

FOR SALE MEDICAL/EXECUTIVE BUILDING OFFERED AT \$1,915,000 - 6.75% NET CAP RATE

4353 ATLANTA HWY
LOGANVILLE, GA 30052



WHR
REAL ESTATE
COMPANY

COMMERCIAL - INDUSTRIAL - LAND

A BROKERAGE & ADVISORY FIRM

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LOCATION:

- Walton County Hwy 78 corridor market
- High Growth MSA
- Downtown Loganville undergoing revitalization
- Highly visible landmark office building with frontage on Hwy 78 near Hwy 20 intersection
- Traffic counts:
Hwy 78-35,900
Hwy 20-8,100

PROPERTY DESCRIPTION:

- Property Type: Medical & Executive Office
- Fully Leased with major dental tenant on 2 floors (thru 6/2027) and real estate brokerage on top floor (thru 12/2025). Modified Gross format.
- All brick construction and asphalt parking areas
- Elevator service to all three floors - ADA compliant.
- Zoning: OI - Office Institutional
- Programmable monument signage to be replaced pending GDOT widening of Hwy 78

WHR REAL ESTATE COMPANY

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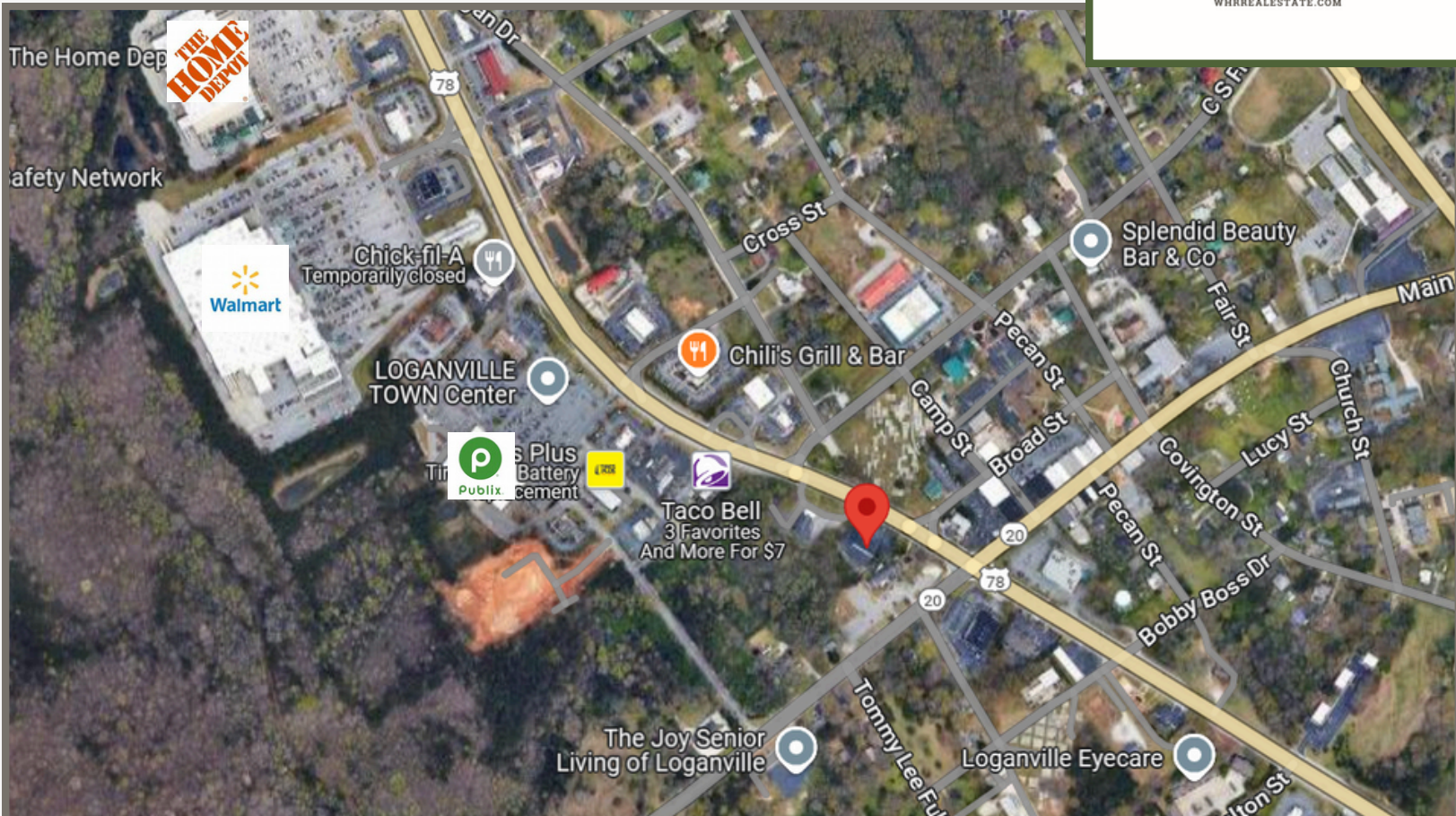
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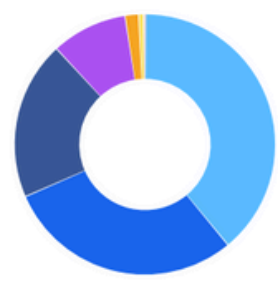
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City of Loganville Demographic Summary - 2024

- Population 13,788**
- Households 5,012**
- Average Household Size 2.75**
- Families 3,656**
- Median Age 37.2**
- Median Household Income \$69,995**

WALTON COUNTY BUSINESS SIZE BREAKDOWN



	Percentage	Business Count
1 to 4 employees	38.9%	1,233
5 to 9 employees	29.4%	932
10 to 19 employees	19.7%	623
20 to 49 employees	9.4%	298
50 to 99 employees	1.7%	53
100 to 249 employees	0.6%	19
250 to 499 employees	0.2%	5
500+ employees	0.1%	3

**Business Data by DatabaseUSA.com is third-party data provided by Lightcast to its customers as a convenience, and Lightcast does not endorse or warrant its accuracy or consistency with other published Lightcast data. In most cases, the Business Count will not match total companies with profiles on the summary tab.*

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