

142 CITY HALL AVENUE

BOWDON, GA 30108

**For Sale 29,771 +/- SF
Industrial Warehouse**

BRANDON HUFT

Vice President
404.942.2009
bhuft@kingindustrial.com

KENNETH HILL

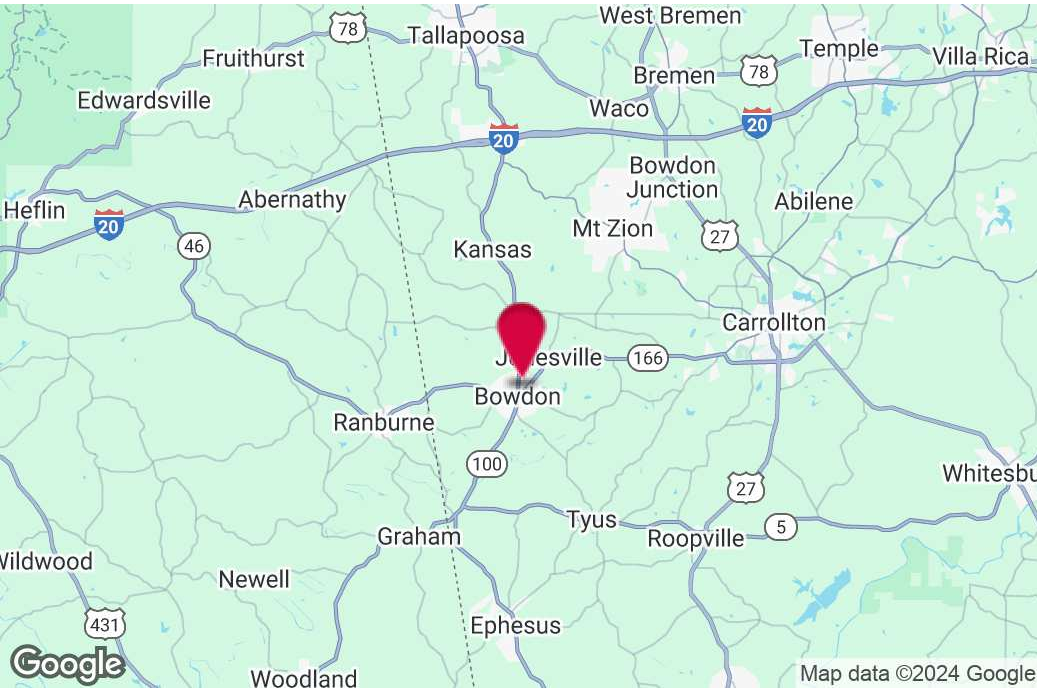
BELL, HILL AND ASSOCIATES, INC
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FOR SALE
29,771 +/- SF
INDUSTRIAL
WAREHOUSE



PROPERTY HIGHLIGHTS

- 100% Industrial Warehouse
- 6 Dock High Doors
- Off Street Parking / Outside Storage
- Downtown Bowdon, GA

OFFERING SUMMARY

Lot Size:	1.7 +/- Acres
Building Size:	29,771 SF
Zoning:	I

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AERIAL



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ADDITIONAL PHOTO



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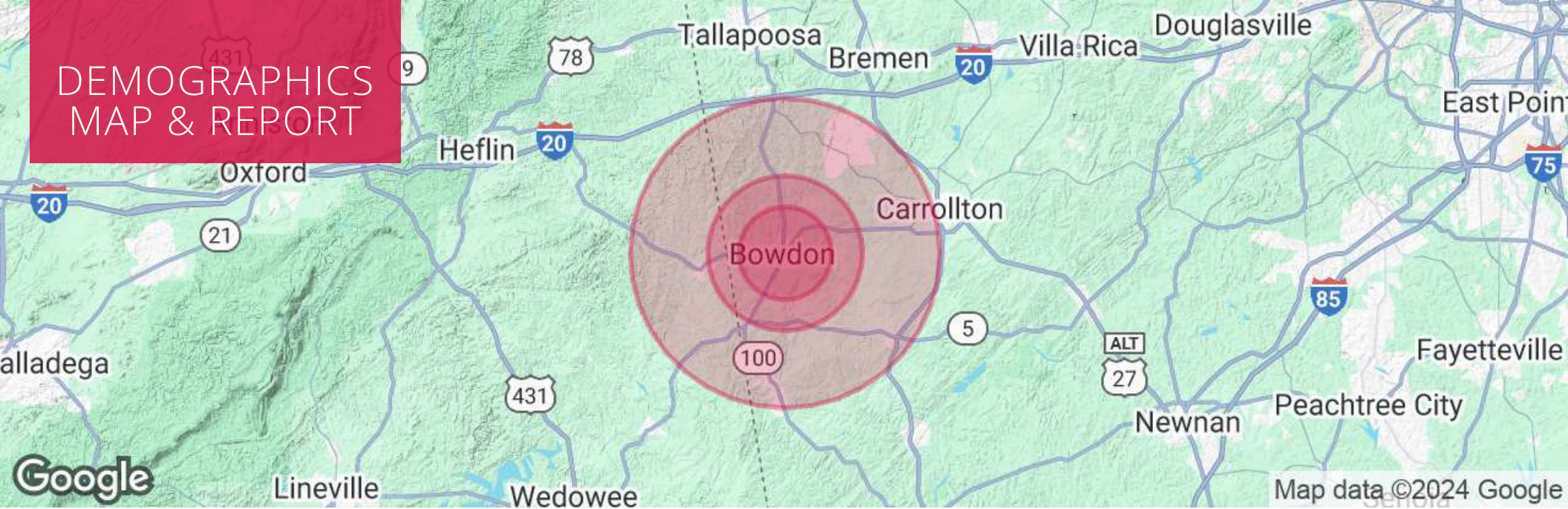
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DEMOGRAPHICS MAP & REPORT



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	4,816	8,815	44,580
Average Age	41	42	38
Average Age (Male)	40	41	38
Average Age (Female)	42	43	39

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	1,888	3,480	16,407
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$72,890	\$75,802	\$80,239
Average House Value	\$284,300	\$286,261	\$310,975

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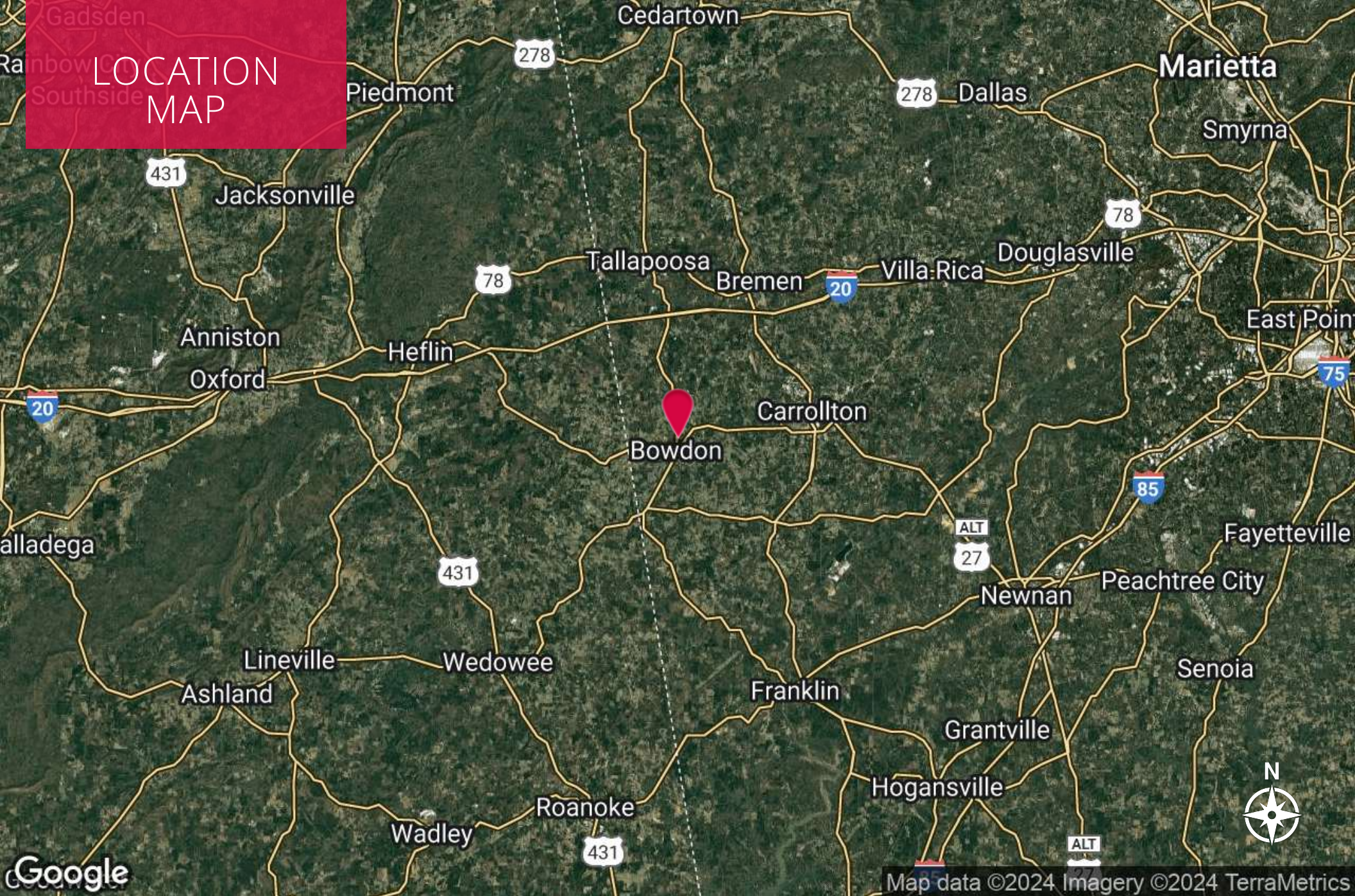
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LOCATION MAP



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EXCLUSIVELY LISTED BY:

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