

1949
HIGHWAY 81
LOGANVILLE, GA
30052

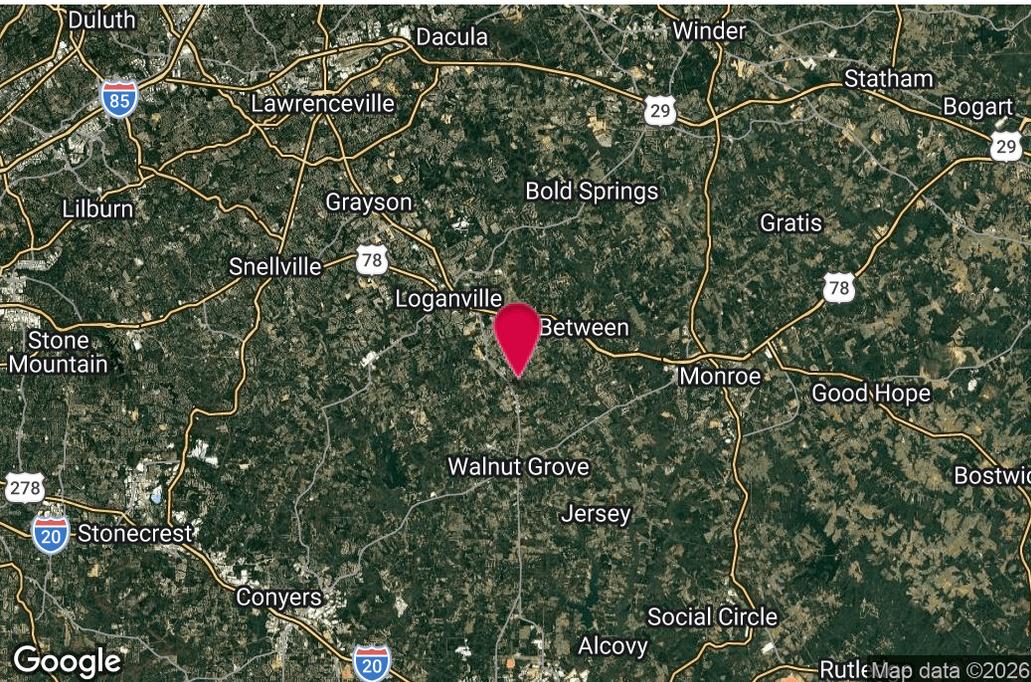
For Sale 31,464± SF Office Building
For Lease 21,000± SF Office Space
Situated on 6± Acres

JASON MCCART, SIOR
Senior Vice President
770.601.5451
jmccart@kingindustrial.com

King *Industrial
Realty, Inc.*

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FOR
SALE/LEASE
OFFICE SPACE
ON 6± ACRES



PROPERTY HIGHLIGHTS

- 2 Large (Shared) Restrooms, 3 (Private) Restrooms of which (2) have Showers
- (6) - 30' x 30' Large Rooms
- Covered Portico, 130 +/- Parking Spaces
- Originally Designed to be a Funeral Home
- Former Chapel Area
- Space can be Demised for Smaller Possibilities
- Easy Access to Loganville and Monroe
- 9,000 + Passing Vehicles Daily (Provided by GA DOT)
- Zoned B2

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FLOOR PLAN

Common/Shared Areas

Available for Lease



Main Level

23-1011_UNTD_HOPE-V1

1/23/2023

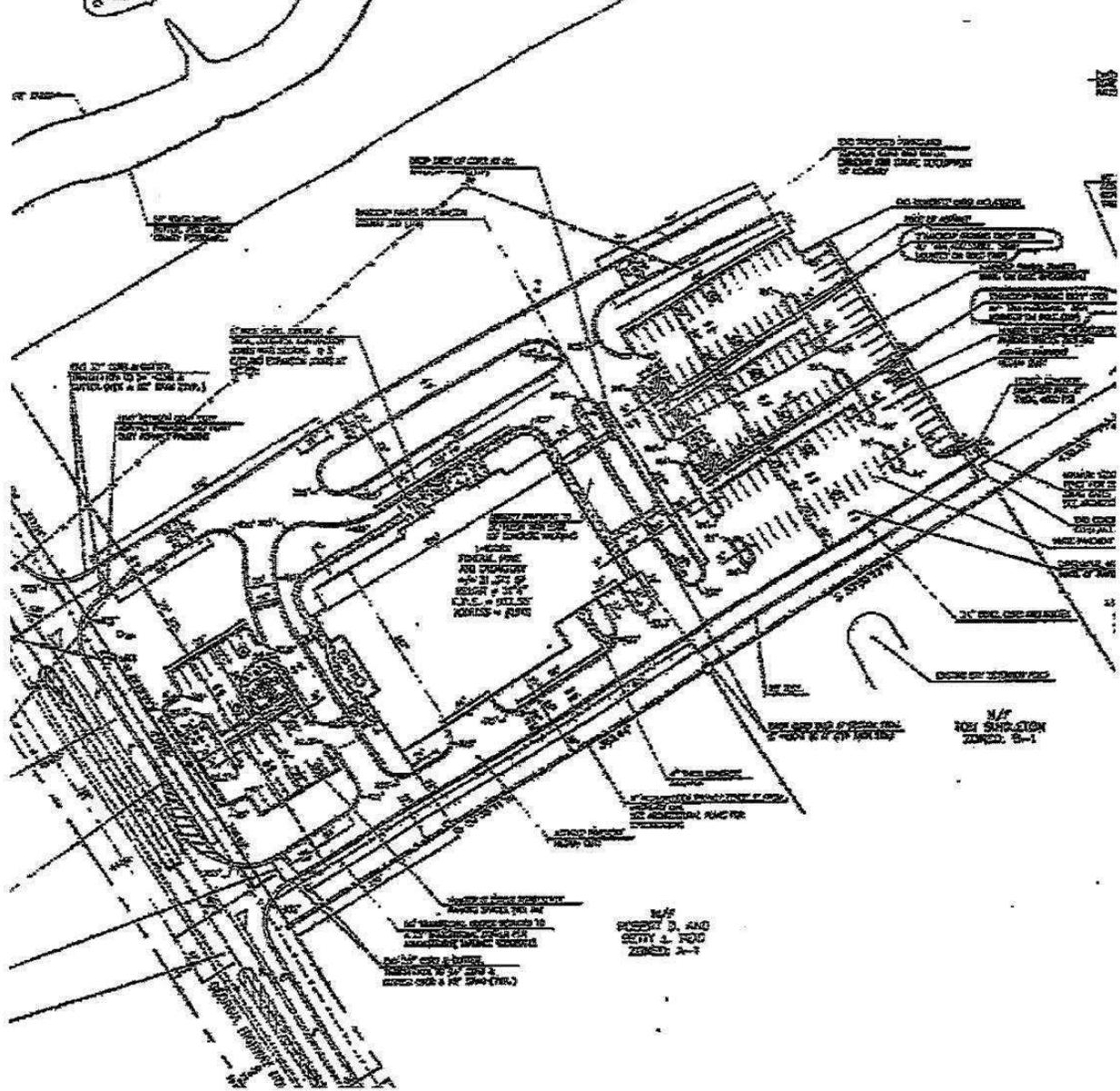
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SURVEY



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AERIAL VIEW

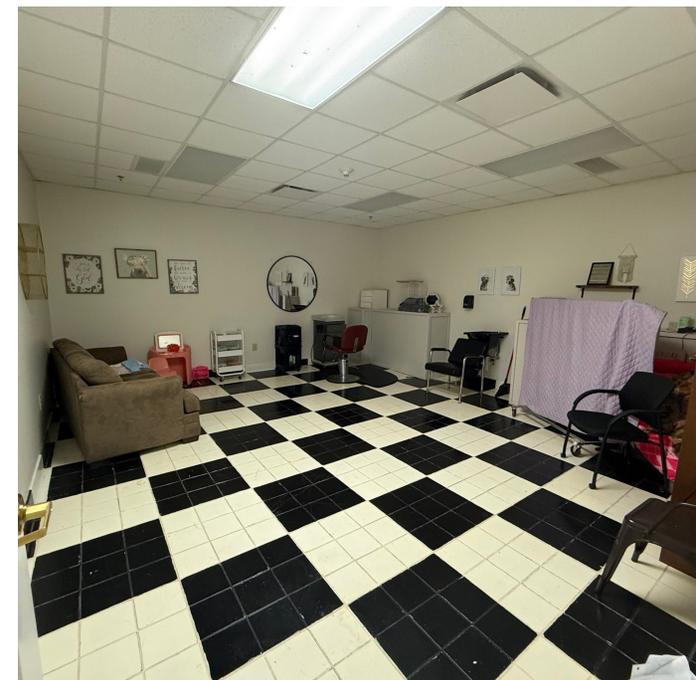
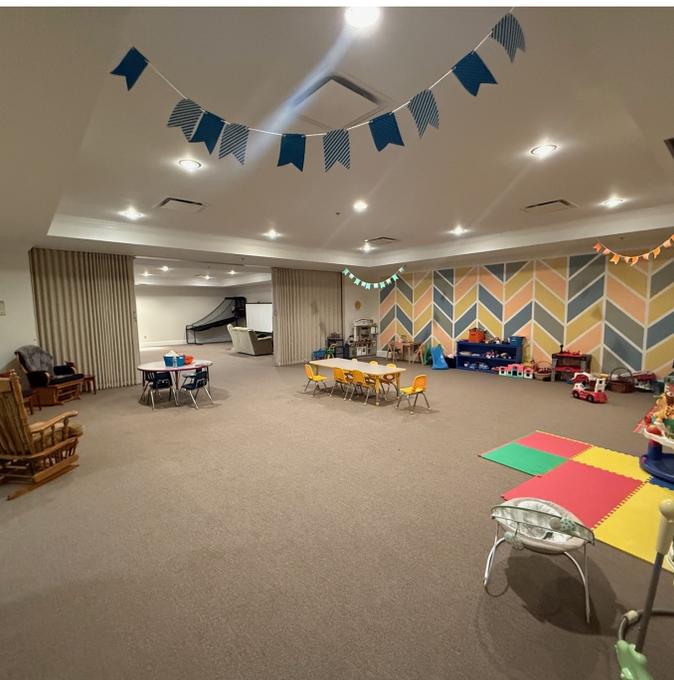
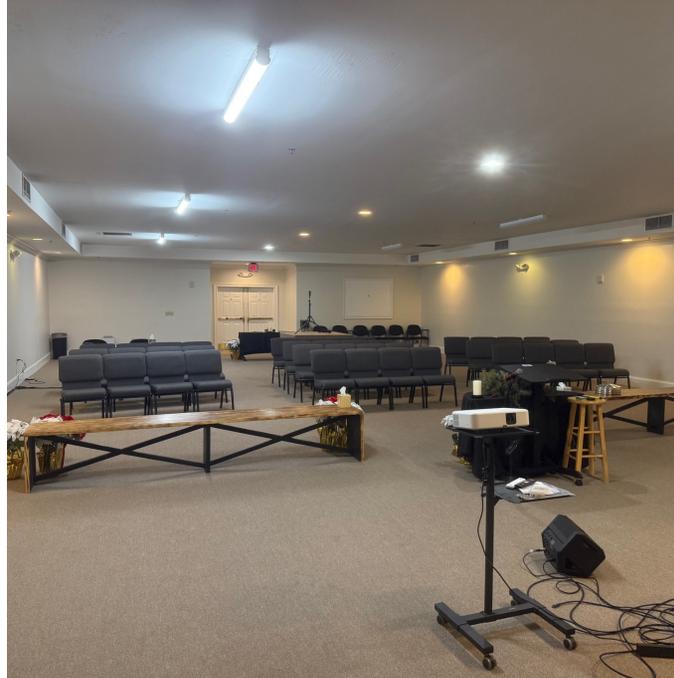


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ADDITIONAL PHOTOS

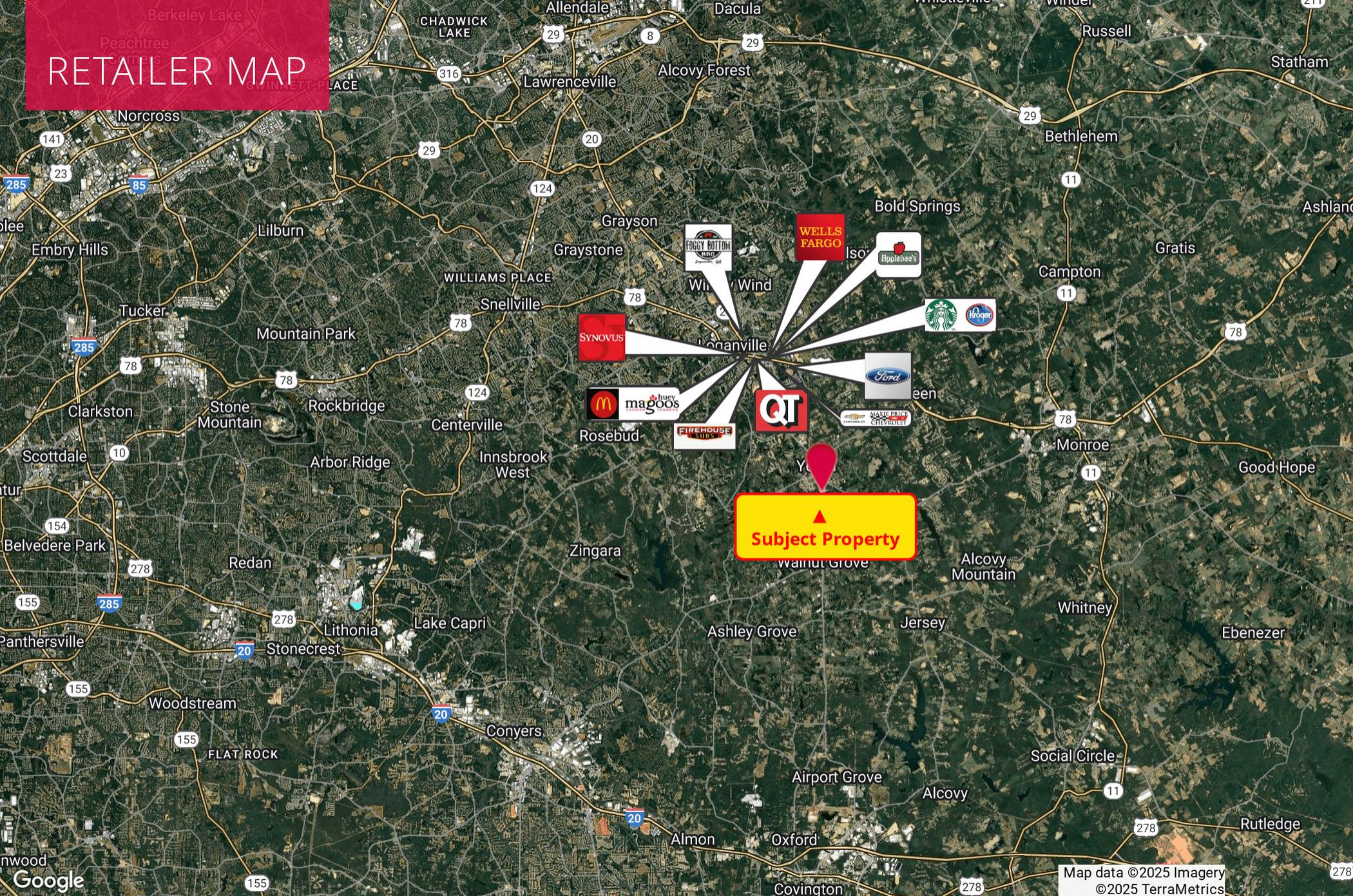


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RETAILER MAP



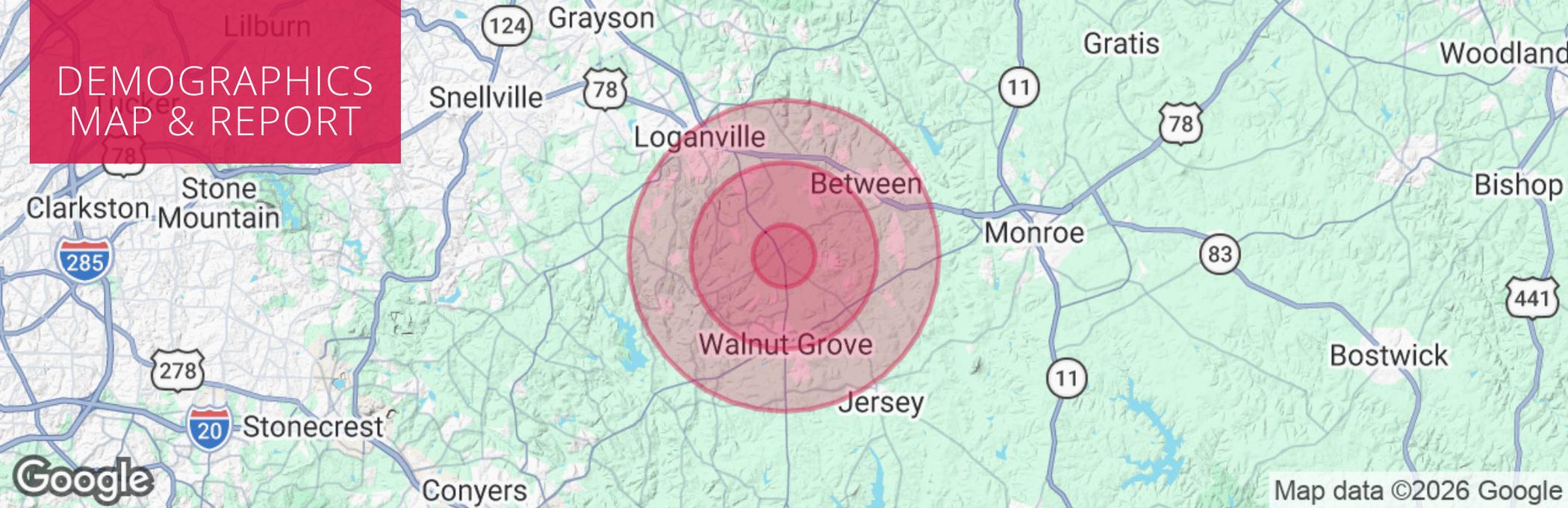
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,595	15,182	43,082
Average Age	41	41	40
Average Age (Male)	40	39	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	558	5,073	14,499
# of Persons per HH	2.9	3	3
Average HH Income	\$108,353	\$110,743	\$111,849
Average House Value	\$333,837	\$343,148	\$343,689

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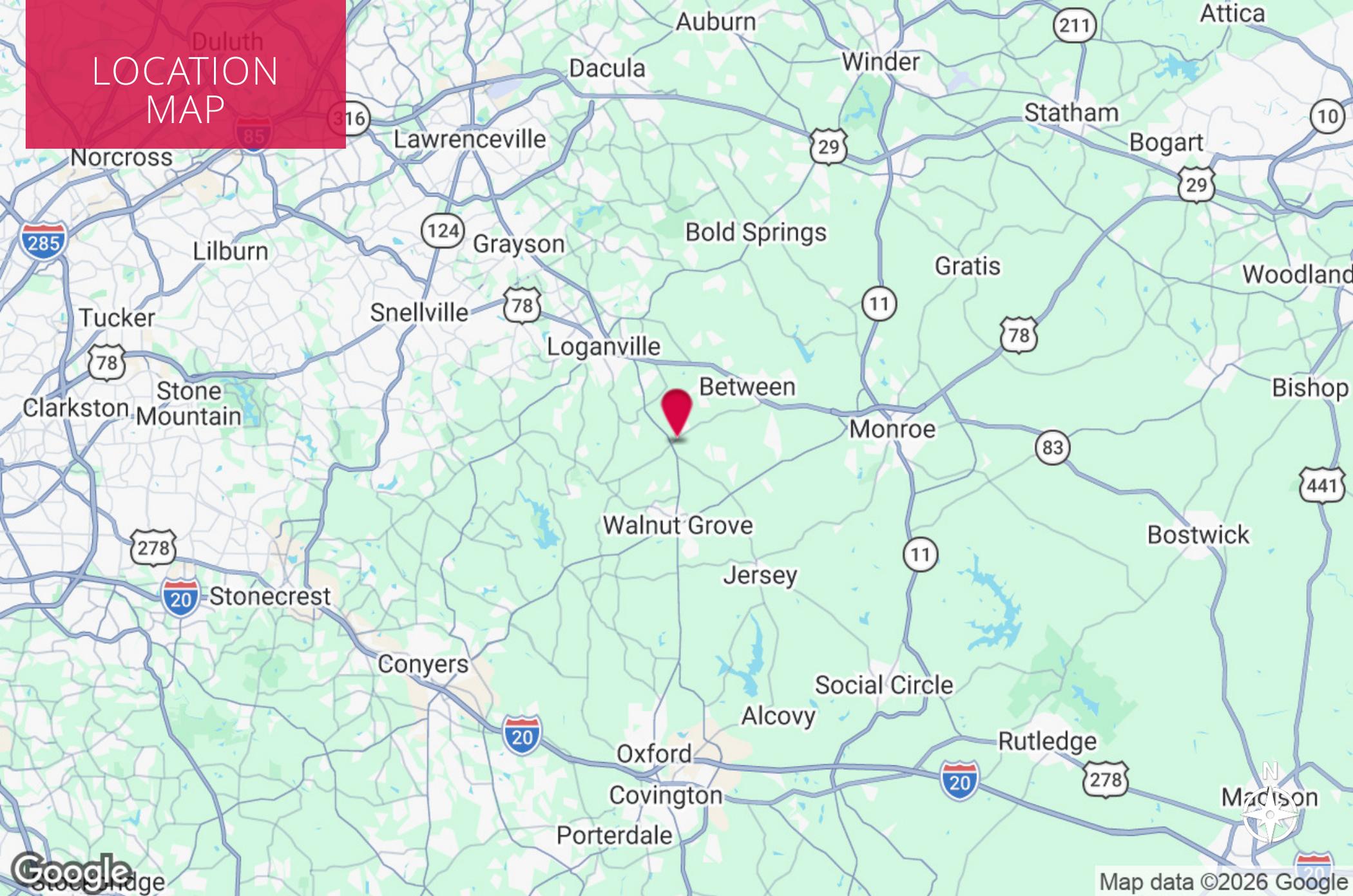
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Duluth LOCATION MAP



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