

**BASE RENT: \$14.00
PSF**

NNN: \$2.64

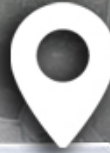
**TOTAL MONTHLY:
\$9,013.33**

STORAGE & OFFICE

**740 N PRICE ROAD, SUGAR
HILL, GA 30518**


**PREMIER
PROPERTIES**
2750-200 Premiere Properties
Duluth, GA 30096
O.833 866 5263

740 N Price



PROPERTY OVERVIEW

Located at 740 N Price Rd, this versatile industrial space is ideal for contractors, construction and service companies, warehouse users, and light-industrial operations. Pretty well located and surrounded by warehouse.

The storage building offers three 12' x 12' roll-up doors and flexible interior clear heights up to 17'6" at the peak, 14'0" at center, and 13'0" toward the rear providing excellent functionality for equipment access, material storage, and machinery. Also includes an office space with half bathroom and kitchenette.

OFFERING SUMMARY

Total area	+/- 6,500 SqFt
Storage area	+/- 5,000 SqFt
Office area	+/- 1,500 SqFt
Parcel Id	R7273035
Zoning	HM1 - city of Sugar Hill
Year Built	2024
Roll- up doors	2
Shared Parking	5



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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification. This is not a solicitation if your property is currently listed with another broker. Equal Opportunity Housing Provider. Franchise offices are independently owned and operated.

INVESTMENT SUMMARY

Tenants enjoy 24/7 access, The property includes shared parking and access to onsite trash service, with options for additional bins. Due to liability restrictions, overnight parking is not allowed.

The building features a metal structure with brick accents, an engineered 6" concrete slab, and Fire Marshall certification. Tenant improvements such as HVAC installation. Non-illuminated signage may be installed above the entrance. The property falls within the City of Sugar Hill's commercial/industrial zoning, which supports warehouse and contractor-oriented uses.



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OFFICE SPACE AERIAL VIEW



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PHOTOS: ACCESS & PARKING



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PHOTOS: STORAGE BUILDING



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PHOTOS: STORAGE BUILDING



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PHOTOS: OFFICE SPACE

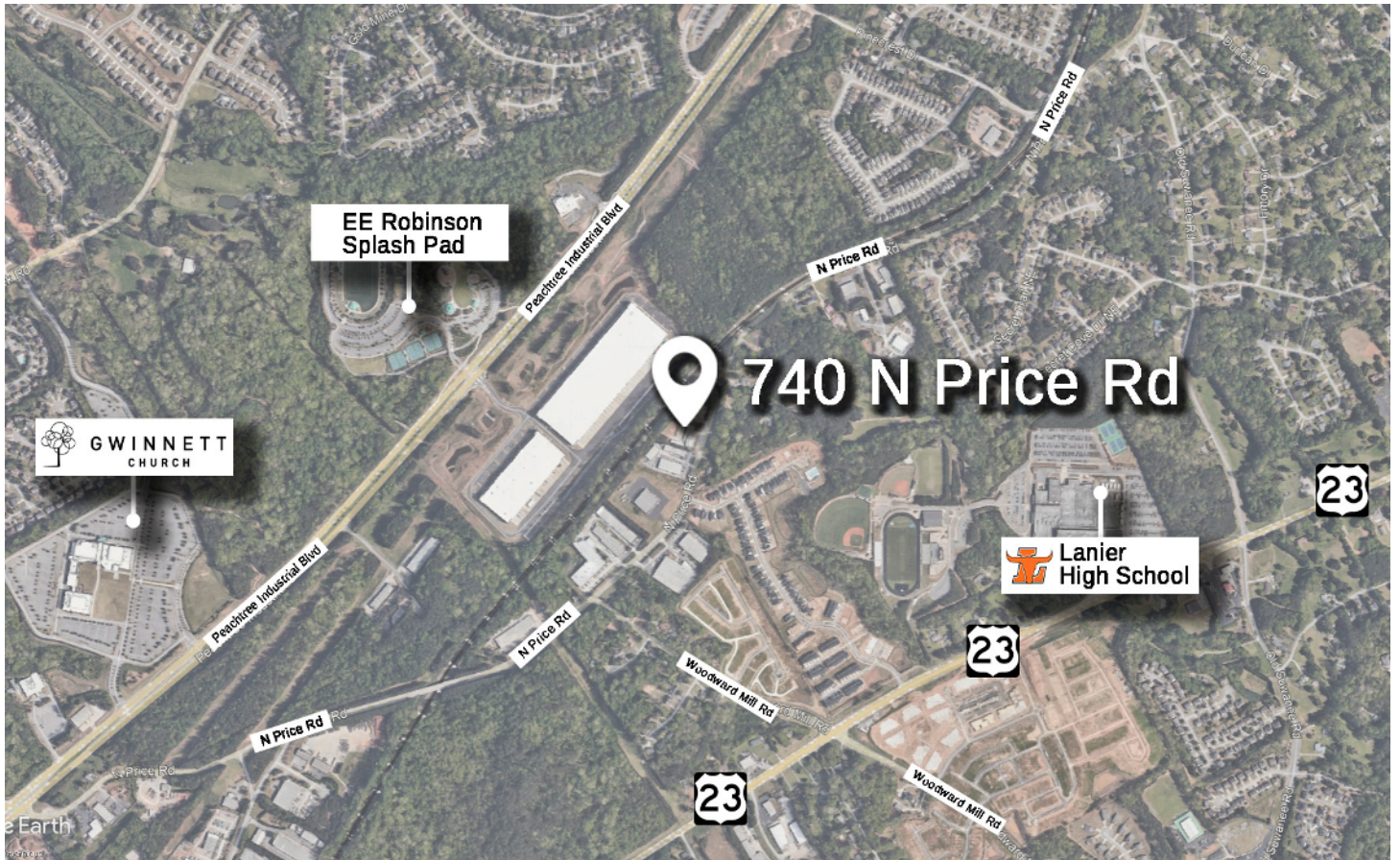


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LOCATION

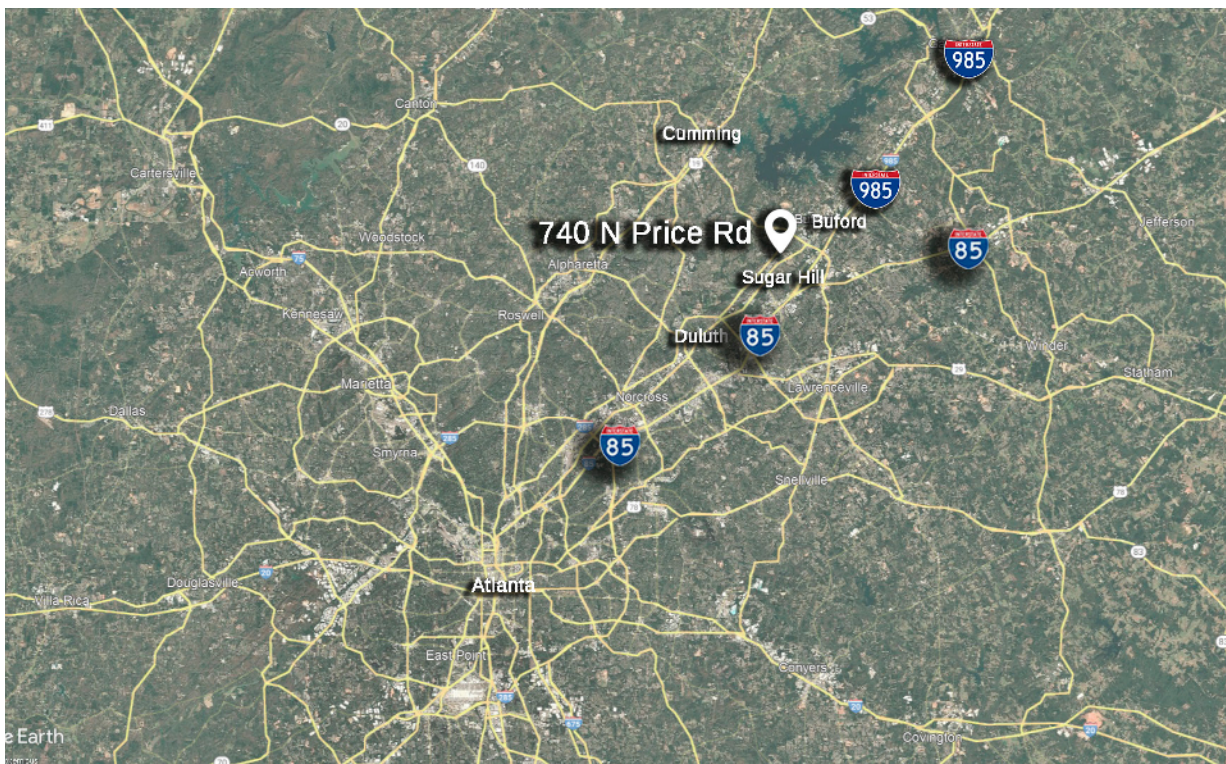
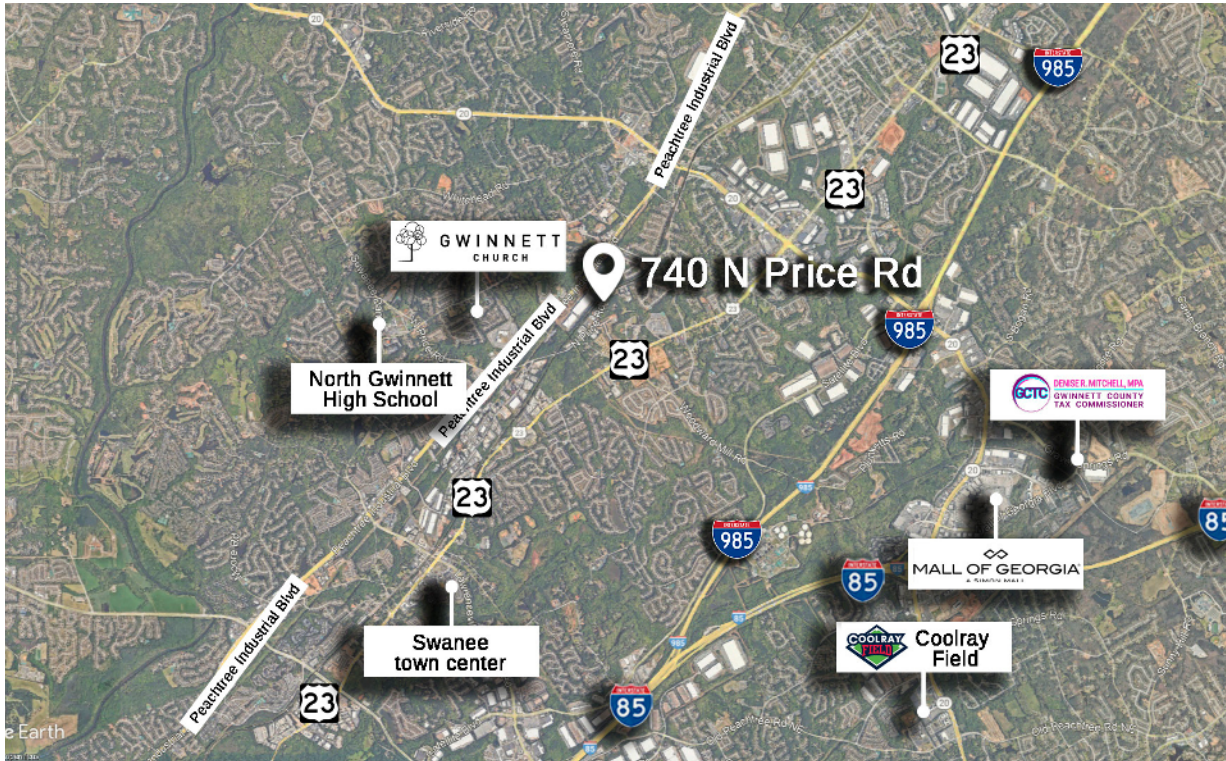


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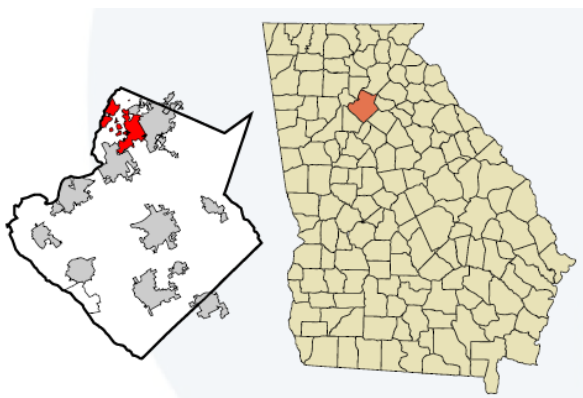


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ABOUT SUGARHILL

Sugar Hill is located in northern Gwinnett County in northern Georgia. It is bordered to the northeast by the city of Buford and to the southwest by the city of Suwanee.

Georgia State Route 20 is the main highway through the center of Sugar Hill, leading northwest 11 miles (18 km) to Cumming and south 12 miles (19 km) to Lawrenceville, the Gwinnett County seat. U.S. Route 23 runs along the southern edge of Sugar Hill, leading southwest 5 miles (8 km) to Suwanee and 10 miles (16 km) to Duluth. US 23 turns southeast at the Sugar Hill–Buford border and runs 1 mile (1.6 km) with SR 20 to Interstate 985, which in turn leads northeast 19 miles (31 km) to Gainesville and southwest 36 miles (58 km) to downtown.



CITY OF WINDER

County	Gwinnett
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AREA

City	11.16 sq mi
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Land	11.13 sq mi
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Water	0.04 sq mi
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Elevation	1,086 ft
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POPULATION

Population	25,076
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Density	2,253.8 sq mi
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,409	28,633	63,055
2010 Population	3,592	45,581	110,296
2025 Population	5,779	64,304	156,108
2030 Population	6,842	70,141	169,940
2025-2030 Growth Rate	3.43 %	1.75 %	1.71 %
2025 Daytime Population	4,226	59,652	150,384

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	117	1,254	2,874
\$15000-24999	20	665	1,746
\$25000-34999	71	755	1,682
\$35000-49999	230	1,857	4,371
\$50000-74999	203	3,192	7,673
\$75000-99999	262	2,137	5,561
\$100000-149999	435	4,365	10,777
\$150000-199999	276	2,739	6,600
\$200000 or greater	294	4,321	11,366
Median HH Income	\$ 106,263	\$ 107,524	\$ 108,890
Average HH Income	\$ 127,327	\$ 136,397	\$ 139,507

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	810	9,884	21,396
2010 Total Households	1,168	15,051	37,155
2025 Total Households	1,909	21,285	52,651
2030 Total Households	2,280	23,411	57,873
2025 Average Household Size	3.03	3.01	2.95
2025 Owner Occupied Housing	1,437	15,320	36,648
2030 Owner Occupied Housing	1,589	16,616	39,637
2025 Renter Occupied Housing	472	5,965	16,003
2030 Renter Occupied Housing	691	6,795	18,235
2025 Vacant Housing	49	1,199	2,950
2025 Total Housing	1,958	22,484	55,601



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