

OFFERING MEMORANDUM



6624 Dawson Blvd
Norcross, GA 30093



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NORCROSS, GA 30093

EXCLUSIVELY PRESENTED BY:



SIMON CHAN

Broker

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3940 Buford Hwy Suite A101
Duluth, GA 30096

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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



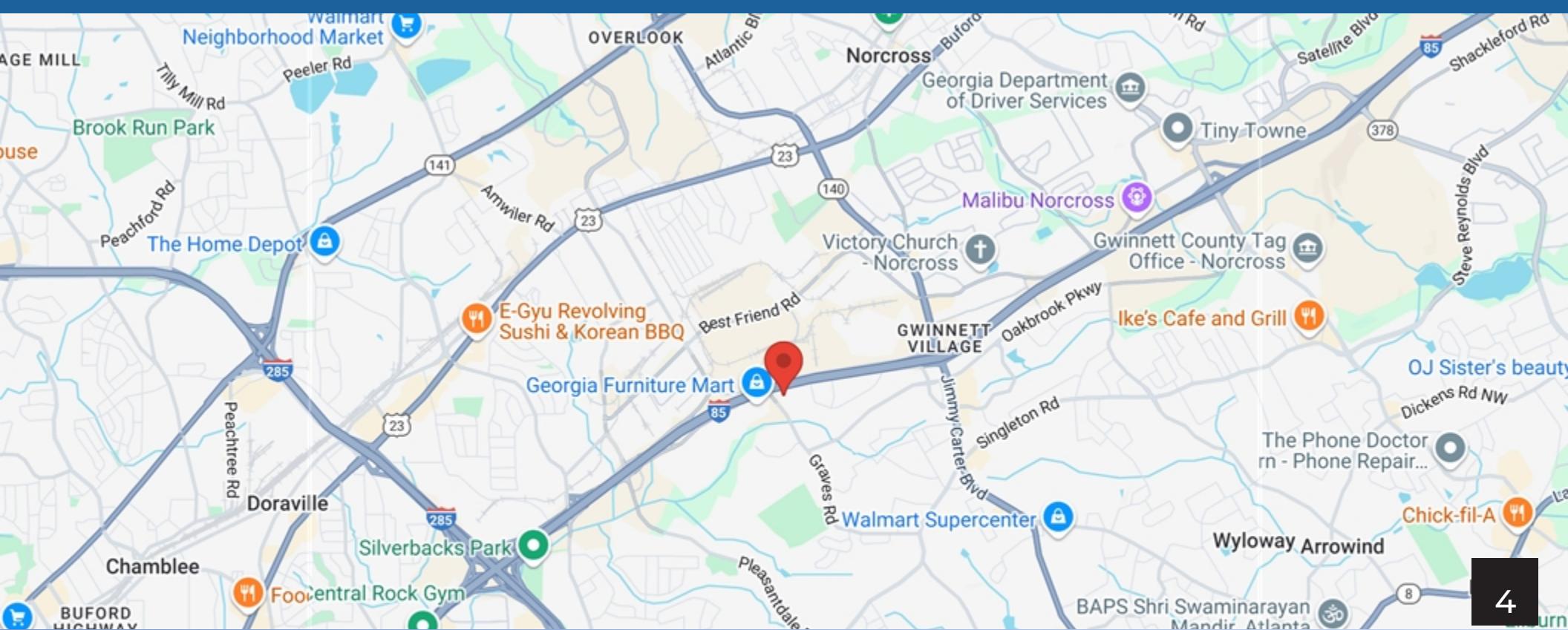
INVESTMENT SUMMARY

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

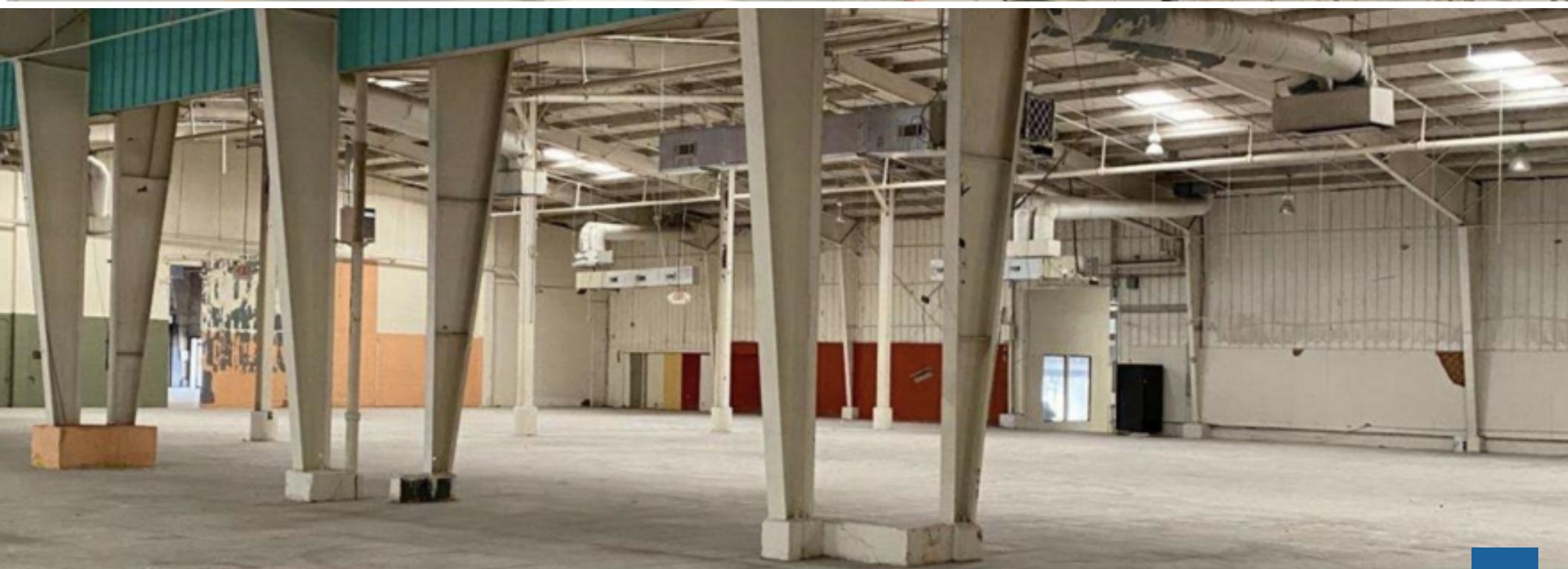




LOCATION HIGHLIGHTS

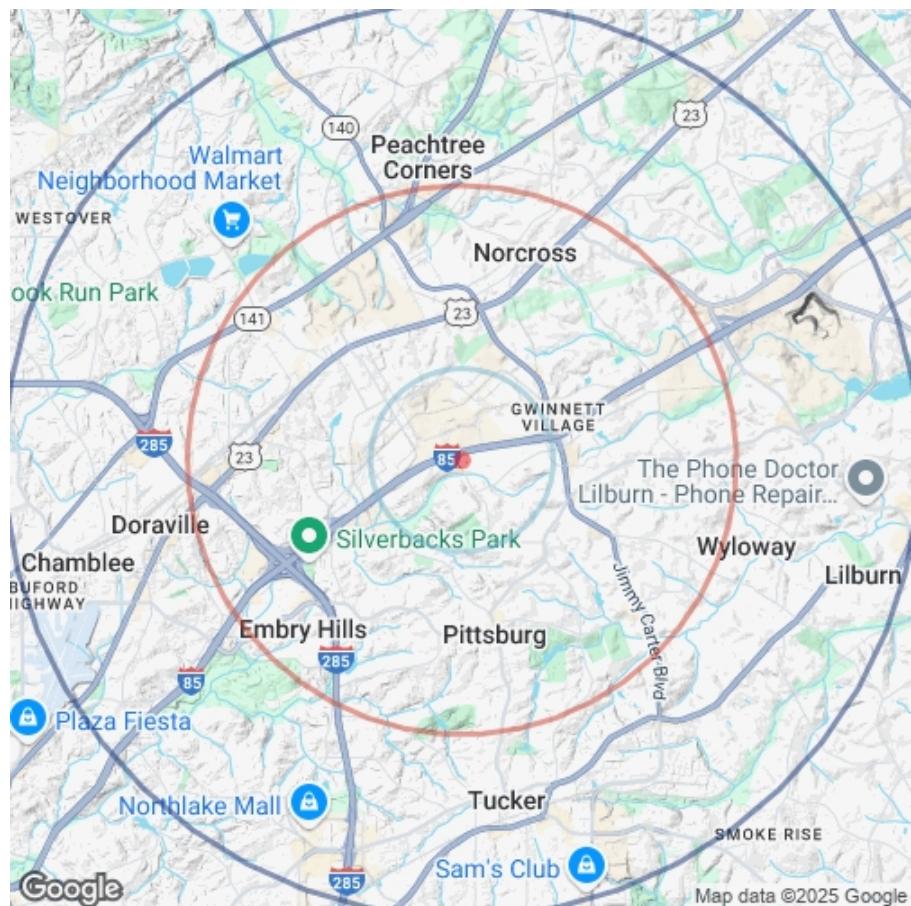
- Strategically located [XX] minutes from AIRPORT, and with direct [HIGHWAY] access, maximize the amount of same-day tasks you can accomplish in your business.
- Your chance to expand your property portfolio into [AREA] which has seen a surge in demand in recent years.





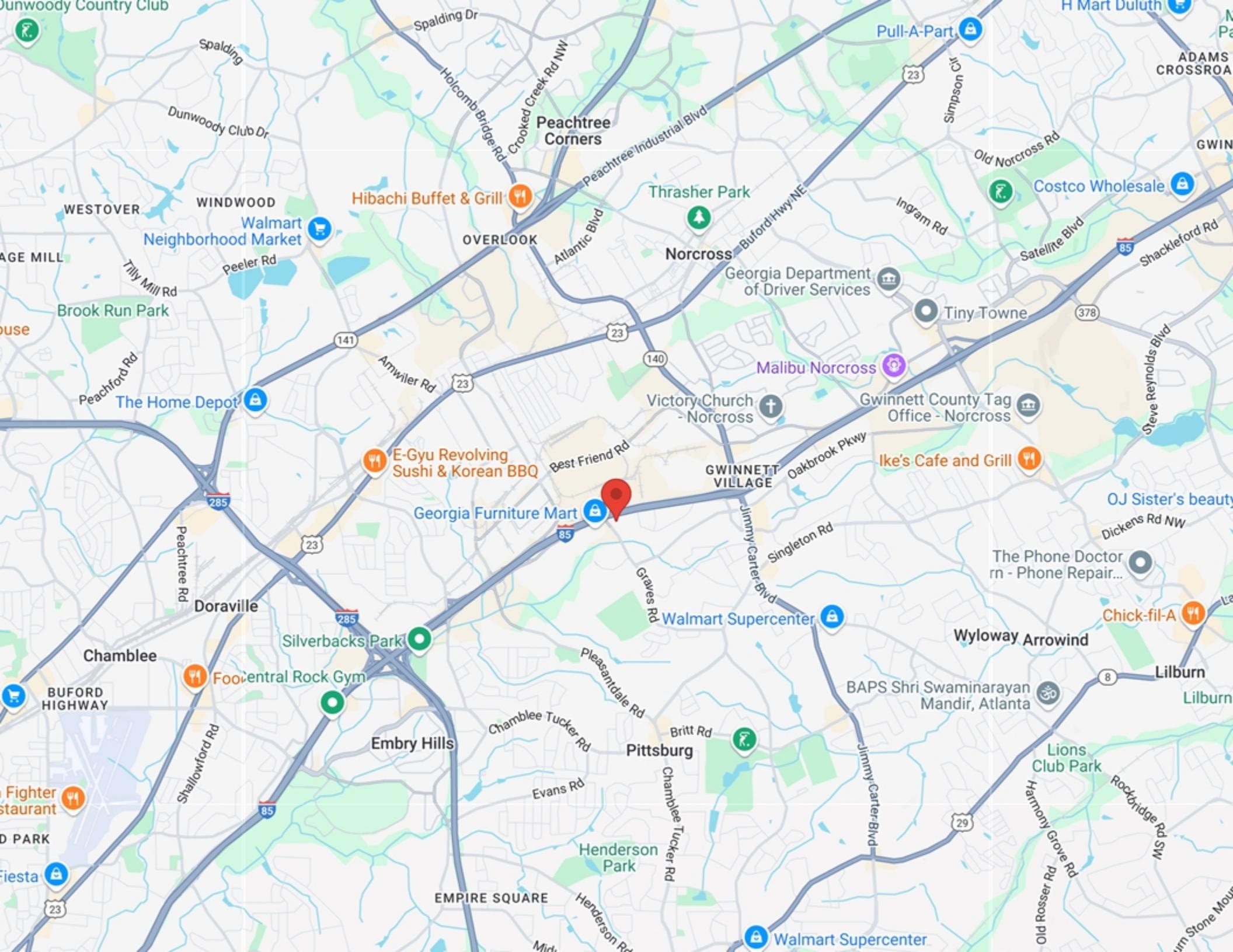
DEMOGRAPHICS

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



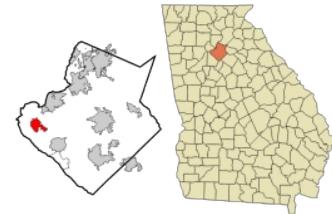
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	432	2,372	6,225
\$15000-24999	566	3,144	6,695
\$25000-34999	683	4,017	8,809
\$35000-49999	1,131	5,517	12,017
\$50000-74999	1,065	7,592	18,824
\$75000-99999	664	4,641	12,273
\$100000-149999	389	5,106	14,462
\$150000-199999	97	2,673	8,571
\$200000 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

		AREA	POPULATION		
COUNTY	GWINNETT	CITY	6.2 SQ MI	POPULATION	17,209
		LAND	6.2 SQ MI	DENSITY	2,797.76 SQ MI
		ELEVATION	1047 FT		



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PLEASE CONTACT THE REALTY EXPERTS ADVISOR FOR MORE DETAILS.**