

LEASE

112 BEN BURTON CIRCLE
112 Ben Burton Circle Bogart, GA 30622



PROPERTY DESCRIPTION

This property has 4800 SF of warehouse space available for lease. This space comprises two restrooms, one grade-level door and two dock-high doors.

PROPERTY HIGHLIGHTS

- 20 foot ceilings.
- Two dock high doors with plenty of turnaround room.
- One roll up door.
- Plentiful parking.

OFFERING SUMMARY

Lease Rate:	\$3,200.00 per month (MG)
Number of Units:	3
Available SF:	4,800 SF
Lot Size:	1.2 Acres
Building Size:	9,600 SF

Roby Redwine
(706) 207-2942

Katie Reeves
(706) 254-3446



**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

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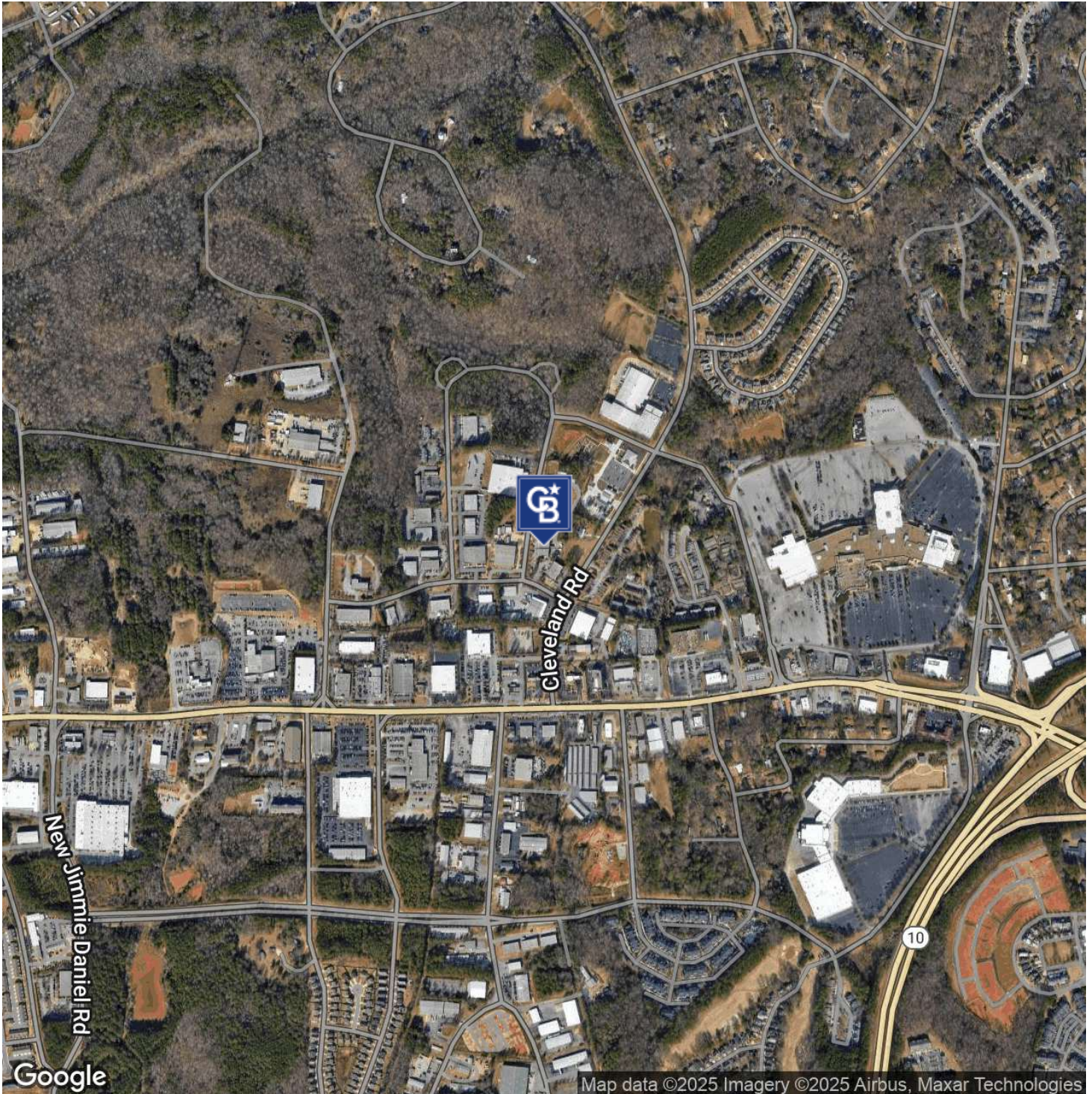


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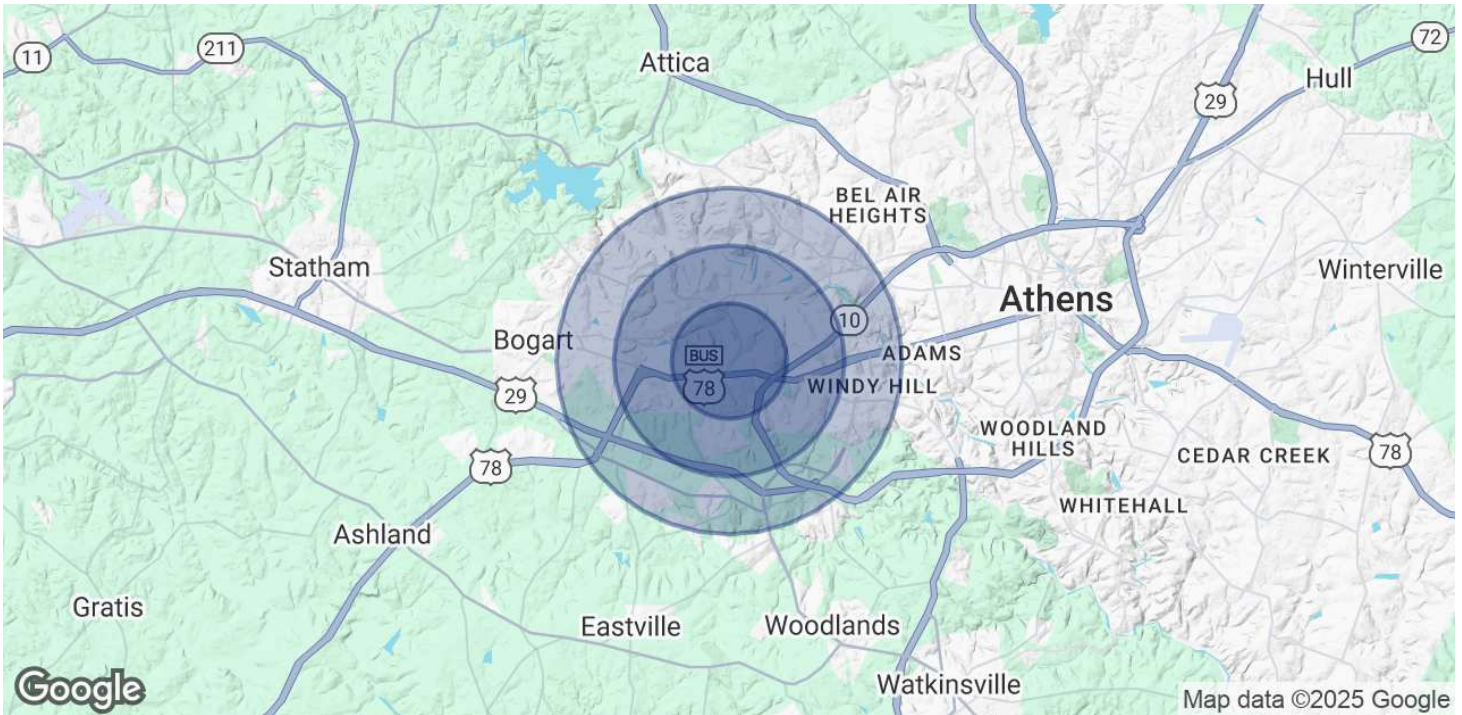


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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,834	12,206	24,682
Average Age	41.1	41.1	39.4
Average Age (Male)	40.3	39.7	37.9
Average Age (Female)	41.2	44.8	42.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,693	5,349	10,535
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$71,975	\$76,356	\$84,828
Average House Value	\$211,629	\$218,827	\$220,210

2020 American Community Survey (ACS)

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