



6624 Dawson Blvd  
Norcross, GA 30093



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NORCROSS, GA 30093

## EXCLUSIVELY PRESENTED BY:



### **SIMON CHAN**

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### **Realty Experts**

3940 Buford Hwy Suite A101

Duluth, GA 30096

Office: 678-887-1297



# PROPERTY SUMMARY

|                |                      |
|----------------|----------------------|
| Offering Price | \$25,000,000.00      |
| Building SqFt  | 224,400              |
| Year Built     | 1958                 |
| Lot Size (SF)  | 309,276.00 SqFt      |
| Parcel ID      | R6218 006            |
| Zoning Type    | INDUSTRIAL           |
| County         | Gwinnett             |
| Frontage       | 0.00 Ft              |
| Coordinates    | 33.908358,-84.225896 |

# INVESTMENT SUMMARY

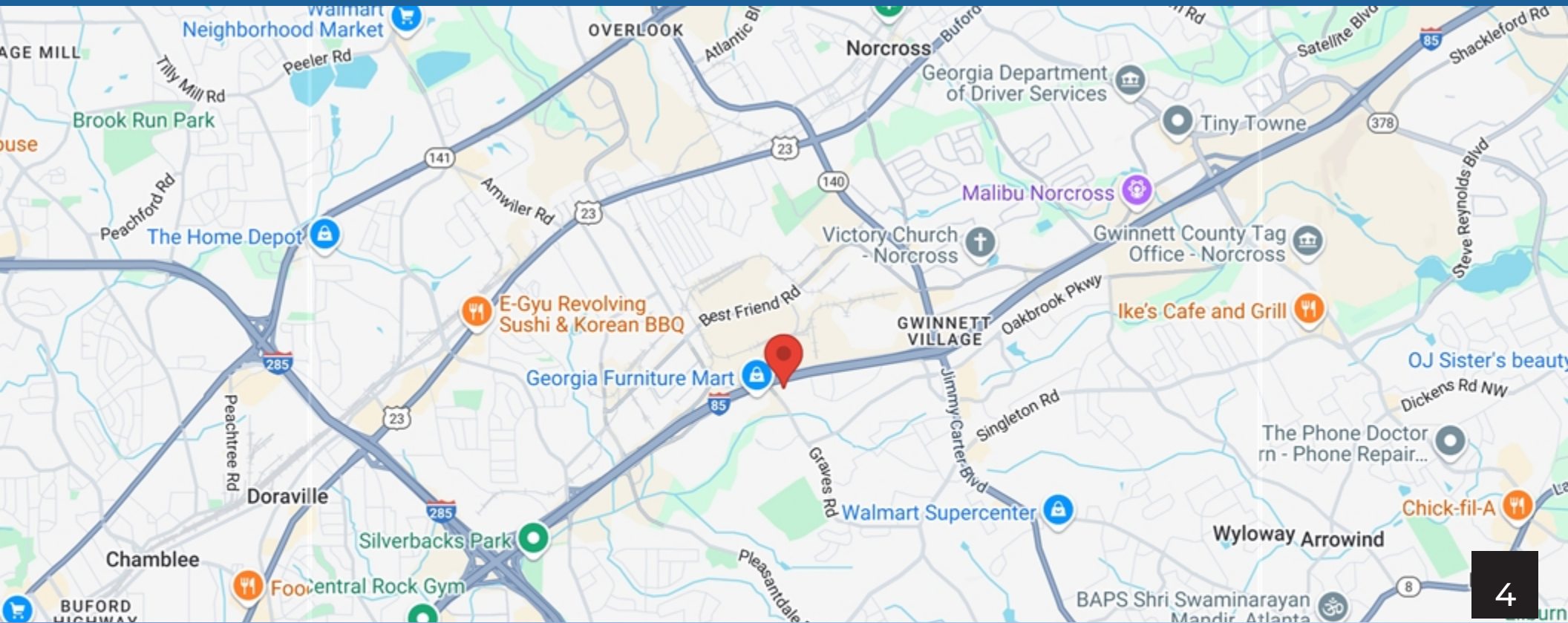
Located in the desirable Highway I-85 and I-285 Corridor, the Property is a great owner/user opportunity and also gives investors/Owners the opportunity to purchase at a significant discount with a huge value add opportunity through strategic long term leasing strategies and potential expansion opportunities. 6624 Dawson Project is a secure **224,400 sq ft** and 40,000 sqft Mezzanine Retail warehouse storage facility offered for \$25,000,000.00. 6624 Dawson Project is perfectly positioned along Highway I-85

Distribution center for sale in Norcross area. Large 7.10 AC lot with lots of room for fleet and delivery vehicles. The 124,615 sq.ft. of metal construction is perfect for retail, wholesale, distribution and storage needs. 6624 Dawson Project is ready for immediate an immediate sale and will impress investors with its excellent upkeep, utilities and surrounding area. Perfect for Investors looking for a low maintenance asset.



# INVESTMENT HIGHLIGHTS

- The buildout consists of numerous offices, a nice entry area, a large showroom and restrooms with 4 high loading docks and 4 Drive in docks





**EAT, DRINK &  
BE MEDIEVAL!**  
*Medieval Times*  
DINNER & TOURS  
I-85 AT SUGARLOAF PKWY

ORIENTAL ARTS & DESIGN CENTER  
ORIENTAL RUG PLACE  
SILK

CLEANERS DEPOT

DESIGNER  
FABRICS

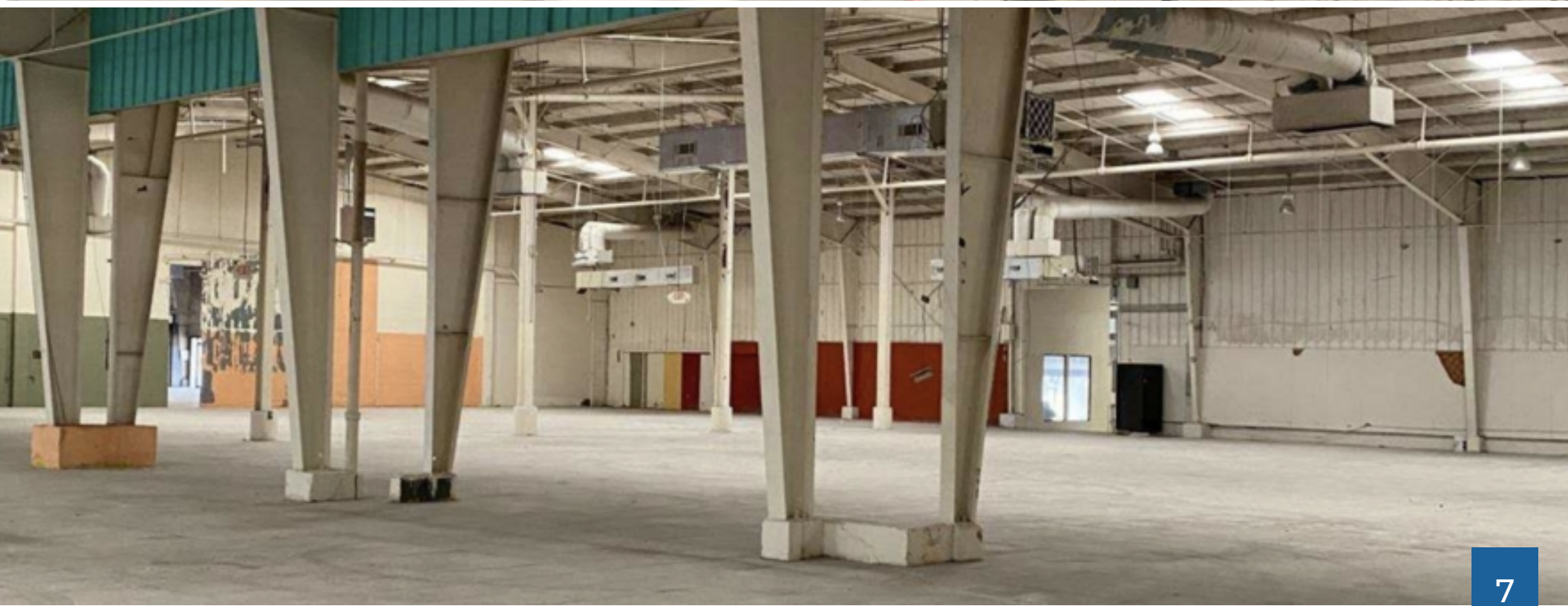


# LOCATION HIGHLIGHTS

- Strategically located [XX] minutes from AIRPORT, and with direct [HIGHWAY] access, maximize the amount of same-day tasks you can accomplish in your business.
- Your chance to expand your property portfolio into [AREA] which has seen a surge in demand in recent years.

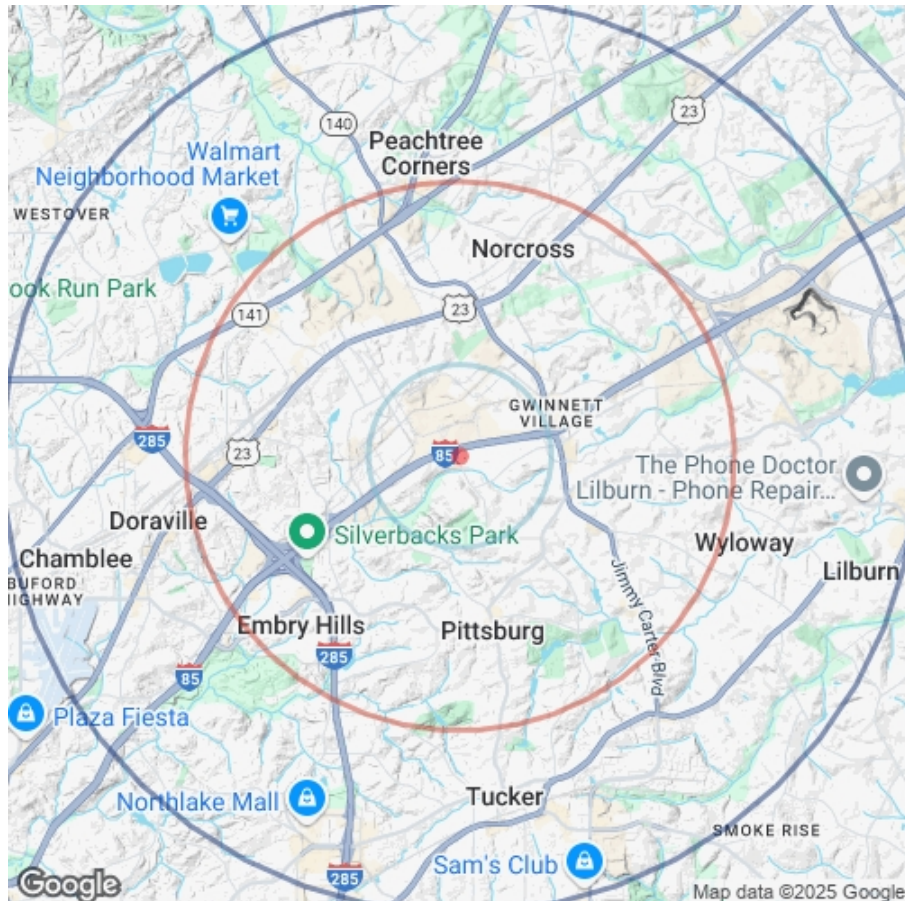






# DEMOGRAPHICS

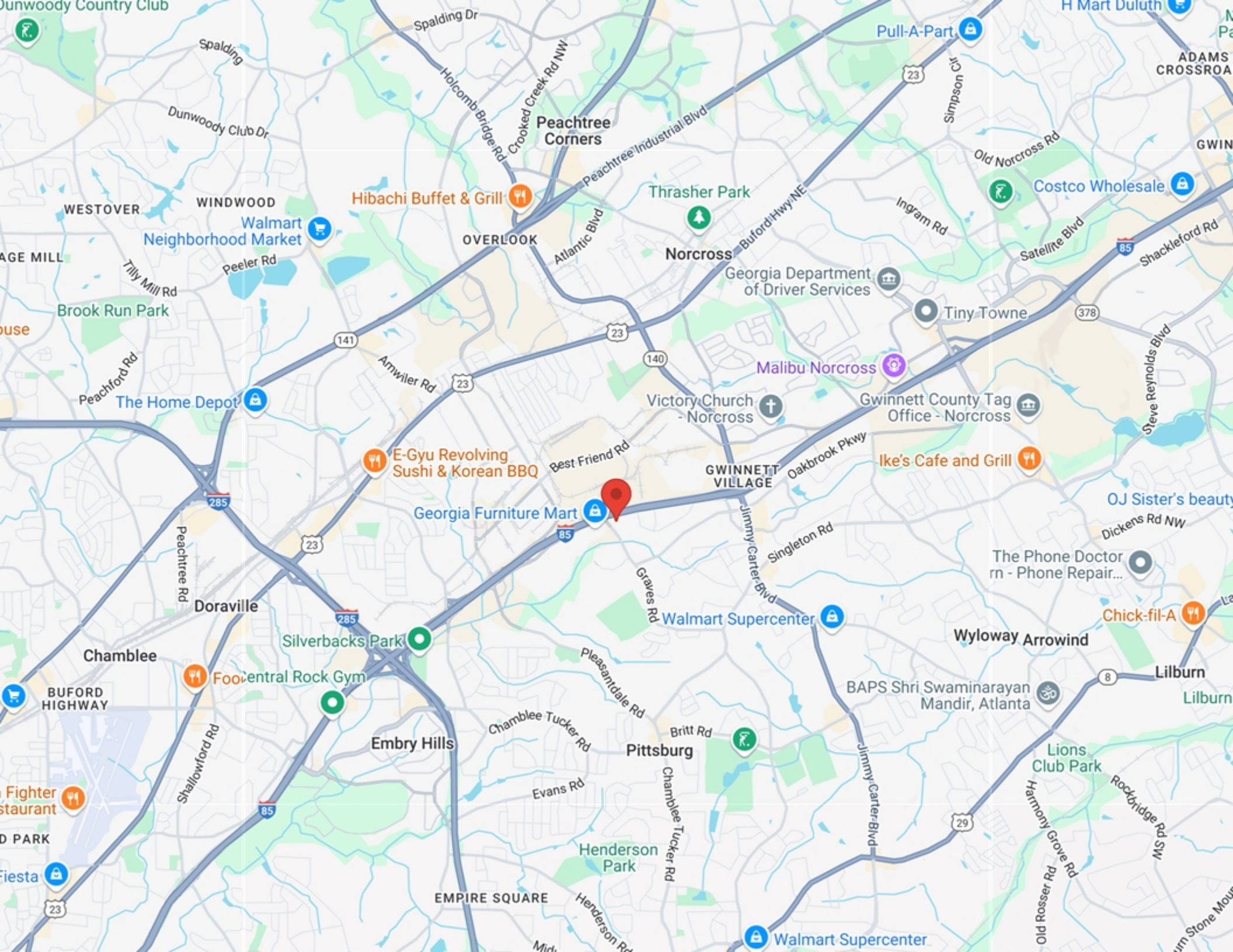
| POPULATION              | 1 MILE  | 3 MILE  | 5 MILE  |
|-------------------------|---------|---------|---------|
| 2000 Population         | 12,407  | 95,313  | 225,202 |
| 2010 Population         | 12,736  | 97,529  | 236,975 |
| 2024 Population         | 12,643  | 104,744 | 262,703 |
| 2029 Population         | 12,552  | 106,048 | 267,865 |
| 2024-2029 Growth Rate   | -0.14 % | 0.25 %  | 0.39 %  |
| 2024 Daytime Population | 13,705  | 112,289 | 289,234 |



| 2024 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE     |
|-----------------------|-----------|-----------|------------|
| less than \$15000     | 432       | 2,372     | 6,225      |
| \$15000-24999         | 566       | 3,144     | 6,695      |
| \$25000-34999         | 683       | 4,017     | 8,809      |
| \$35000-49999         | 1,131     | 5,517     | 12,017     |
| \$50000-74999         | 1,065     | 7,592     | 18,824     |
| \$75000-99999         | 664       | 4,641     | 12,273     |
| \$100000-149999       | 389       | 5,106     | 14,462     |
| \$150000-199999       | 97        | 2,673     | 8,571      |
| \$200000 or greater   | 56        | 2,847     | 10,736     |
| Median HH Income      | \$ 45,273 | \$ 60,350 | \$ 69,163  |
| Average HH Income     | \$ 57,706 | \$ 89,003 | \$ 104,442 |

| HOUSEHOLDS                   | 1 MILE | 3 MILE | 5 MILE  |
|------------------------------|--------|--------|---------|
| 2000 Total Households        | 5,015  | 33,998 | 83,371  |
| 2010 Total Households        | 4,517  | 32,402 | 84,821  |
| 2024 Total Households        | 5,082  | 37,908 | 98,612  |
| 2029 Total Households        | 5,096  | 38,695 | 101,484 |
| 2024 Average Household Size  | 2.49   | 2.76   | 2.65    |
| 2024 Owner Occupied Housing  | 784    | 15,033 | 47,231  |
| 2029 Owner Occupied Housing  | 862    | 16,091 | 49,746  |
| 2024 Renter Occupied Housing | 4,298  | 22,875 | 51,381  |
| 2029 Renter Occupied Housing | 4,234  | 22,605 | 51,737  |
| 2024 Vacant Housing          | 377    | 1,986  | 5,738   |
| 2024 Total Housing           | 5,459  | 39,894 | 104,350 |

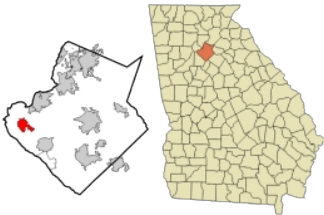






# ABOUT NORCROSS

Norcross is a city located in Gwinnett County, Georgia, United States. According to the 2010 census, the population was 9,116, while in 2020, the population increased to 17,209. Norcross is part of the Atlanta metropolitan area.



## CITY OF NORCROSS

COUNTY                      GWINNETT

### AREA

CITY                                      6.2 SQ MI

LAND                                    6.2 SQ MI

ELEVATION                            1047 FT

### POPULATION

POPULATION                      17,209

DENSITY                              2,797.76 SQ MI





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