

1394 BROADWAY AVE

1394 Broadway Ave
Braselton, GA 30517

Industrial For Sale



Sale Information:
404.266.7600

Sam Simpson
770.654.0062
ssimpson@lpc.com

Colin Beecham
770.356.6226
cbeecham@lpc.com

Lincoln

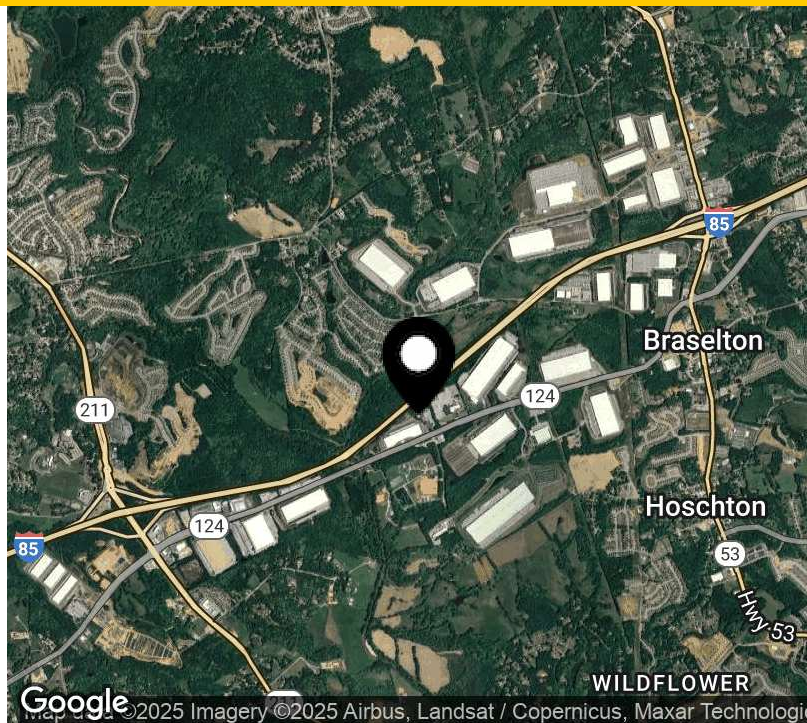
Lincoln Property Company
3340 Peachtree Road NE Suite 2550
Atlanta, GA 30326

www.lpc.com

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Offering Summary

Sale Price:	Contact Broker
Building Size:	89,786 SF
Lot Size:	305,949 SF
Year Built:	1996
Zoning:	MI

Property Highlights

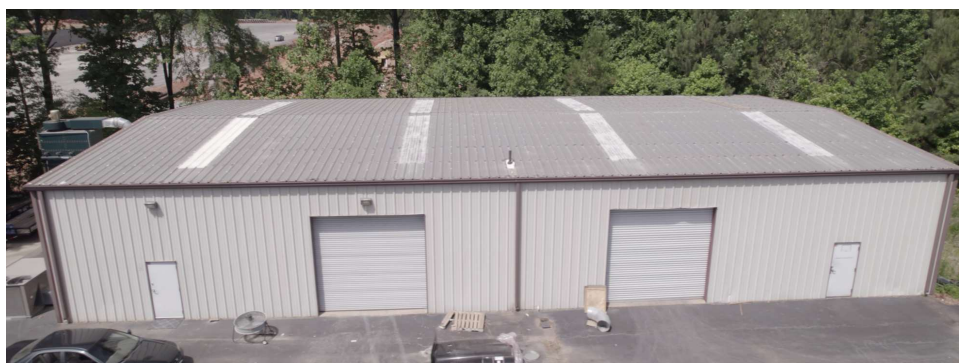
- Close proximity to I-85
- Expansion opportunities
- Ample outdoor parking and storage available
- Multiple executive suites and large CEO suite
- Adjacent to Mayfield Dairy Farms and proposed 234,133 SF distribution facility

Property Overview

1394 Broadway Ave is a 7 ± acre, zoned M-1, with 89,786 ± SF of industrial and office space in Braselton, GA. The facility is strategically located in the Braselton Industrial corridor on Interstate 85 in the Braselton/West Jackson Submarket.

Location Overview

Located in Braselton, GA, the property is situated on Broadway Avenue, 1.7 miles from I-85 at Exit 126 and 1.9 miles from I-85 at Exit 129. The property features 575 ft of frontage along I-85 and 175ft of frontage along Broadway Ave. Jackson county is a prominent distribution hub located north of Atlanta with ease of access to major cities including Charleston, Savannah, Charlotte and more.



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Aerial Map

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Custom Page



Property Features

- 8 12×14 Drive-In Doors
- 1 Dock Height Door
- 18-26' Clear Heights
- Showroom
- 36 Offices
- 13 Bathrooms
- 3 Conference Rooms
- 16 HD Surveillance Cameras
- Electric Gate (Timed Open/Close Option)



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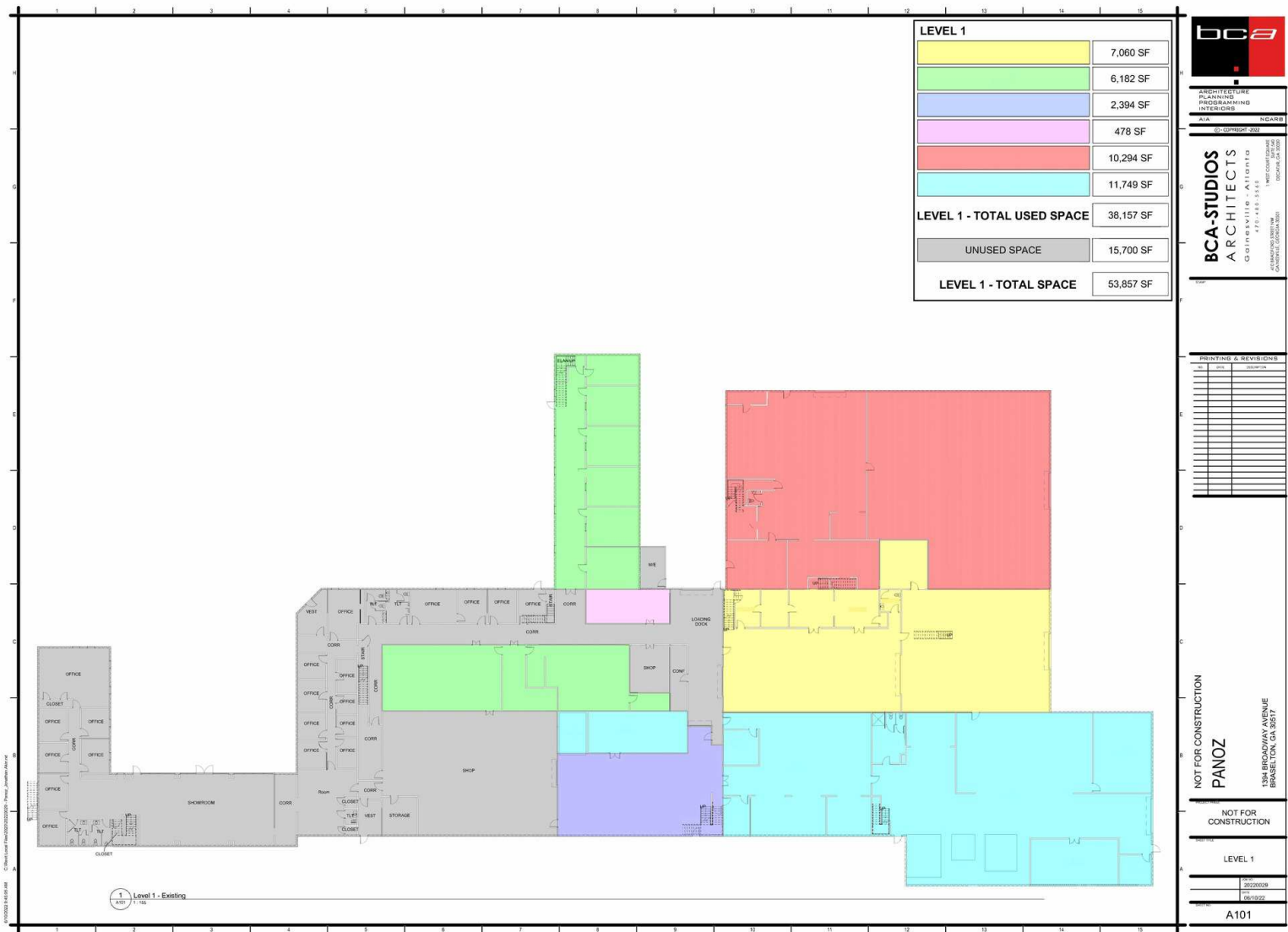
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Floor Plans

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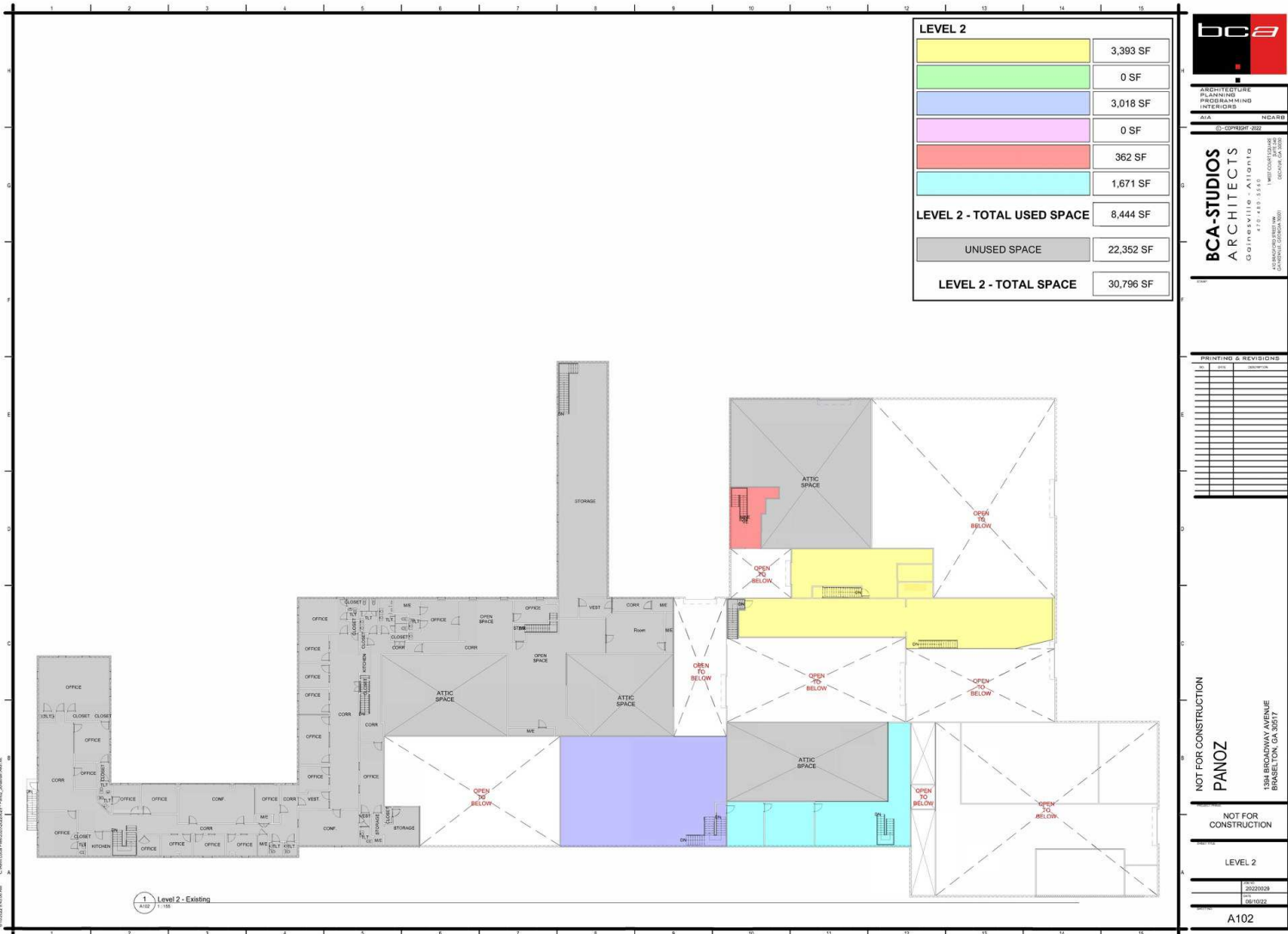
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Floor Plans

1
10' = 1" External Shop - Existing

EXTERNAL SHOP

EXTERNAL SHOP - TOTAL SPACE

2,530 SF

2,603 SF

5,133 SF

NOT FOR CONSTRUCTION

PANOS

1394 BROADWAY AVENUE
BRASHELTON, GA 30517

NOT FOR CONSTRUCTION

EXTERNAL SHOP

A103

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Additional Photos

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Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	31	555	1,331
Average Age	38	38	38
Average Age (Male)	37	37	38
Average Age (Female)	38	38	39
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	10	173	423
# of Persons per HH	3.1	3.2	3.1
Average HH Income	\$143,626	\$144,135	\$142,353
Average House Value	\$424,008	\$422,960	\$421,880

Demographics data derived from AlphaMap

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