

LEASE

112 BEN BURTON CIRCLE

112 Ben Burton Circle Bogart, GA 30622



PROPERTY DESCRIPTION

112 Ben Burton Cir is a 9,600sf building divided into three separate suites. Originally, developed for industrial/ warehouse use, the various spaces are currently built out for office, flex/indoor recreational use, and pure warehouse.

Two of the three spaces have two dock high doors each for receiving and delivering. This property also boasts ample parking.

SUITE B - AVAILABLE SPACE

This approximately 4,200 SF space would be perfect as a flex office/warehouse or indoor recreation facility. It is a mostly open space with a mezzanine that overlooks the main floor, two multi-stalled restrooms and a bar/concession stand. There is also an office nook and entry counter for storage and receiving guests/visitors.

There are also two dock high rollups at the rear of the space for deliveries if needed.

If more space or private offices are needed, Ste A is available to lease along with Ste B.

Suite A is approximately 600sf and has two private offices plus a utility room and is accessible through the interior of Ste B as well as a separate exterior entrance.

LOCATION DESCRIPTION

Attractively located in Coggins Park on the western side of Athens/Clarke County. Very proximate to both the 10 Loop around Athens and Ga. Hwy. 316 and U.S. 78 providing excellent access to Atlanta and beyond.

Nearby property users include HVAC companies, roofing companies, The Sign Brothers, FedEx, and several professional office businesses.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (MG)
Number of Units:	3
Available SF:	4,200 SF
Lot Size:	1.2 Acres
Building Size:	9,600 SF

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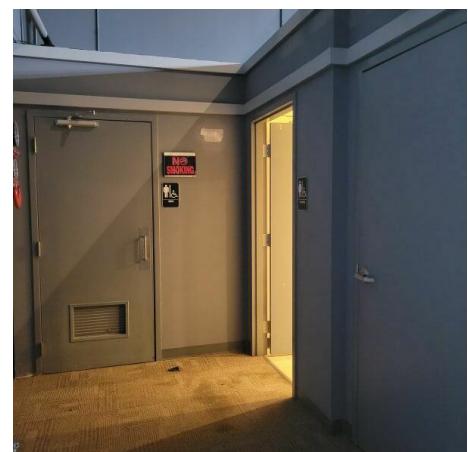
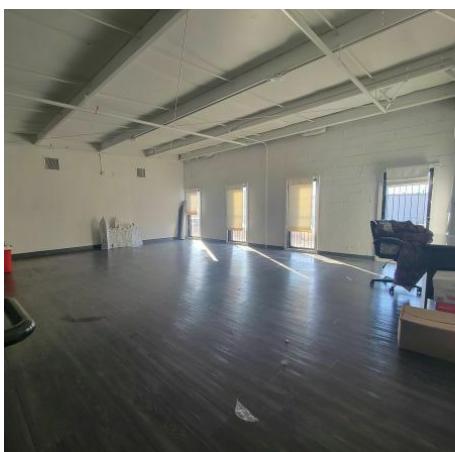
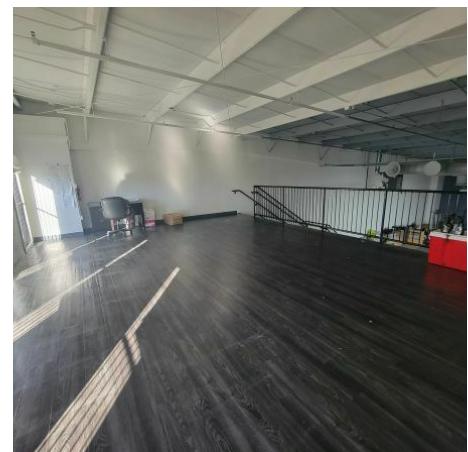
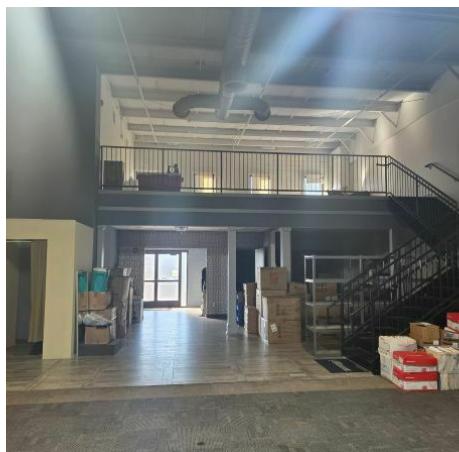
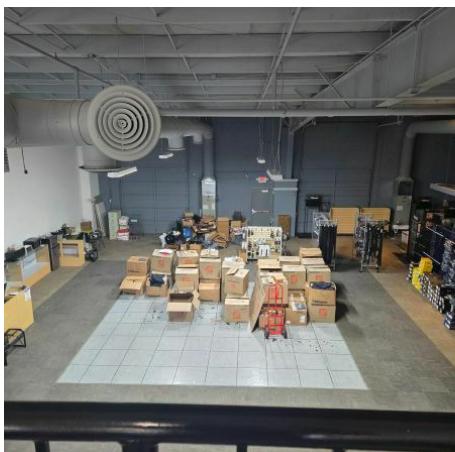
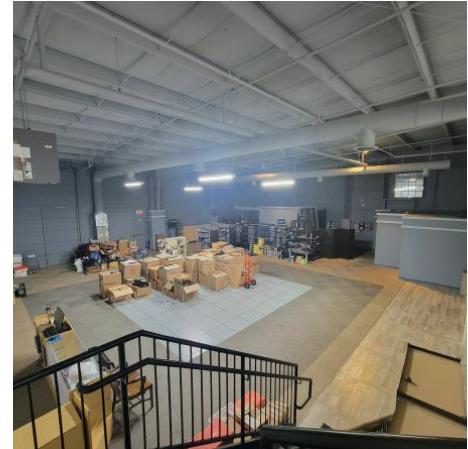


COLDWELL BANKER
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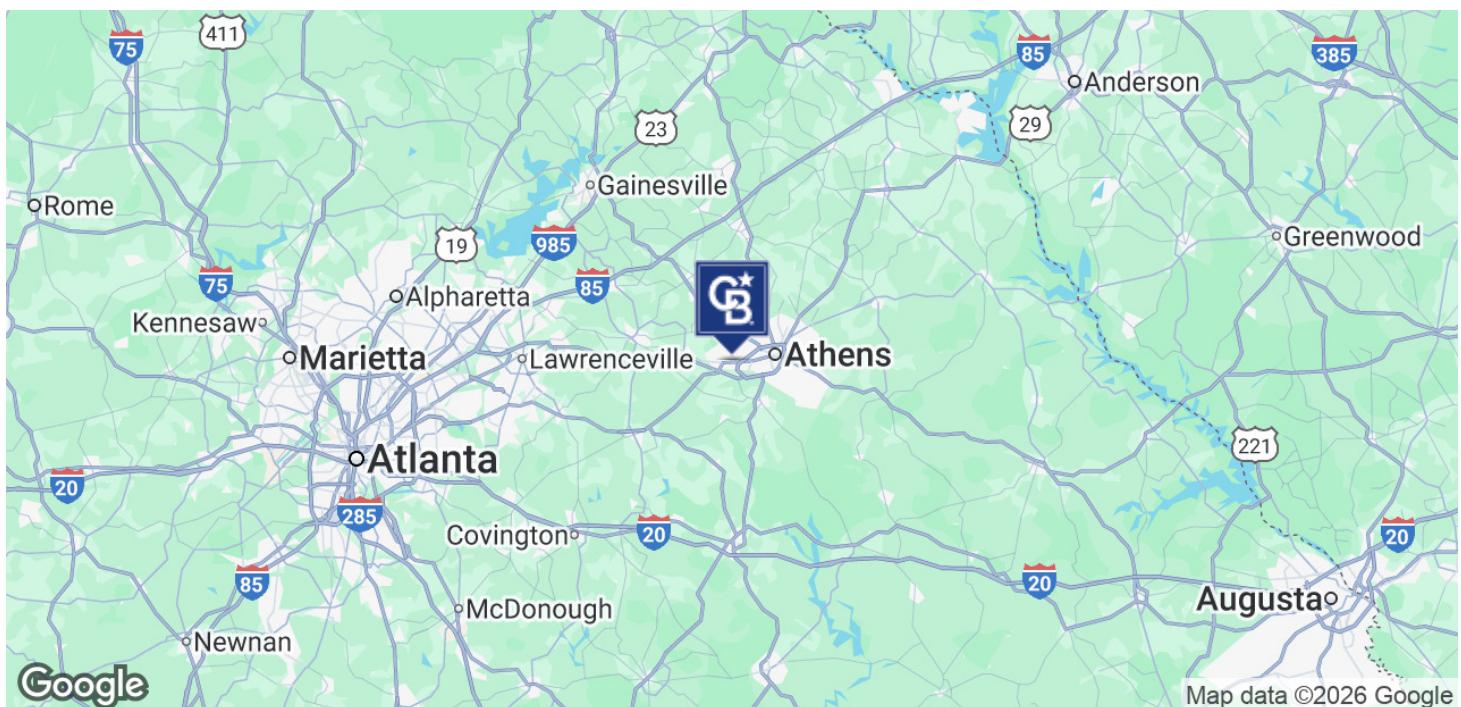


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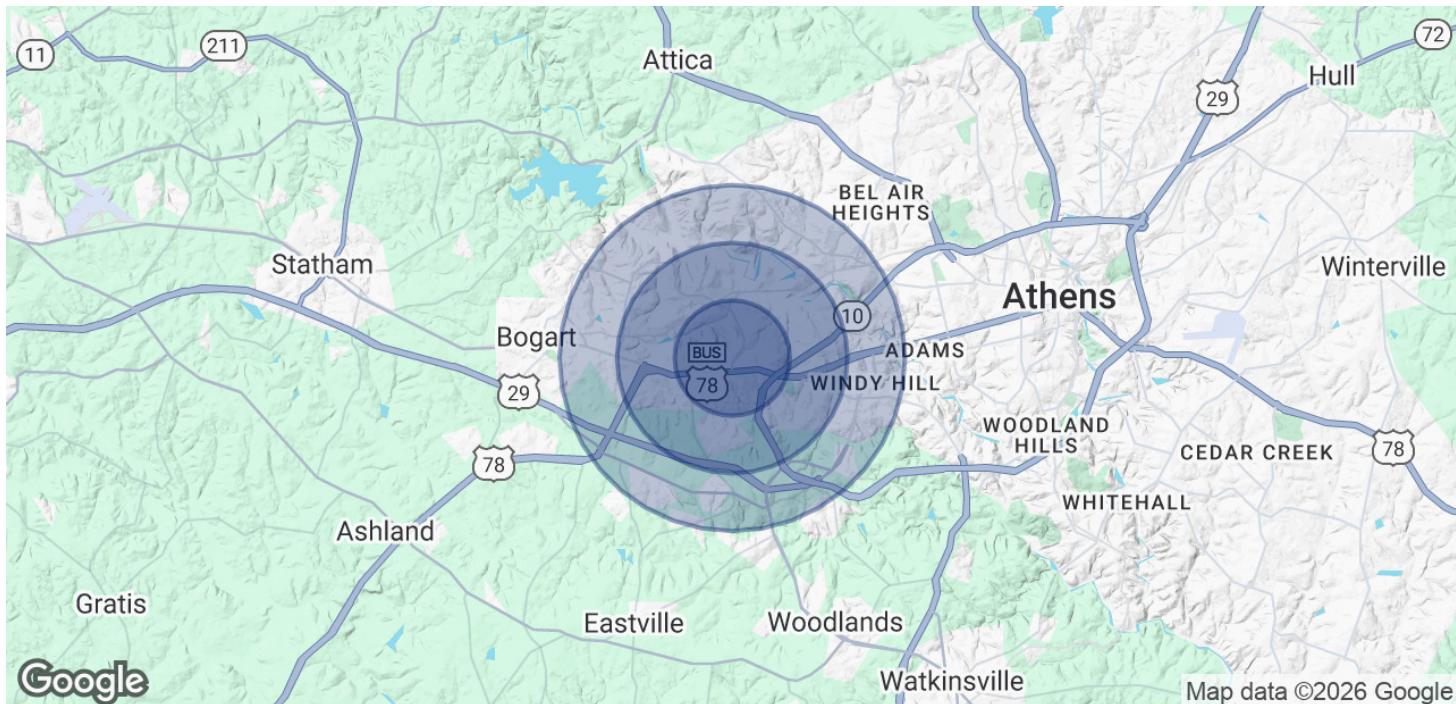


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,834	12,206	24,682
Average Age	41.1	41.1	39.4
Average Age (Male)	40.3	39.7	37.9
Average Age (Female)	41.2	44.8	42.8

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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