

# 2126 DEFOORS FERRY RD NW

ATLANTA, GA  
30318

**FOR SALE / LEASE  
12,000± SF Office Building**

#### ED SMITH, CCIM

*Vice President*  
404.942.2082  
esmith@kingindustrial.com

#### WILSON COVINGTON, SIOR

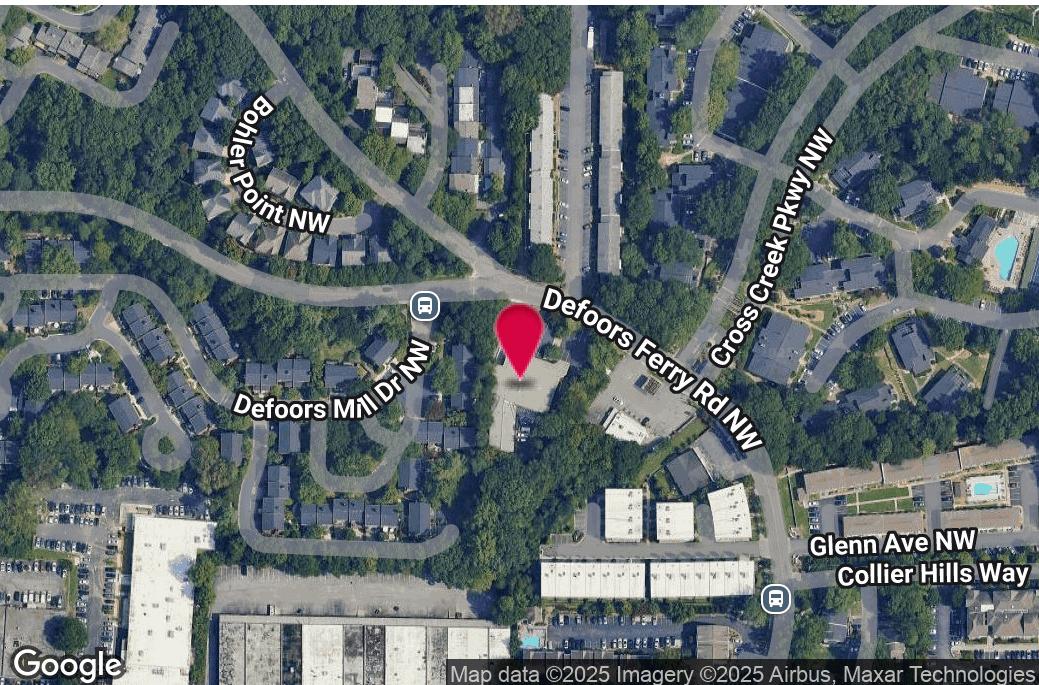
*Senior Vice President*  
404.942.2073  
wcovington@kingindustrial.com

**KING** Industrial  
Realty, Inc.

Industrial • Commercial • Investment  
404.942.2000 | [kingindustrial.com](http://kingindustrial.com)



FOR SALE/LEASE  
12,000± SF



## PROPERTY HIGHLIGHTS

- 100% HVAC
- Full Kitchen
- Training Room
- Glassed in Garden Space/Break Area
- 30 Parking Spaces in Front
- 1 Dock High Door
- Fenced Outside Storage

## OFFERING SUMMARY

Lot Size:	0.77 Acres
Zoning:	C-1

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## ADDITIONAL PHOTOS



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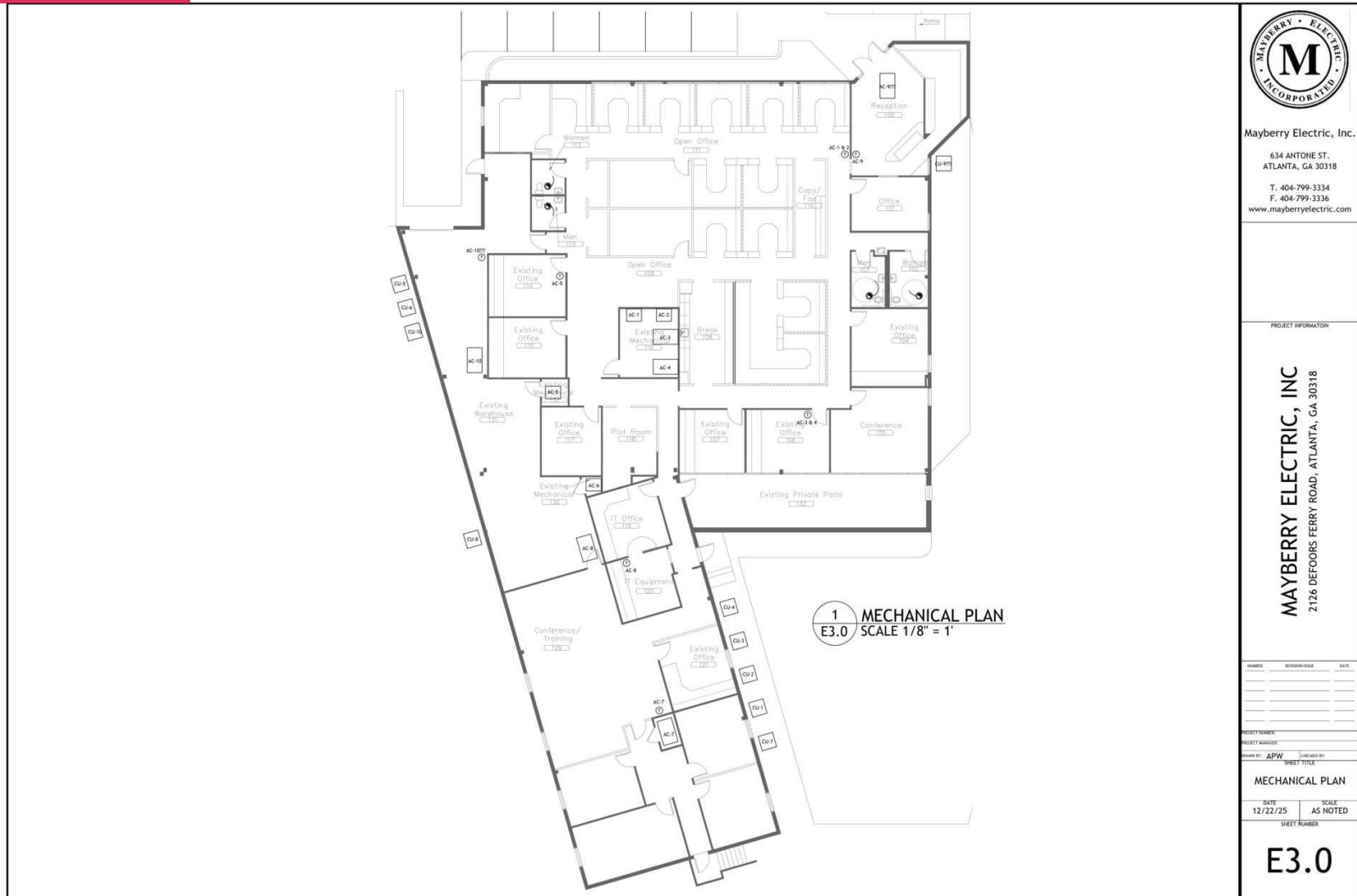
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# FLOOR PLAN



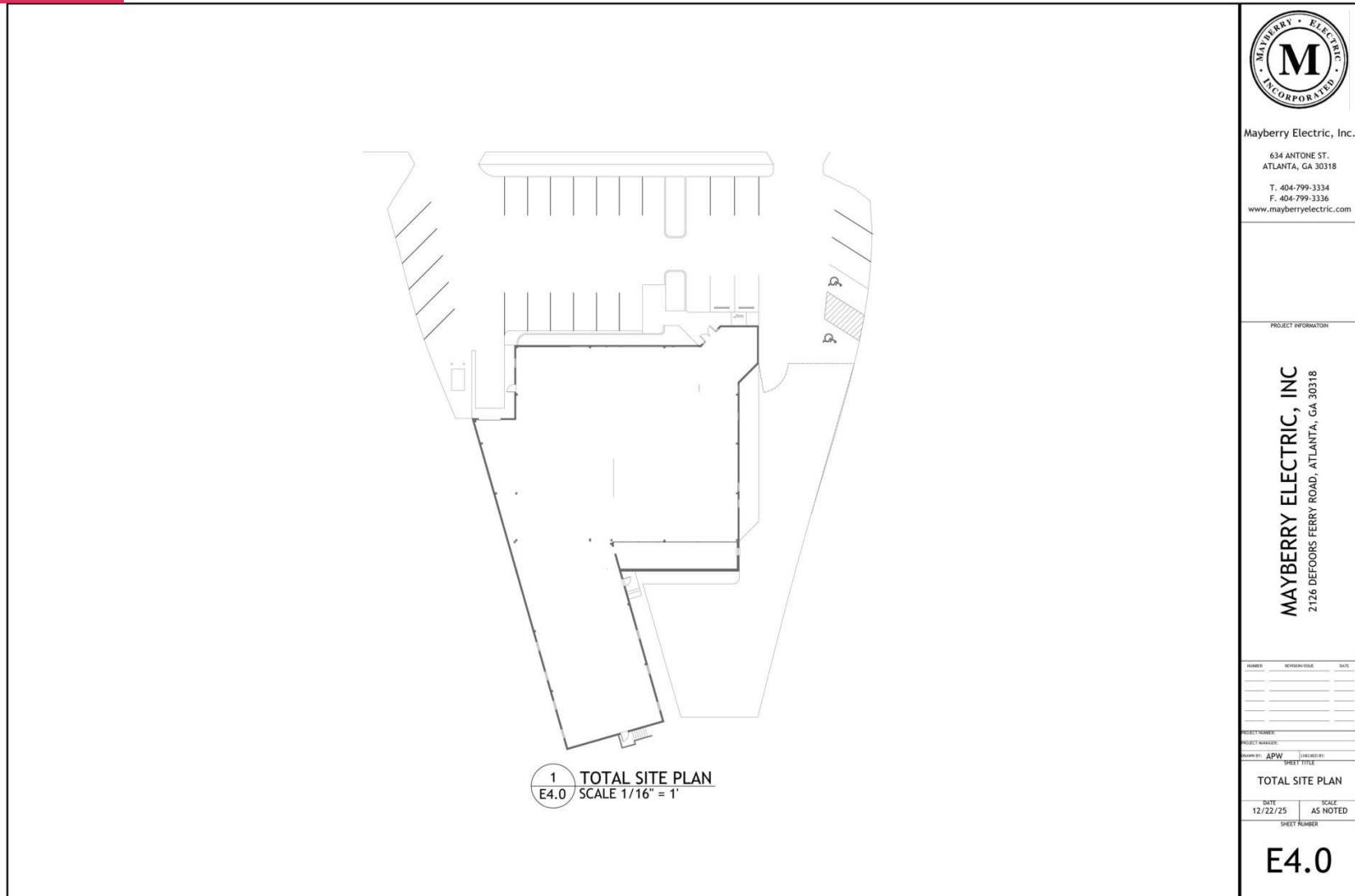
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# SITE PLAN



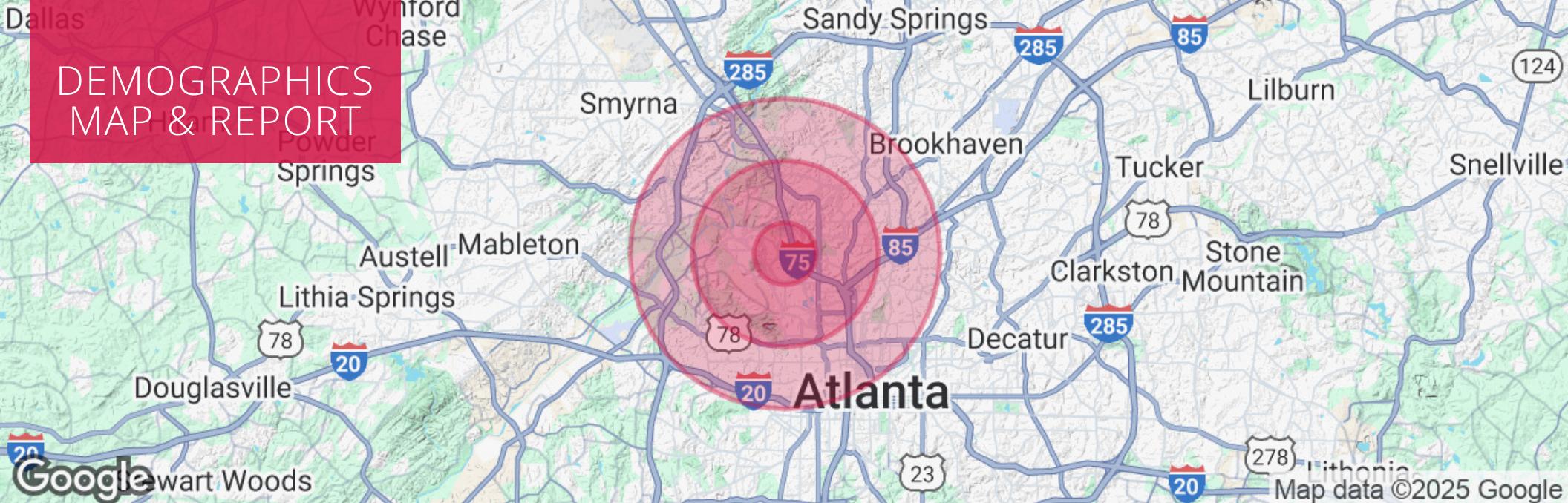
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# DEMOCRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,743	99,002	325,261
Average Age	35	37	38
Average Age (Male)	35	37	38
Average Age (Female)	36	37	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,936	47,891	163,152
# of Persons per HH	2	2.1	2
Average HH Income	\$180,795	\$167,012	\$147,161
Average House Value	\$614,091	\$772,467	\$700,801

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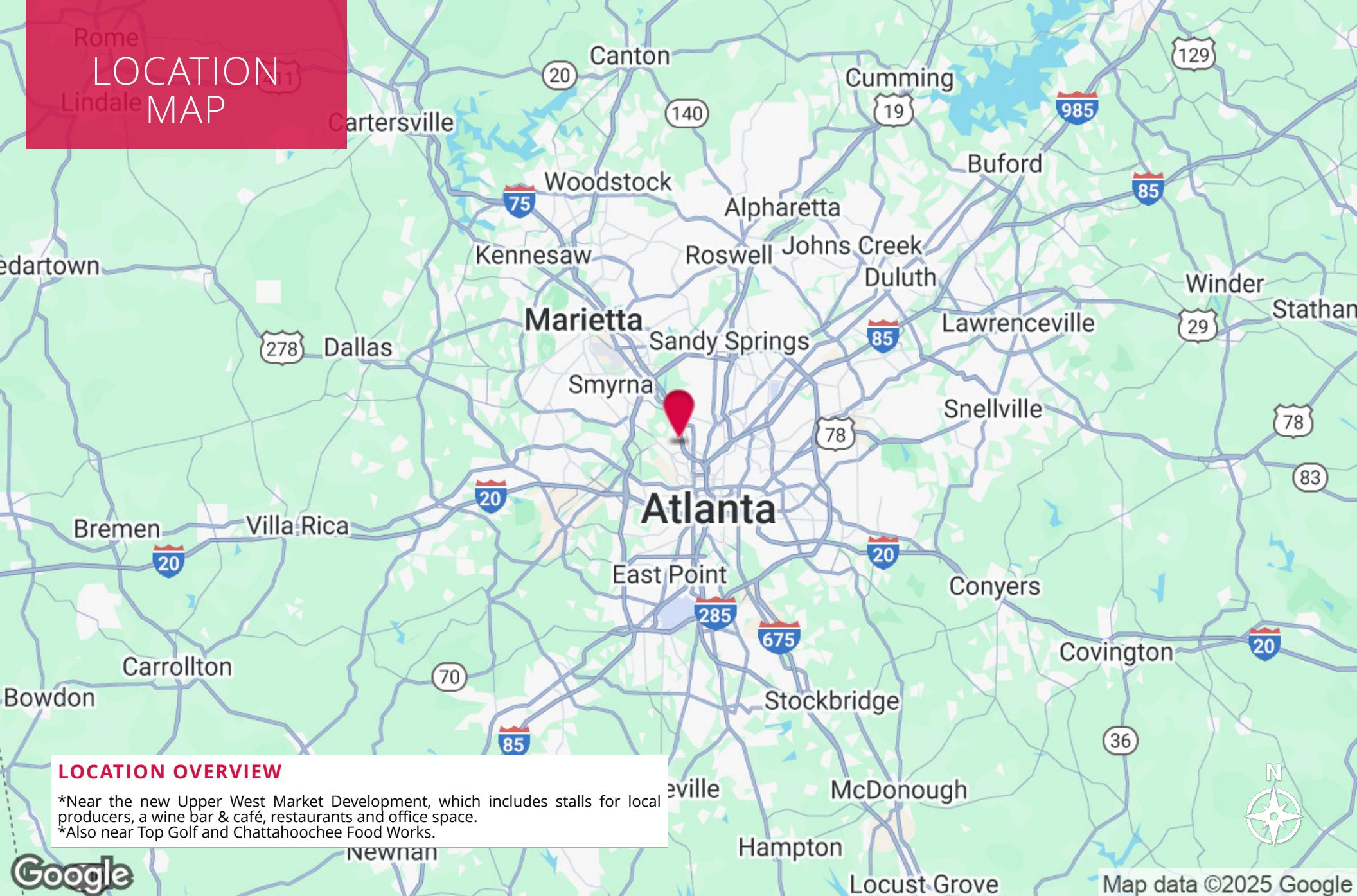
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Rome

# LOCATION MAP



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Defoors

EXCLUSIVELY LISTED BY:

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