

Presented By:

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**POWELL PROPERTY GROUP, INC**

101 Pilgrim Village Drive

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# 1060 UNION CENTER DRIVE

*Industrial Property :*

ALPHARETTA, GA 30004



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PROPERTY GROUP



## OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (MG)
Available SF:	9,420 - 9,480 SF
Lot Size:	2.5 Acres
Zoning:	M-1

## PROPERTY OVERVIEW

Great Distribution and/or Manufacturing Building. Suite improved for assembly user- sports training facility or personal training. One office and showroom. New skylights in building.

## PROPERTY HIGHLIGHTS

- One Dock Door and One Drive-In Door
- Designed for Assemble Type Uses
- 20'-24' Ceiling Height
- Office/Showroom
- Three Phase Power
- New Sky Lights

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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	9,420 - 9,480 SF	Lease Rate:	\$7.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1060 Union Center Drive	Available	9,480 SF	Modified Gross	\$7.00 SF/yr
1060 Union Center Drive	Available	9,420 SF	Modified Gross	\$7.00 SF/yr

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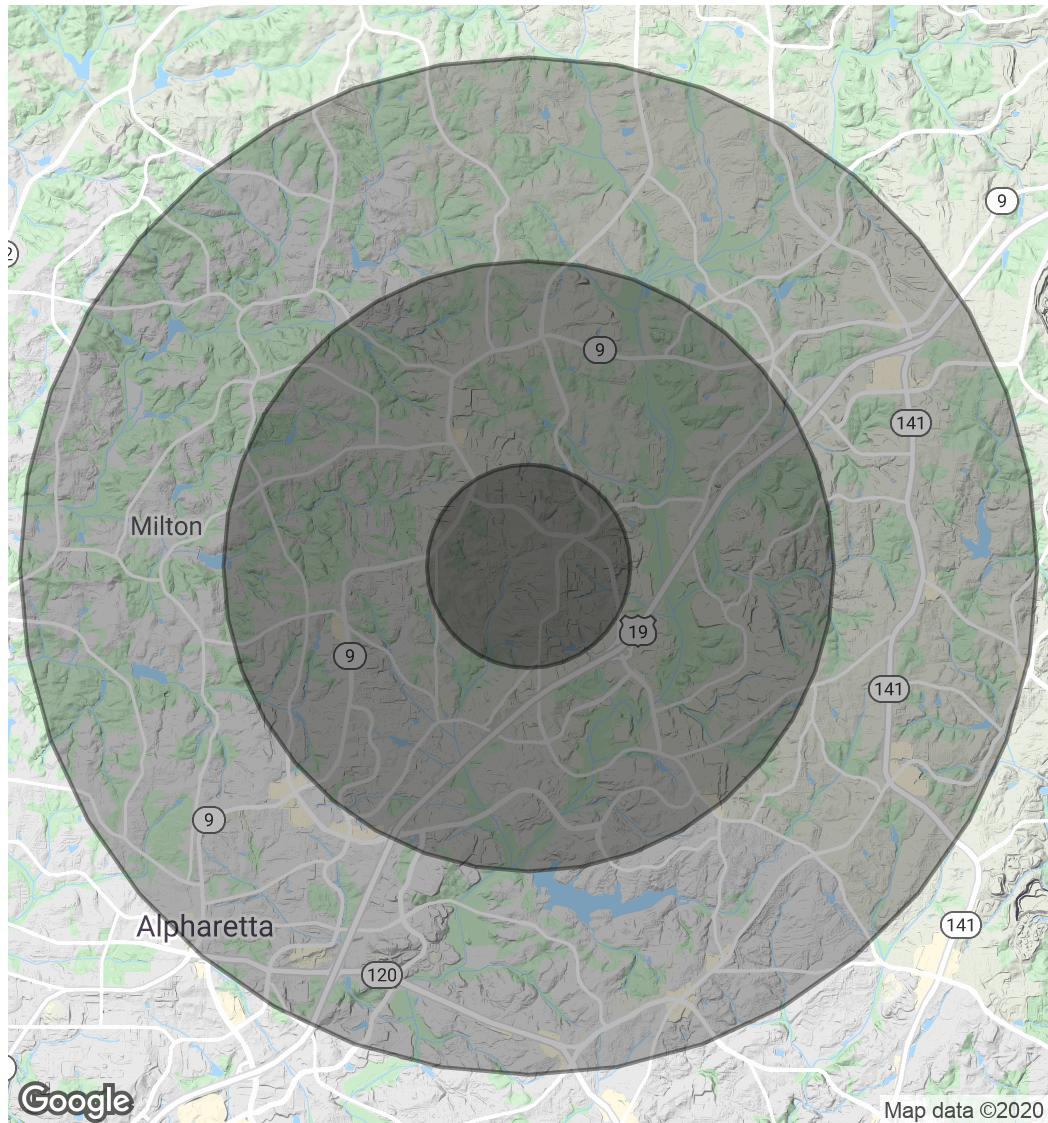
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,147	30,176	99,542
Average age	31.4	34.1	35.4
Average age (Male)	31.3	33.9	34.8
Average age (Female)	31.4	34.0	35.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,101	11,176	35,420
# of persons per HH	2.9	2.7	2.8
Average HH income	\$94,861	\$113,644	\$122,763
Average house value	\$250,801	\$381,124	\$402,954

\* Demographic data derived from 2010 US Census



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