

# 1257 & 1307 Henrico Rd

Conley, GA 30288



FOR LEASE

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BellStreet

# For Lease

1257 & 1307 Henrico Rd Conley, GA 30288



## Property Description

This property is located right in the center of the trucking hub of Atlanta. Situated right off of Moreland Avenue and I-285, this location gives great proximity to the industrial hub of Atlanta. A 4,000 SF warehouse building is located on site with four 20 foot high drive-ins. This allows for all your truck maintenance needs.

## Location Description

The contractor service yard located at 1257 & 1307 Henrico Rd is in a prime location for its services. This versatile and secure space is right off of I-285, south of the downtown Atlanta, making it convenient for trucks to easily access major highways in, out, and around Atlanta. The Hartsfield-Jackson Atlanta International Airport is a little over 8 miles away from the service yard, making it efficient for cargo to be transported to and from the property. This property is not only in close proximity to key amenities, but also can be trusted to keep valuable assets secure and organized.

## Property Highlights

- Approx. 10.5 usable acres of truck parking space
- Fully fenced
- 24/7 access

## Offering Summary

Lease Rate:	\$10,000 per usable acre
Usable Acres	Approx. 11
Available SF:	5,000 SF
Total Acreage:	13.82 Acres
Building Size:	5,000 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	850	70,015	392,545
Total Population	664	160,931	876,126
Average HH Income	\$19,882	\$58,162	\$70,928

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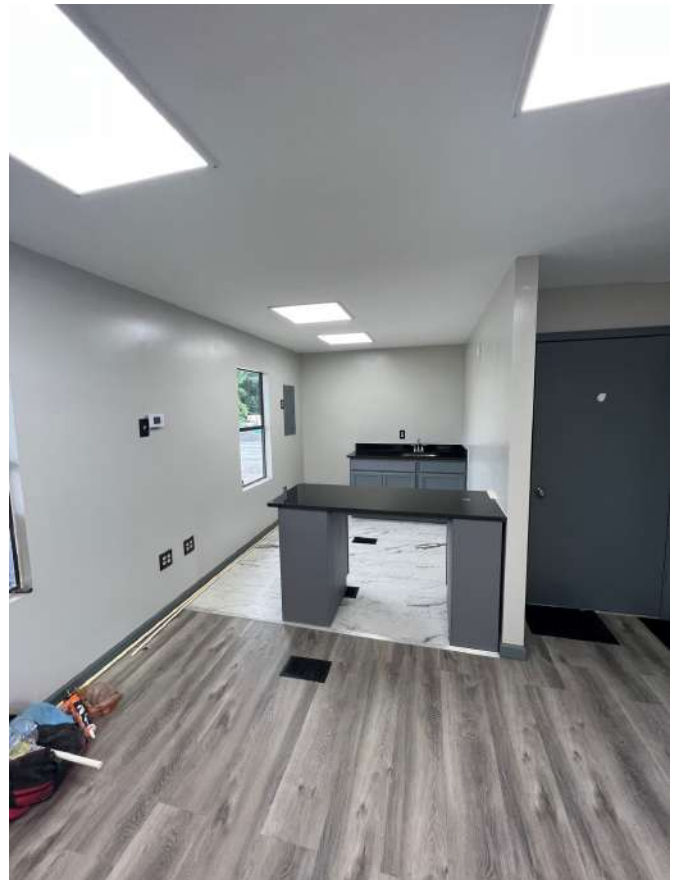
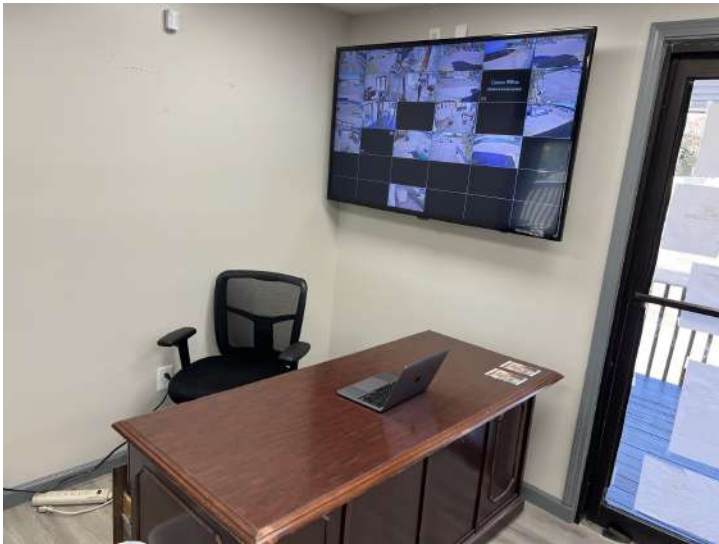
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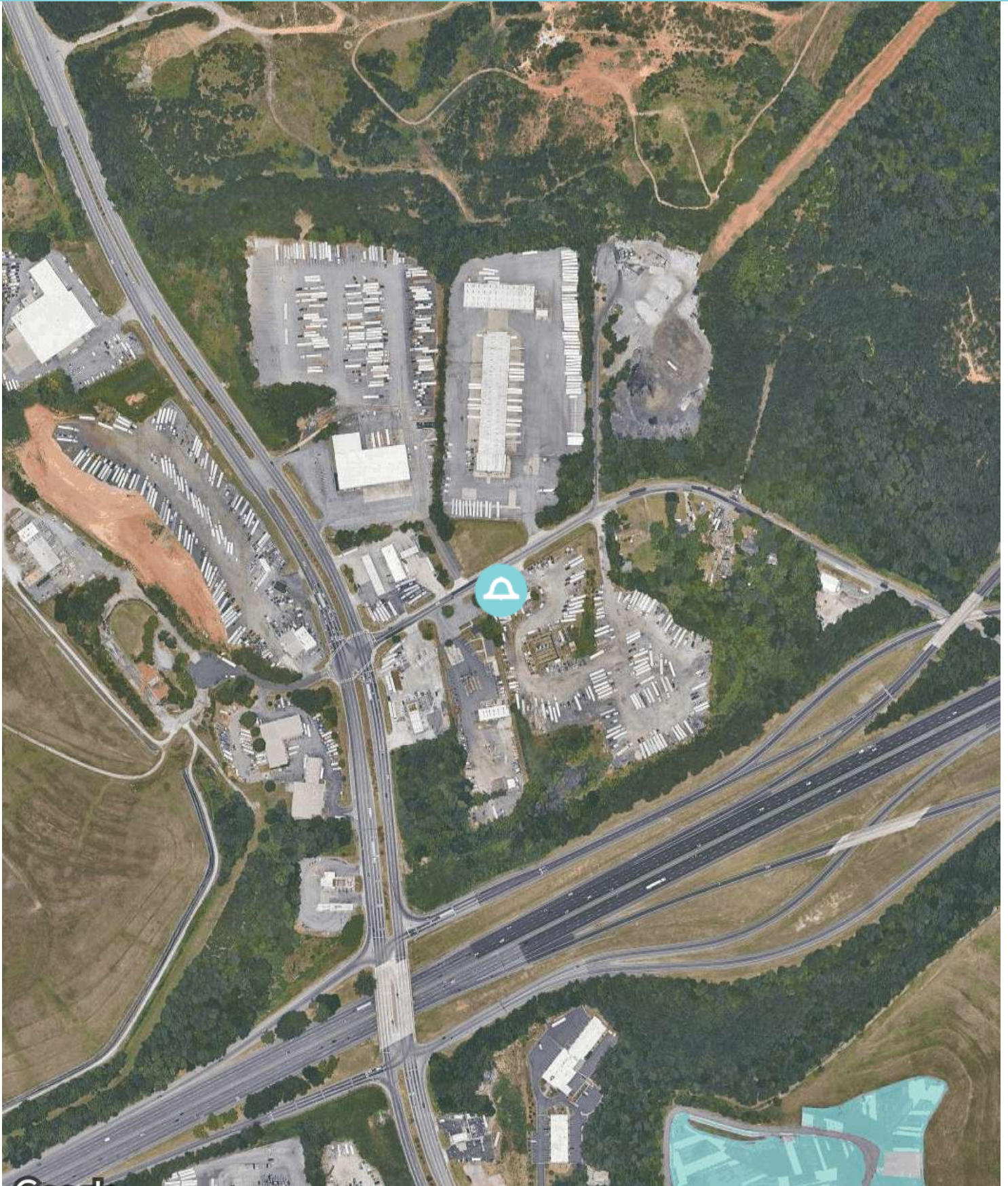
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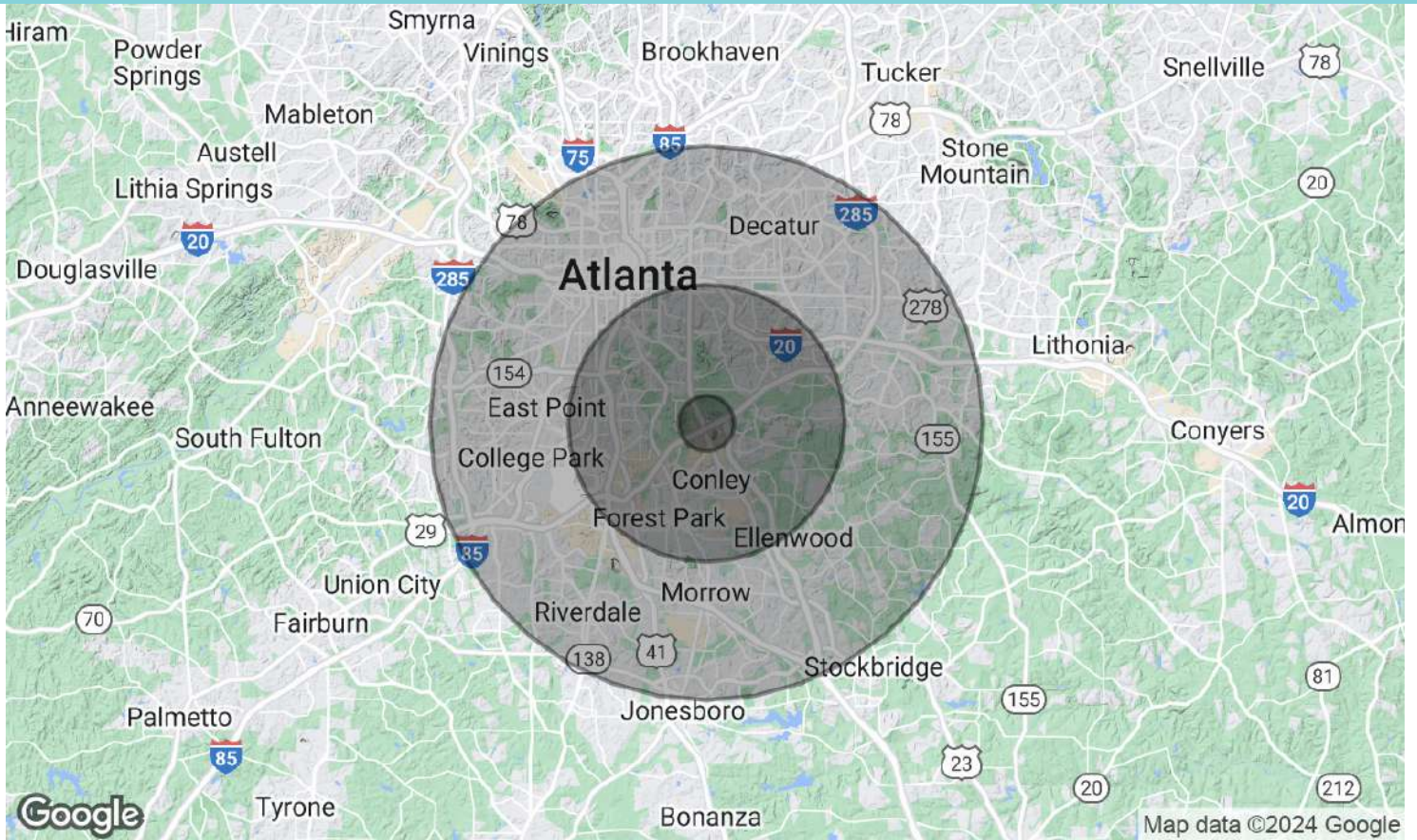


Google

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## Population

	1 Mile	5 Miles	10 Miles
Total Population	664	160,931	876,126
Average Age	46.8	35.9	35.6
Average Age (Male)	29.1	33.4	33.9
Average Age (Female)	42.4	37.2	36.7

## Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	850	70,015	392,545
# of Persons per HH	0.8	2.3	2.2
Average HH Income	\$19,882	\$58,162	\$70,928
Average House Value	\$149,149	\$161,560	\$211,890

\* Demographic data derived from 2020 ACS - US Census