



CANDLER

REAL ESTATE

4327 Mundy Mill Rd | Oakwood, GA 30566
Office Building For Sale - PRICE REDUCED

DON GRIMSLEY

Senior Commercial Sales Associate don@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

Office Building for Sale - REDUCED

4327 Mundy Mill Rd, Oakwood, GA 30566



Property Description

PRICE REDUCED from \$970,000 to \$920,000!

Prime Office Building | High-Visibility Location | Oakwood, GA

Position your business for success at 4327 Mundy Mill Road, a highly visible ±6,000 SF professional office building located in one of Hall County's fastest-growing commercial corridors. This exceptional property offers the perfect combination of location, accessibility, and flexibility for businesses looking to own rather than lease.

Situated at the signalized intersection of Mundy Mill Road and McEver Road, the property benefits from outstanding exposure, easy ingress and egress, and proximity to thousands of daily commuters. Just minutes from I-985, the location provides convenient access to Gainesville, Flowery Branch, Braselton, Buford, and the surrounding Northeast Georgia market.

Designed to accommodate a wide variety of professional users, the building features a flexible floor plan that is ideal for medical, legal, financial, engineering, insurance, real estate, consulting, and other office or service-based businesses. Whether you're expanding your company, relocating to a more prominent location, or establishing a new headquarters, this property offers the professional image and convenience today's businesses demand.

With strong surrounding residential and commercial growth, excellent visibility, ample parking, and immediate availability of a substantial portion of the building, 4327 Mundy Mill Road represents an outstanding opportunity to secure a premier office location at an attractive new price.

Don't miss this opportunity to own a well-positioned office building in one of Northeast Georgia's most desirable business corridors.

Presented By:

Don Grimsley

770.988.6383

Senior Commercial Sales Associate

don@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

REDUCED PRICE: Office Building for Sale

4327 Mundy Mill Rd, Oakwood, GA 30566



Property Highlights

- PRICE REDUCED to \$920,000 – Exceptional Value
- ±6,000 SF Professional Office Building
- Prime Location at the Signalized Intersection of Mundy Mill Road & McEver Road
- Excellent Visibility with Strong Daily Traffic Counts
- Flexible Floor Plan Ideal for Medical, Legal, Financial, Engineering, Real Estate, or General Office Use
- Approximately 3 Miles from I-985 with Convenient Access to Gainesville, Flowery Branch, Braselton & Buford
- Ample On-Site Parking and Excellent Accessibility
- Located in One of Hall County's Fastest-Growing Commercial & Residential Corridors

Offering Summary

Sale Price:	Reduced from \$970,00 to \$920,000
Lot Size:	0.47 Acres
Building Size:	6,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,389	12,253	24,243
Total Population	6,405	34,793	68,683
Average HH Income	\$91,578	\$89,369	\$89,291

Presented By:

Don Grimsley

770.988.6383

Senior Commercial Sales Associate

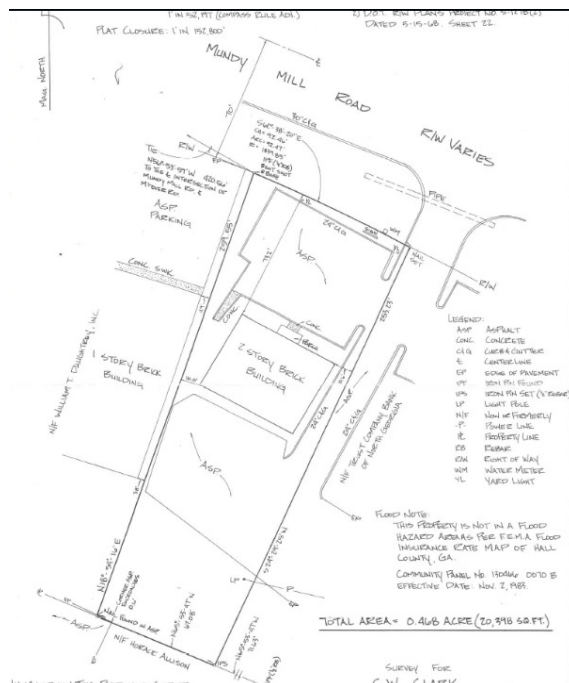
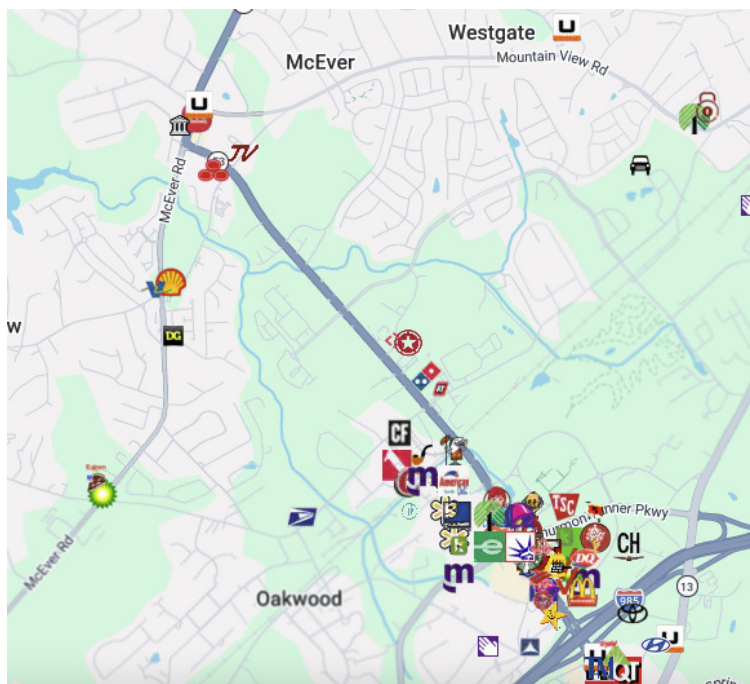
don@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

REDUCED PRICE: Office Building for Sale

4327 Mundy Mill Rd, Oakwood, GA 30566



Presented By:

Don Grimsley

770.988.6383

Senior Commercial Sales Associate

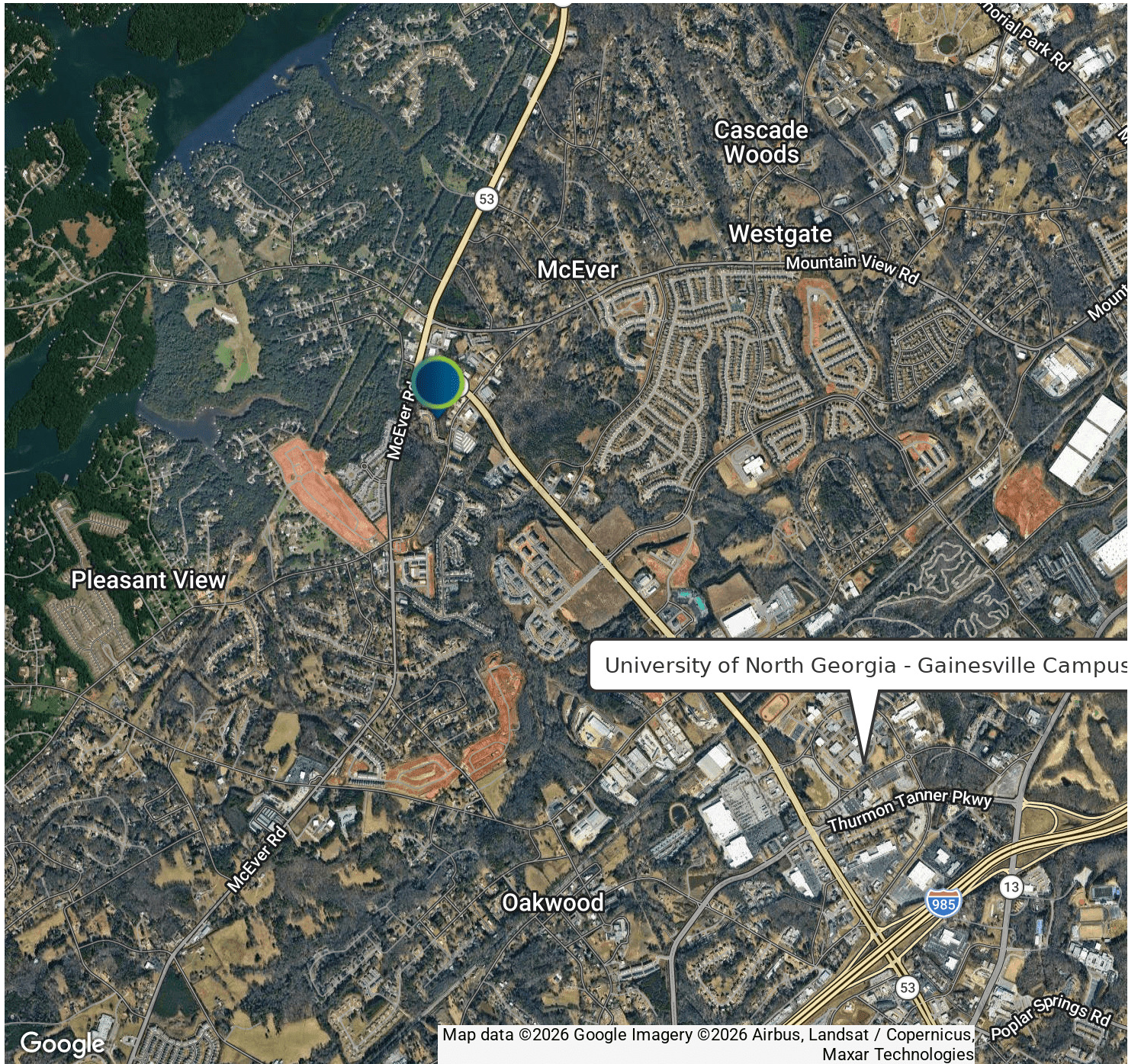
don@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

REDUCED PRICE: Office Building for Sale

4327 Mundy Mill Rd, Oakwood, GA 30566



Presented By:

Don Grimsley

770.988.6383

Senior Commercial Sales Associate

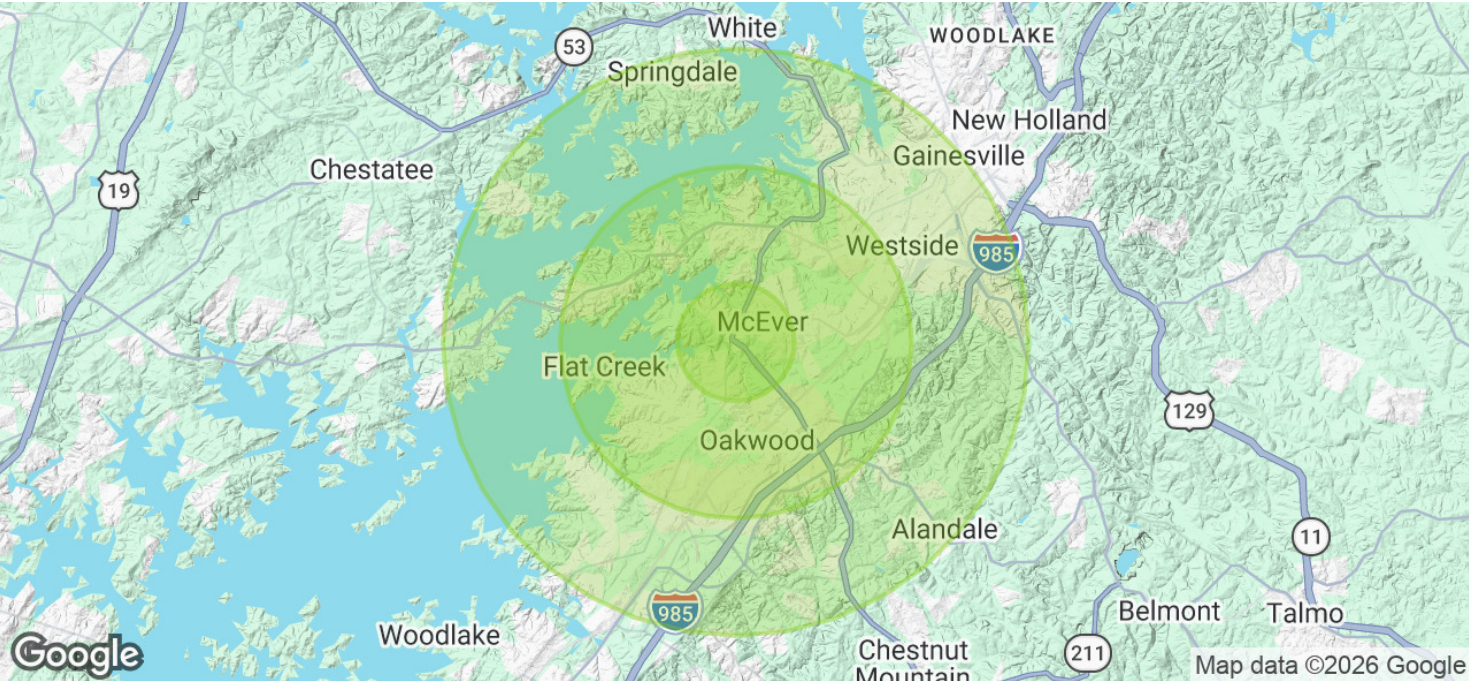
don@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | [candler.com](https://www.candler.com)

REDUCED PRICE: Office Building for Sale

4327 Mundy Mill Rd, Oakwood, GA 30566



Population	1 Mile	3 Miles	5 Miles
Total Population	6,405	34,793	68,683
Average Age	39	39	38
Average Age (Male)	38	37	37
Average Age (Female)	41	40	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,389	12,253	24,243
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$91,578	\$89,369	\$89,291
Average House Value	\$412,129	\$377,310	\$383,621

2020 American Community Survey (ACS)

Presented By:

Don Grimsley
770.988.6383
Senior Commercial Sales Associate
don@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | [candler.com](https://www.candler.com)

REDUCED PRICE: Office Building for Sale

4327 Mundy Mill Rd, Oakwood, GA 30566



Don Grimsley

Senior Commercial Sales Associate

don@candler.com

Direct: **770.988.6383** | Cell: **706.968.9000**

Candler Real Estate
135 Maple Street NW
Gainesville, GA 30501
770.988.6383

Presented By:

Don Grimsley

770.988.6383

Senior Commercial Sales Associate

don@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | **candler.com**