



Office/Retail Building

OFFERING SUMMARY

Sale Price:	\$465,000
Lease Rate:	\$3,000.00 per month
Lot Size:	1.02 Acres
Building Size:	2,098 SF
Zoning:	Office - Institutional
Traffic Count:	10600

FOR INFORMATION

BENNETT SMITH

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135 Maple Street NW
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OFFICE/RETAIL BUILDING FOR SALE OR LEASE

5297 Cleveland Highway, Clermont, GA 30501



Property Highlights

- Office or Retail
- Former medical office but equally suitable for general office
- Recently renovated
- Owner financing available
- Reception/waiting room
- Three private offices
- Large breakroom with kitchen
- Ample parking
- 294 feet of road frontage along Cleveland Highway
- Traffic Count: 10,600 AADT
- Located just north of Quillian's Corner at intersection of Hwy 129 and Hwy 52

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	17	75	312
Total Population	49	210	870
Average HH Income	\$89,267	\$92,742	\$97,728

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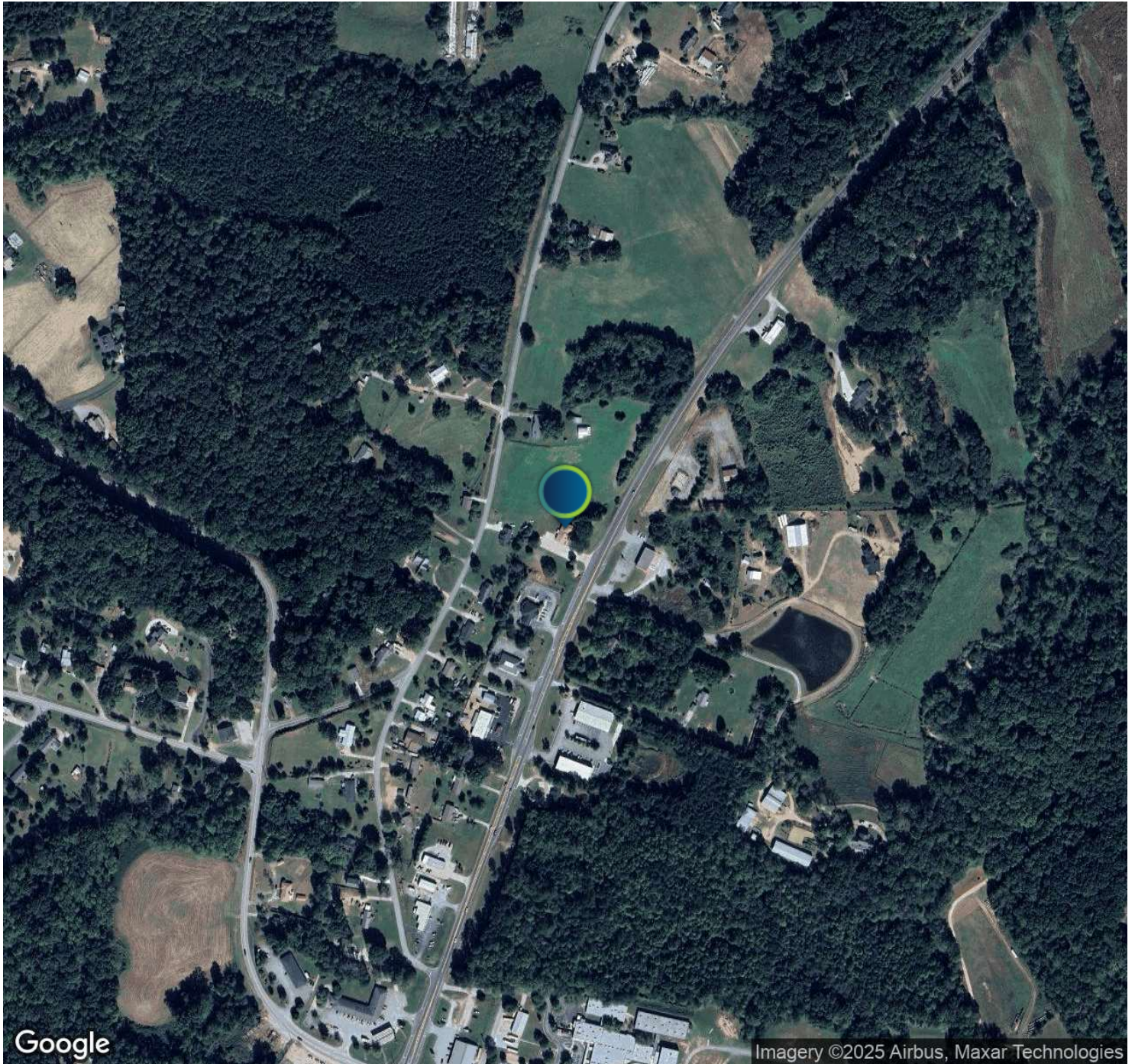
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