



# CANDLER

## REAL ESTATE

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3743 Old Flowery Branch Rd | Oakwood, GA 30566  
Flex Building For Lease

**BRIAN HUGHS, CCIM**

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | [candler.com](http://candler.com)

Local Understanding  
**+ Industry Expertise**

# Flex Building For Lease

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## Property Highlights

- Heavy office buildout – 4,000 +/- square feet
- 11 offices, 2 restrooms, and break area
- Climate controlled warehouse space throughout
- One dock high door with leveler
- Three drive-in doors
- Ceiling heights: 11' to 16' clear height
- Fenced parking and storage area
- 2 miles from I-985 at Exit 16
- Highly visible to Mundy Mill Road
- Ideal uses include printing company or service company

## Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	10,740 SF
Lot Size:	1.01 Acres
Zoning:	C-2

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,374	12,434	23,751
Total Population	6,500	35,576	67,397
Average HH Income	\$90,799	\$89,166	\$88,642

## Presented By:

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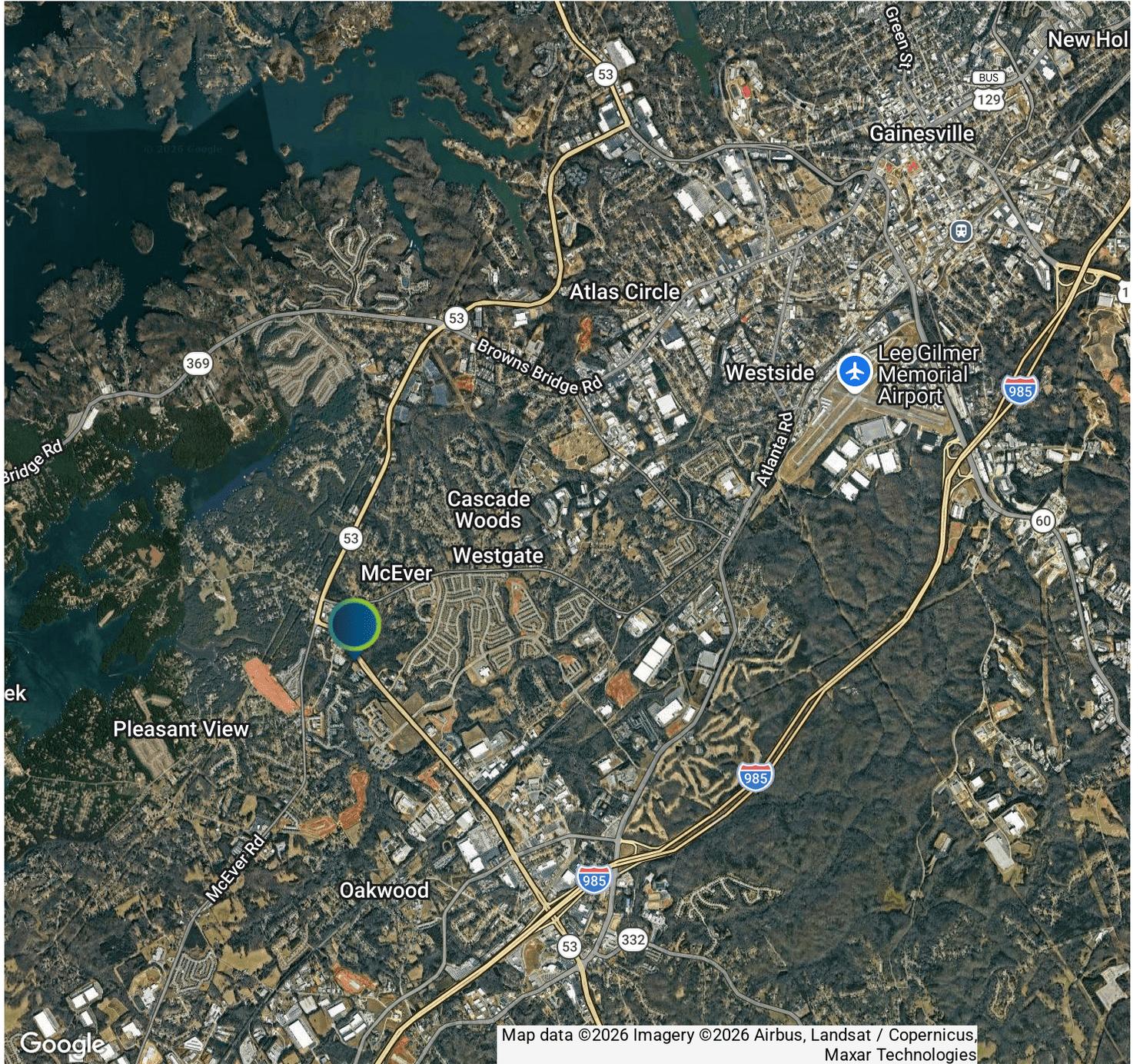
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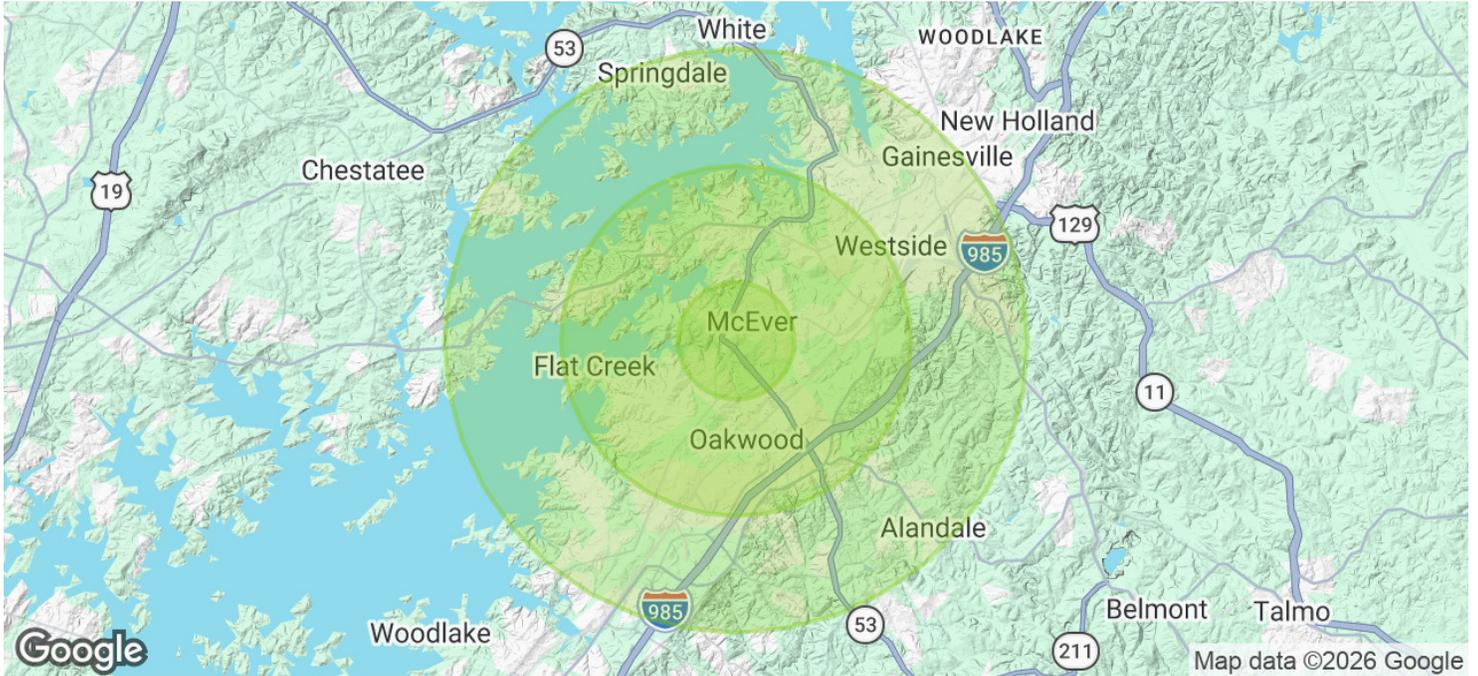
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,500	35,576	67,397
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,374	12,434	23,751
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$90,799	\$89,166	\$88,642
Average House Value	\$401,887	\$372,481	\$379,846

Demographics data derived from AlphaMap

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