

LEASE

5243 ROYAL WOODS PKWY, #100

5243 Royal Woods Pkwy, #100 Tucker, GA 30084



LEASE RATE

Upon Request

Tiffany Baker

(678)320-4800

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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Confidentiality & Disclaimer

Why CBC - Page 1

5 PROPERTY INFORMATION

Property Summary

Property Description

Additional Photos

9 LOCATION INFORMATION

Demographics Map & Report

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+
Professionals

Presence in
40 COUNTRIES

OVER 12,500
Transactions

\$6.34 BILLION

\$1.77 BILLION

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PROPERTY DESCRIPTION

Experience the epitome of 14615 SF of warehouse/flex space with a gorgeous built out modern 3300SF office space at 5243 Royal Woods Pkwy in Tucker, GA. This prime property offers a stylish and adaptable workspace, perfect for fostering innovation and productivity. With ample parking and easy access to major highways, the location provides convenience for both employees and clients. Elevate your professional presence with this premier office location, offering the perfect blend of functionality and sophistication.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Upon Request
Number of Units:	1
Available SF:	17,650 SF
Lot Size:	351,871 SF
Building Size:	87,540 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	488	2,672
Total Population	486	1,386	7,904

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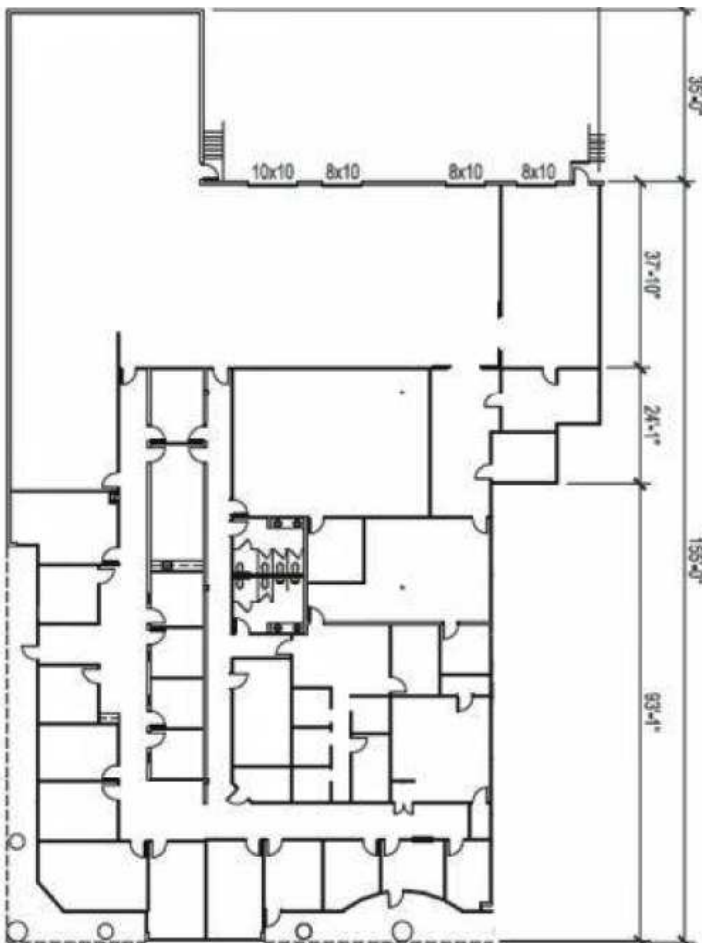


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LOCATION DESCRIPTION

Discover the vibrant neighborhood surrounding the property at 5243 Royal Woods Pkwy in Tucker, GA. With convenient access to I-285 and Highway 78, this location offers an ideal combination of accessibility and charm. Enjoy a variety of dining options including local favorites like Matthews Cafeteria and Universal Joint, perfect for business lunches or after-work gatherings. Nearby green spaces such as Henderson Park and Kelley Cofer Park provide a peaceful retreat for midday breaks or outdoor meetings. Explore the thriving community in Tucker, where your business will thrive.

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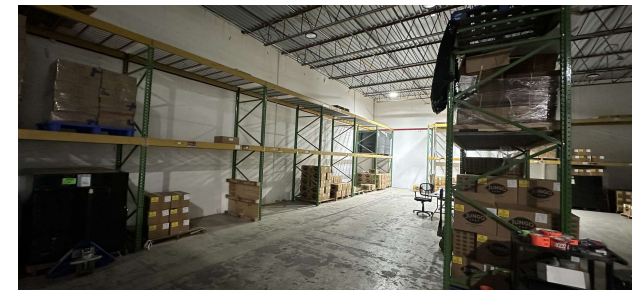
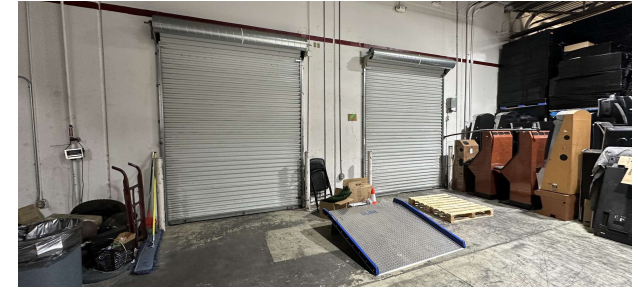


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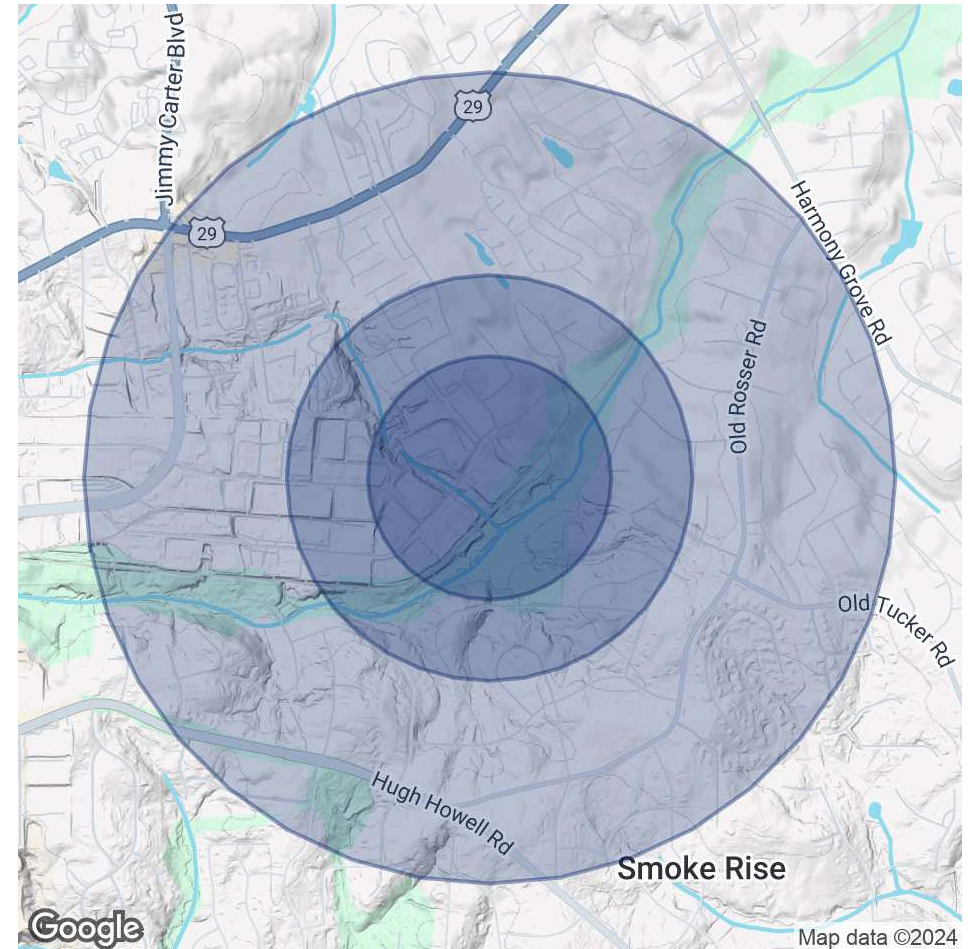
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	486	1,386	7,904
Average Age	36	38	40
Average Age (Male)	36	37	39
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	488	2,672
# of Persons per HH	2.8	2.8	3
Average HH Income	\$81,120	\$94,971	\$105,381
Average House Value	\$286,277	\$319,285	\$356,907

Demographics data derived from AlphaMap



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