



**4337
BROGDON
PLACE CV**
SUWANEE, GA
30024

For Sale
6,000± SF Office/Warehouse

CARSON HAWKS

Associate

770.312.0267

chawks@kingindustrial.com

King *Industrial
Realty, Inc.*

Industrial • Commercial • Investment

404.942.2000 | kingindustrial.com

FOR SALE
6,000± SF



PROPERTY HIGHLIGHTS

- 1,947± SF Office Space
- (3) 14'x12' Drive-In Doors
- 18' Clear Height
- Fenced & Gated
- Zoned HM-1 City of Sugar Hill
- Lot Suited for Laydown Yard or Fleet Parking

OFFERING SUMMARY

Lot Size:	1.2 Acres
Building Size:	6,000 SF

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AERIAL VIEW



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WAREHOUSE PHOTOS



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OFFICE PHOTOS



CARSON HAWKS

Associate

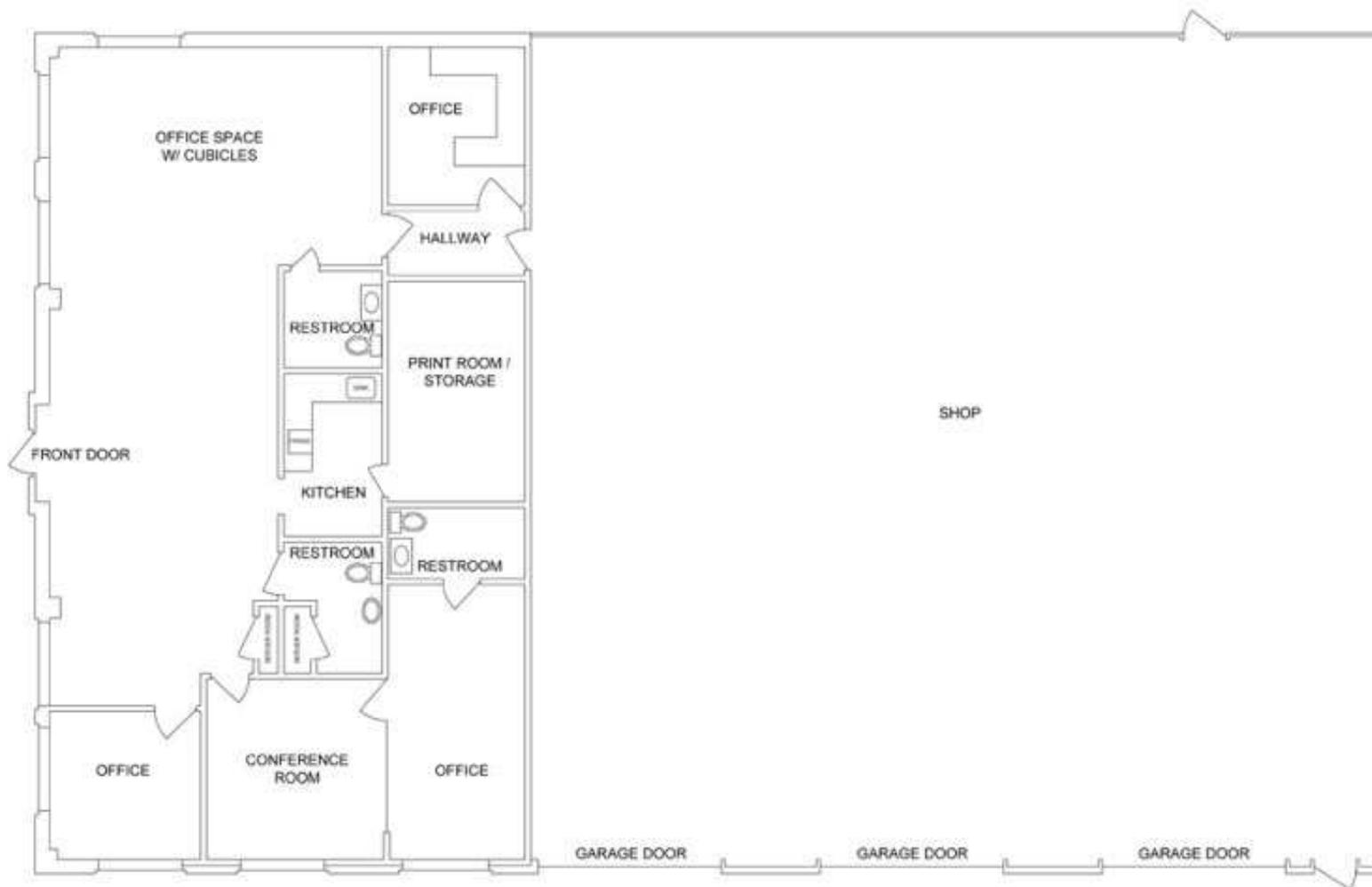
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FLOOR PLAN



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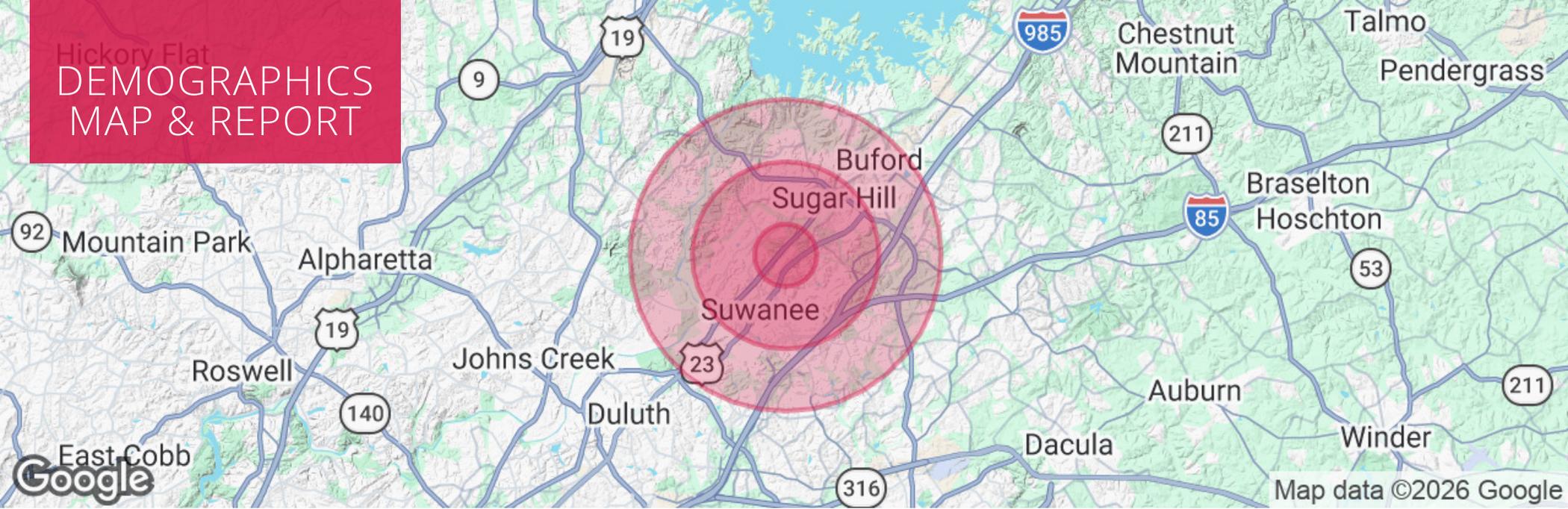
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Hickory Flat DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILE	5 MILE
Total Population	5,488	61,956	156,679
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILE	5 MILE
Total Households	1,731	20,098	51,526
# of Persons per HH	3.2	3.1	3
Average HH Income	\$144,385	\$151,034	\$146,345
Average House Value	\$560,598	\$501,523	\$497,595

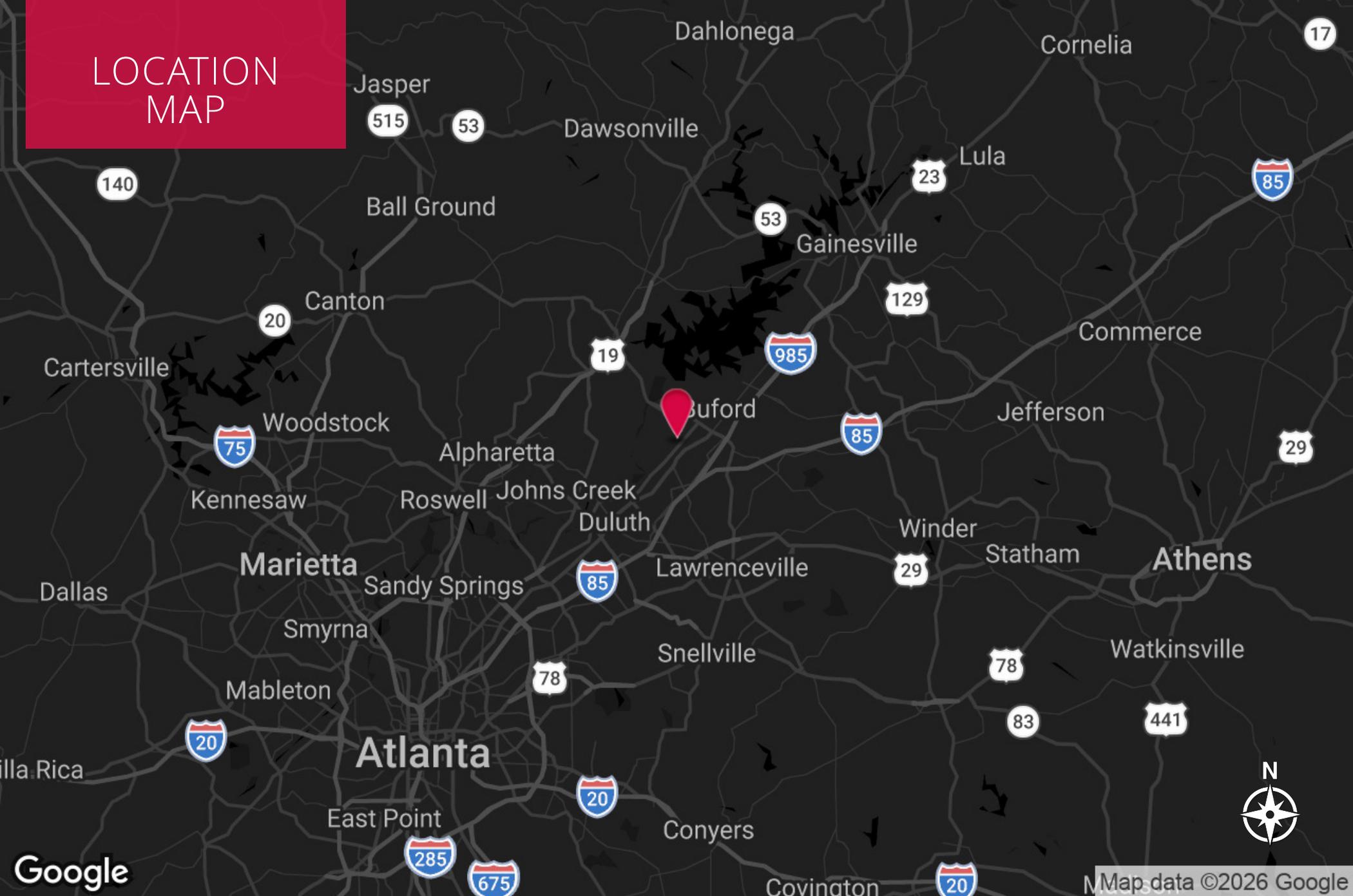
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LOCATION MAP



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