

INDUSTRIAL PROPERTY FOR SALE

51 Austin Avenue Northeast

Marietta, GA 30060

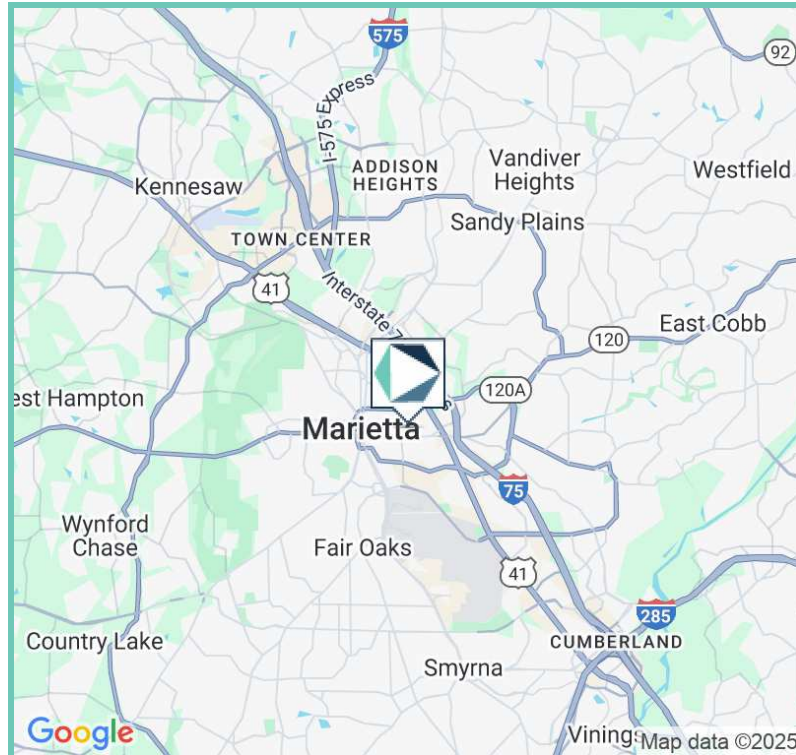


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PROPERTY HIGHLIGHTS

- +/- 4,500 TOTAL BUILDING SQUARE FEET
- +/- 2,359 OFFICE SF (NEWLY RENOVATED)
- +/- 2,141 WAREHOUSE SF
- CORNER SITE
- CRC ZONING
- 1 DOCK DOOR
- SIX PRIVATE OFFICES
- WET BREAK AREA
- CONFERENCE ROOM
- 20 PARKING SPOTS
- TRANSFERABLE ROOF WARRANTY
- QUICK ACCESS TO THE MARIETTA SQUARE



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Bryant Dromey

770.422.4100 x1001

bdromey@tricorecre.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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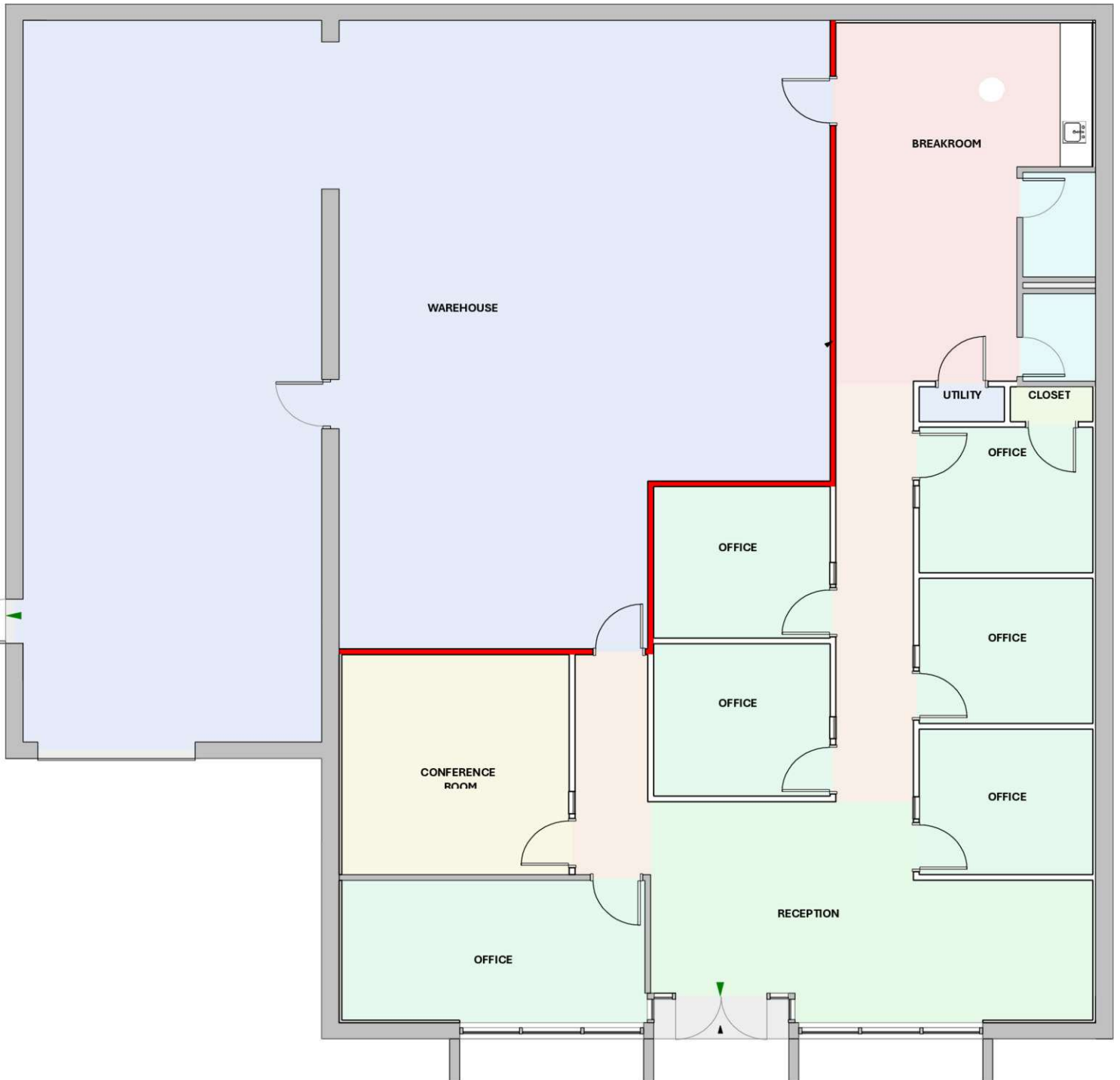
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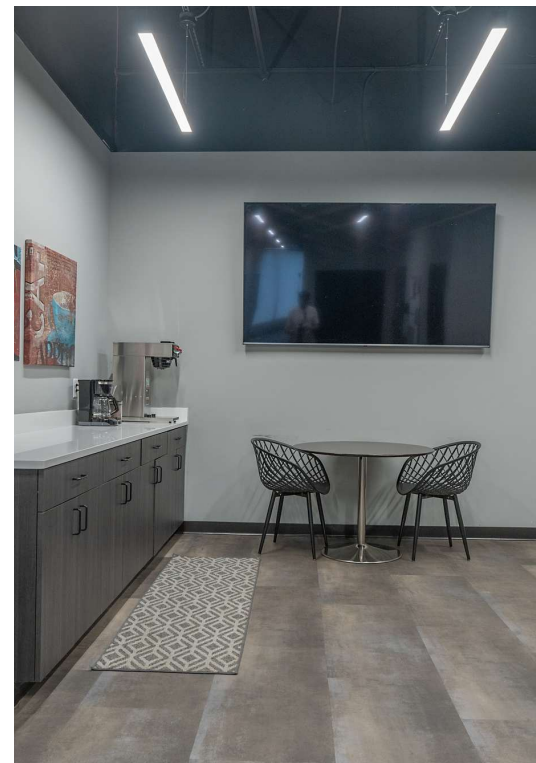
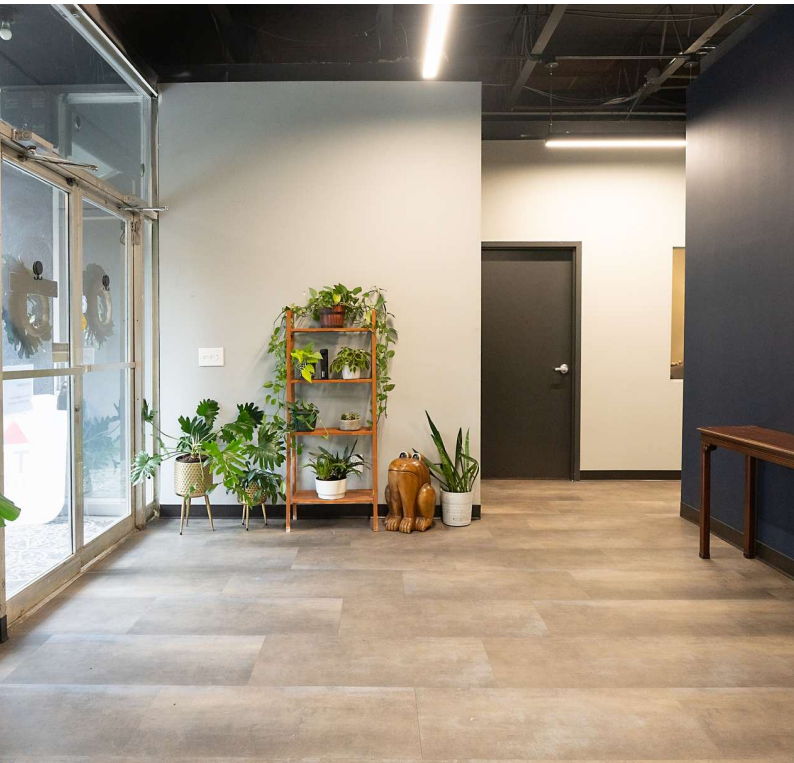
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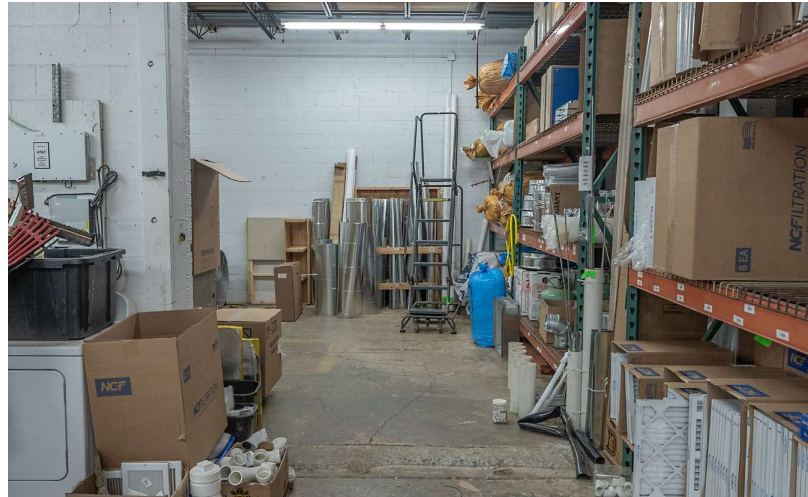
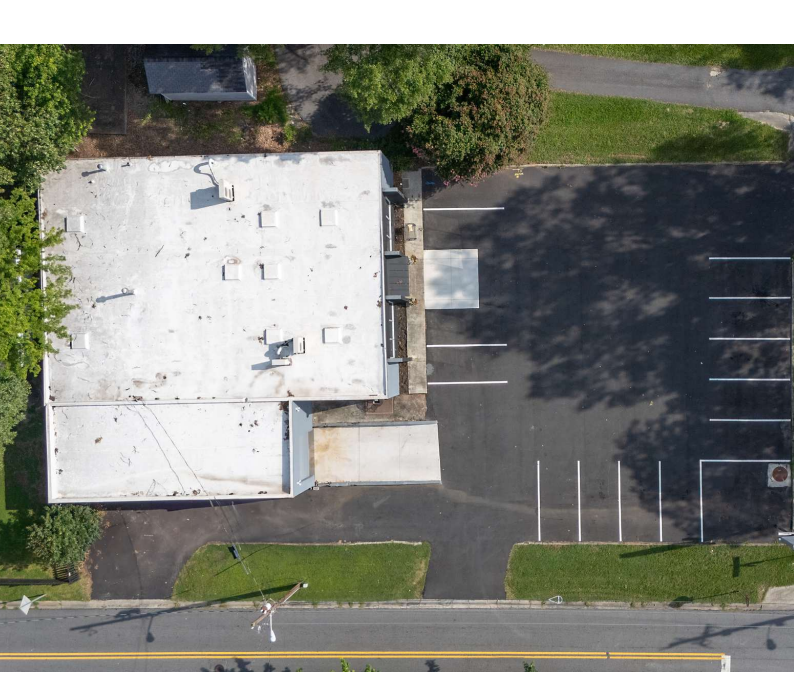
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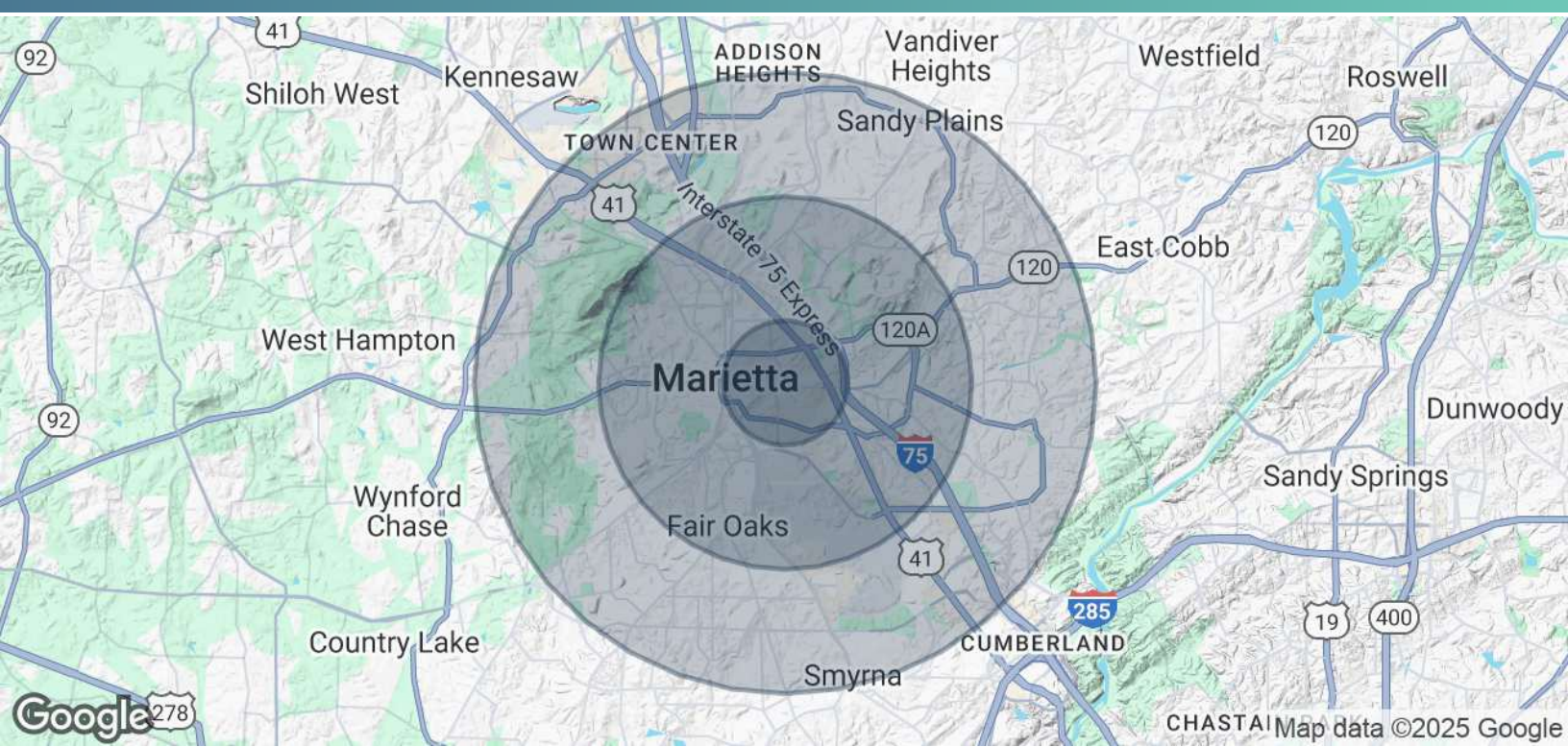
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 8,193 | 70,194 | 189,869 |
| Average Age | 38 | 38 | 38 |
| Average Age (Male) | 37 | 37 | 37 |
| Average Age (Female) | 39 | 39 | 39 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,088 | 27,896 | 75,633 |
| # of Persons per HH | 2.7 | 2.5 | 2.5 |
| Average HH Income | \$94,562 | \$98,102 | \$109,926 |
| Average House Value | \$453,663 | \$393,344 | \$404,419 |

Demographics data derived from AlphaMap



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