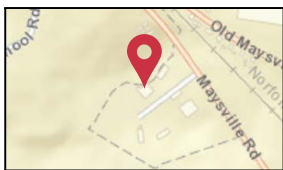
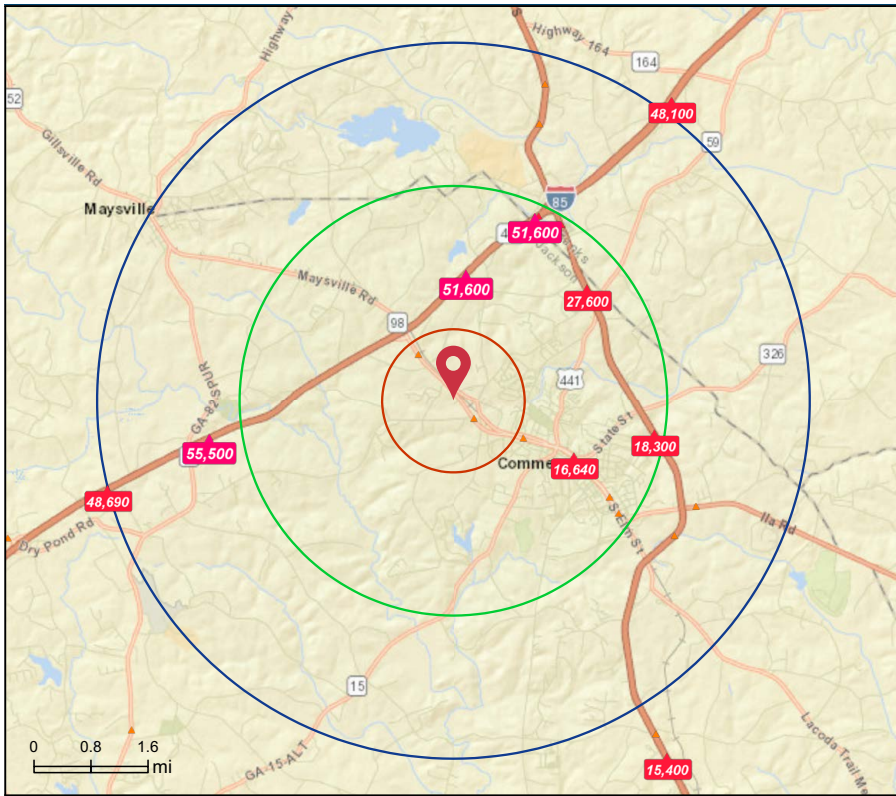
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FLOOR PLAN



AREA 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



	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	1,206	8,958	15,424
Households	491	3,412	5,689
Average Household Size	2.39	2.57	2.66
2024 Summary			
Population	1,292	9,629	16,763
Households	511	3,635	6,180
Families	350	2,427	4,285
Average Household Size	2.46	2.59	2.67
Owner Occupied Housing Units	348	2,427	4,276
Renter Occupied Housing Units	163	1,208	1,904
Median Age	41.1	38.8	39.6
Median Household Income	\$74,834	\$66,126	\$65,925
Average Household Income	\$78,196	\$75,294	\$77,904
2029 Summary			
Population	1,416	10,613	18,393
Households	554	3,984	6,761
Families	376	2,633	4,645
Average Household Size	2.49	2.61	2.68
Owner Occupied Housing Units	386	2,728	4,829
Renter Occupied Housing Units	167	1,256	1,932
Median Age	41.4	39.7	40.4
Median Household Income	\$79,940	\$75,791	\$76,052
Average Household Income	\$88,067	\$85,236	\$88,490
Trends: 2024-2029 Annual Rate			
Population	1.85%	1.97%	1.87%
Households	1.63%	1.85%	1.81%
Families	1.44%	1.64%	1.63%
Owner Households	2.09%	2.37%	2.46%
Median Household Income	1.33%	2.77%	2.90%

Source: ESRI 2024



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