

EXECUTIVE SUMMARY

TRUFFLES BUILDING



OFFERING SUMMARY

Lease Rate:	\$14.00 - 16.00 SF/yr (NNN)
Building Size:	9,216 SF
Available SF:	1,024 - 1,157 SF
Lot Size:	
Number of Units:	5
Zoning:	CBD

PROPERTY OVERVIEW

Over 3000 square feet for lease on the second floor as well as a sub-1000 square foot basement space.

PROPERTY HIGHLIGHTS:

COMMERCIAL SPACES TO BE DELIVERED IN DARK SHELL.

ALLOWANCES MAY BE NEGOTIATED.

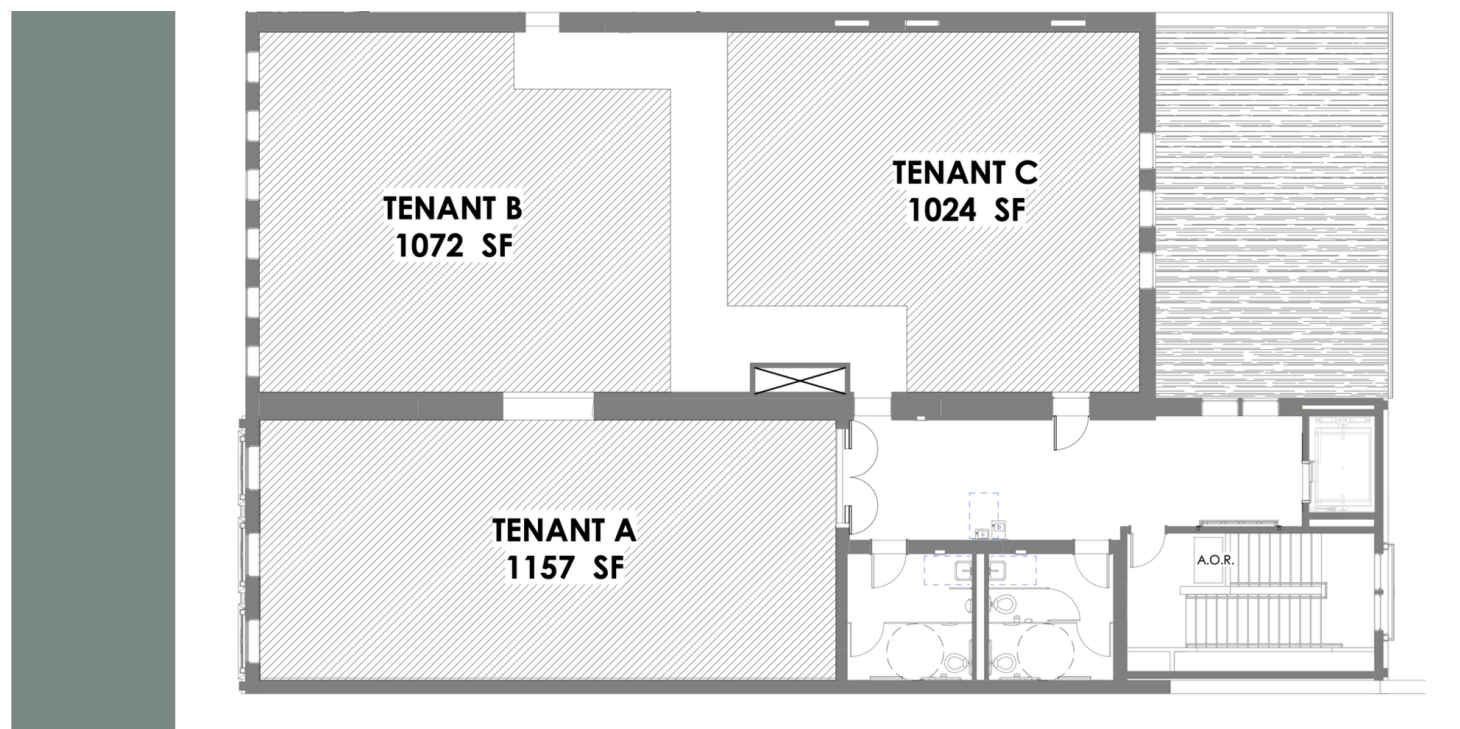


JJ THOMASSON IV

770.362.9307

jjthomasson@75jackson.com

TRUFFLES BUILDING



LEASE INFORMATION

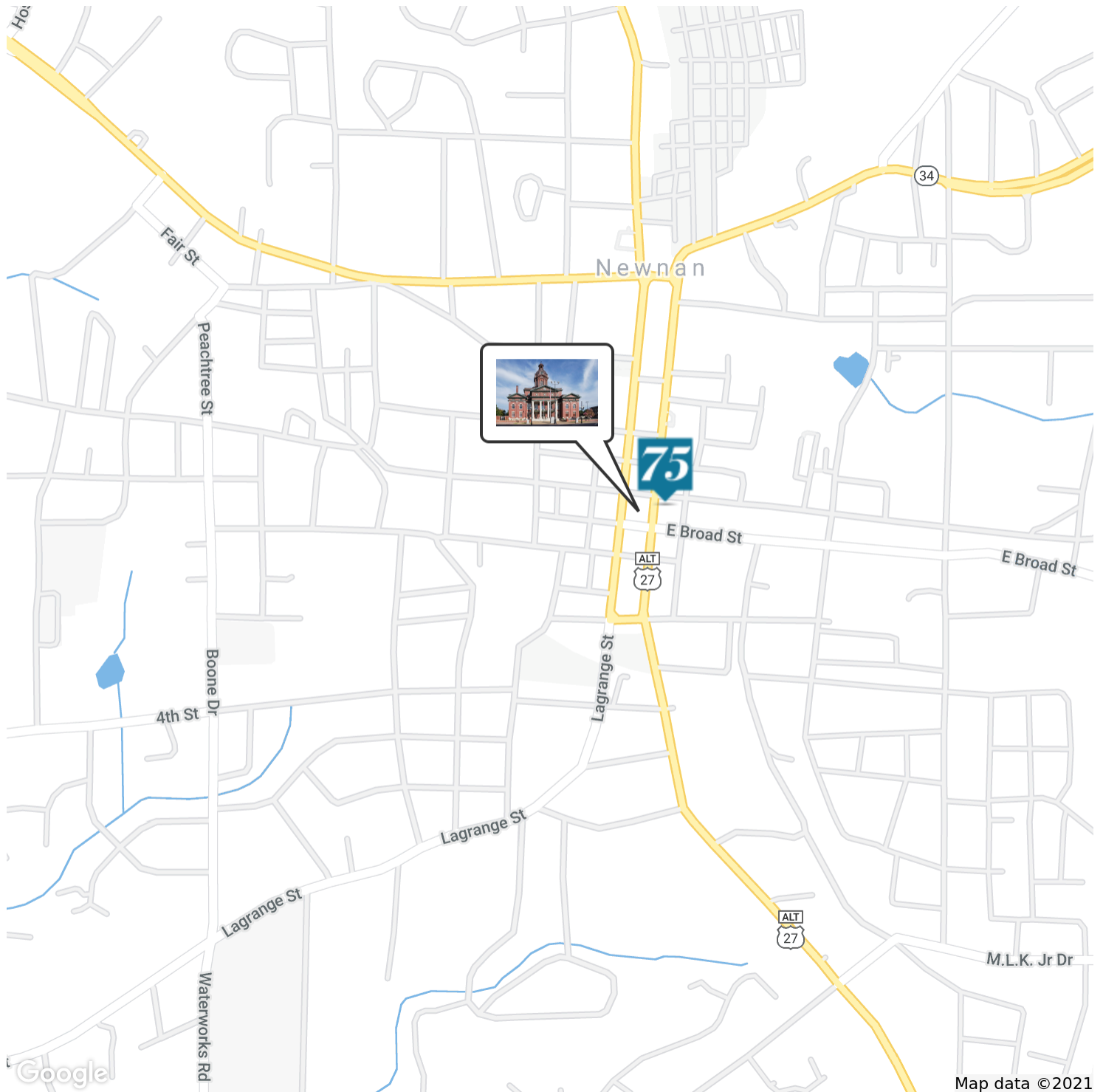
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,024 - 1,157 SF	Lease Rate:	\$14.00 - \$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	Available	1,072 SF	NNN	\$16.00 SF/yr	-
Suite 202	Available	1,157 SF	NNN	\$16.00 SF/yr	-
Suite 203	Available	1,024 SF	NNN	\$16.00 SF/yr	-
001	Available	1,136 SF	NNN	\$14.00 SF/yr	-

LOCATION MAP

TRUFFLES BUILDING

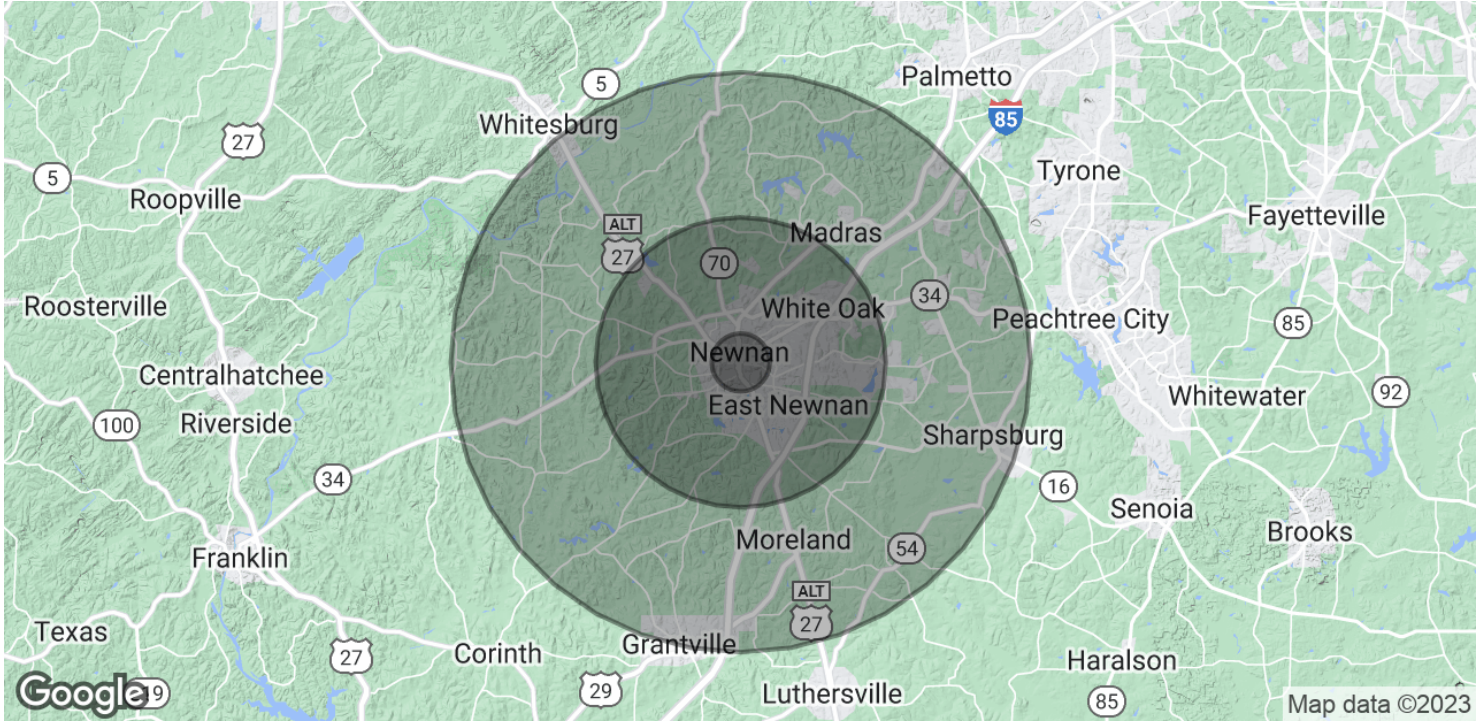


JJ THOMASSON IV

770.362.9307

jjthomasson@75jackson.com

TRUFFLES BUILDING



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,985	43,092	102,746
Average Age	33.3	34.4	35.5
Average Age (Male)	32.7	33.5	34.5
Average Age (Female)	34.0	35.2	36.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	763	16,166	37,722
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$50,594	\$62,802	\$69,666
Average House Value	\$169,921	\$192,440	\$221,744

* Demographic data derived from 2020 ACS - US Census