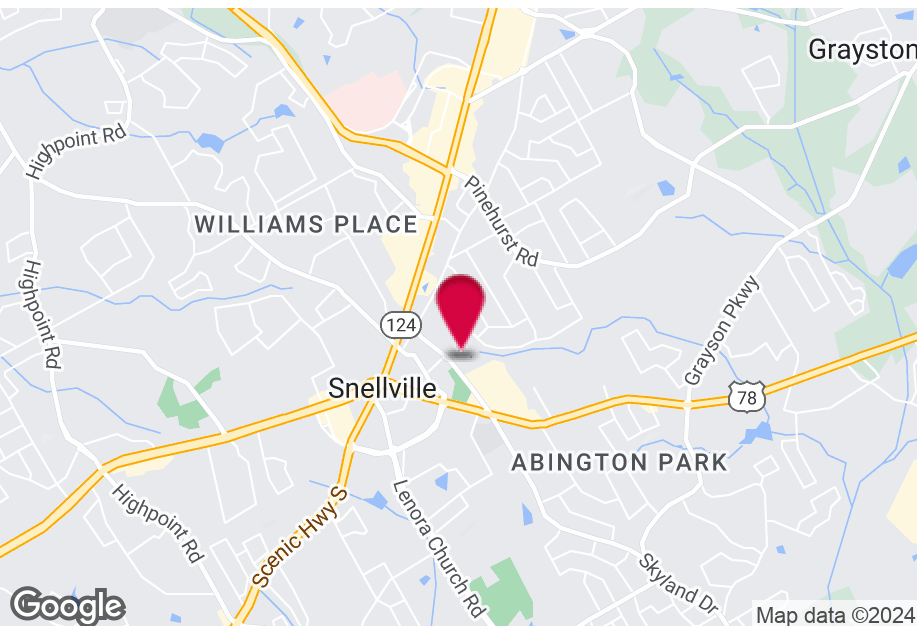


# FOR SALE

**2336 WISTERIA DRIVE SOUTHWEST UNIT 510**

Snellville, GA 30078

2,300+/- OFFICE CONDO



## PROPERTY HIGHLIGHTS

- 2,300+/- SF Office Condo
- Easy Access to US-78 & GA Hwy 124
- Ideal for Small Professional User
- Close Proximity to The Grove at Towne Center
- Both Stories are Fully Built-Out with Reception, Bathrooms, Breakroom, Conference Rooms, and Private Offices
- Free Parking

## BUILDING SUMMARY

Building Size	2,300 SF
Zoning	BG

**John Horhn, MS CRE**  
Advisor  
jhorhn@kingindustrial.com  
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Realty, Inc.

**CORFAC**  
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# ADDITIONAL PHOTOS



**John Horhn, MSCRE**  
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# ADDITIONAL PHOTOS

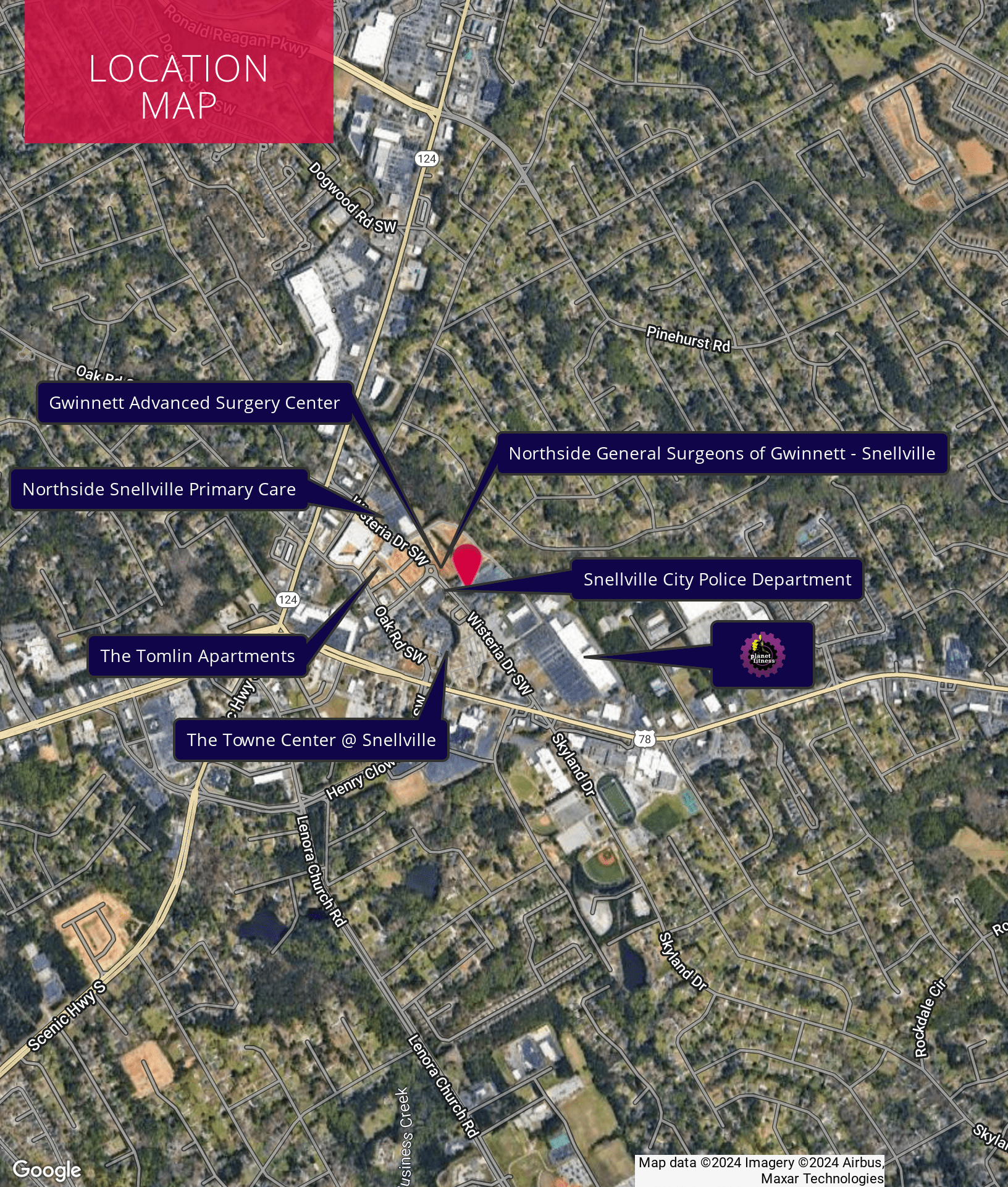


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# LOCATION MAP



**John Horhn, MSCRE**  
Advisor  
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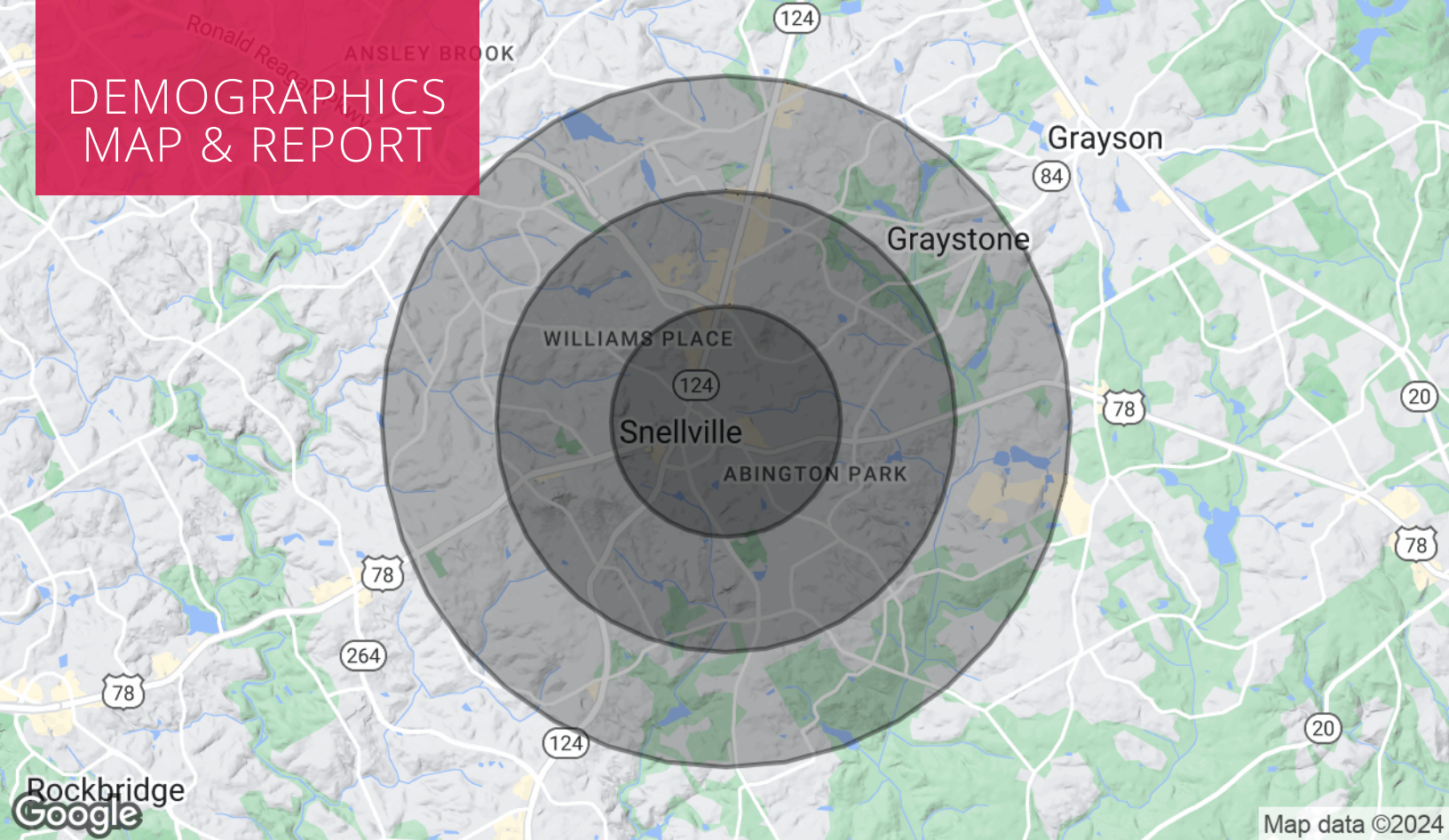
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Map data ©2024 Imagery ©2024 Airbus,  
Maxar Technologies

# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,891	28,159	63,836
Average Age	43	40	39
Average Age (Male)	41	38	38
Average Age (Female)	45	42	41

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,113	9,437	20,643
# of Persons per HH	2.8	3	3.1
Average HH Income	\$92,820	\$102,410	\$110,442
Average House Value	\$364,116	\$383,132	\$405,581

Demographics data derived from AlphaMap