

Presented By:

ADAM BAGCI

Associate Broker

404.913.8283

greatdealrealtyga@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonoga Street, Suite A

Cumming, GA 30040

commercial400.com



POWELL
PROPERTY GROUP

BOLDFLEX, ALPHARETTA

Industrial Property :

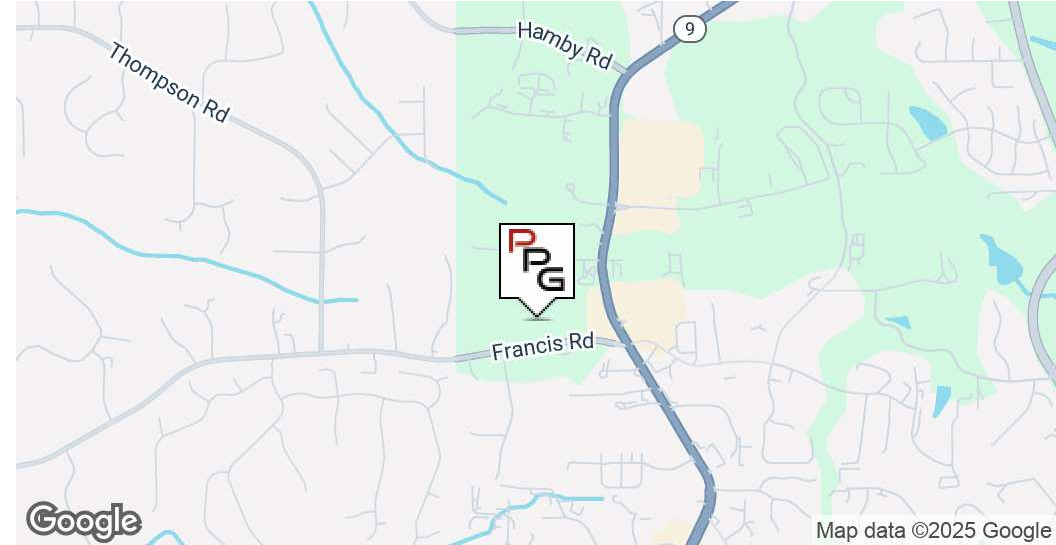
3430 FRANCIS RD, ALPHARETTA, GA 30004

FOR SALE



BOLDFLEX, ALPHARETTA

3430 FRANCIS RD, ALPHARETTA, GA 30004



OFFERING SUMMARY

Sale Price (for the initial 5 units):	\$380,000*
Unit Size:	1,250 SF
Lot Size:	94,961 SF
Number of Units:	38
Price / SF:	\$304.00
Cap Rate:	8.0%
NOI:	\$30,400
Year will be completed:	Q1 2026
Zoning:	M1

PROPERTY OVERVIEW

Introducing a prime investment opportunity in Alpharetta, GA! This impressive property offers a 48,700 SF building with 38 units, will be completed in 2026 to modern specifications. Zoned M1, it is ideally suited for industrial and flex space use. Featuring a strategic location and ample space, this property promises excellent potential for an industrial or flex space investor seeking a solid asset in a growing market. Don't miss the chance to make this exceptional property part of your portfolio.

PROPERTY HIGHLIGHTS

- 48,700 SF building
- 38 units
- Project completion date is Q1-2026
- Zoned M1
- Prime Alpharetta location

ADAM BAGCI

Associate Broker
404.913.8283
greatdealrealtyga@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A, Cumming, GA 30040
404.913.8283
commercial400.com

BOLDFLEX, ALPHARETTA

3430 FRANCIS RD, ALPHARETTA, GA 30004



POWELL
PROPERTY GROUP



ADAM BAGCI

Associate Broker
404.913.8283
greatdealrealtyga@gmail.com

POWELL PROPERTY GROUP, INC

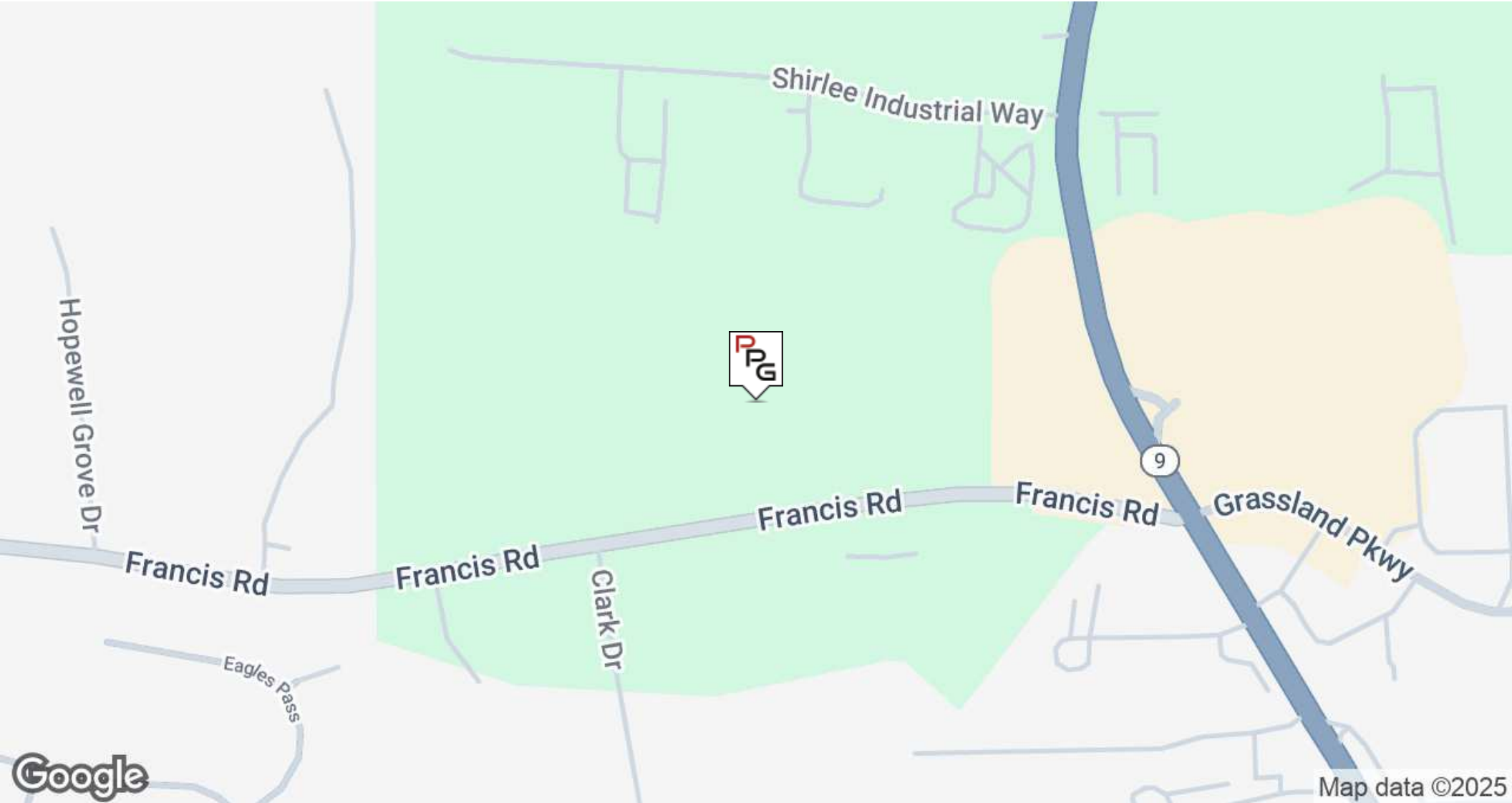
343 Dahlonega Street, Suite A, Cumming, GA 30040
404.913.8283
commercial400.com

BOLDFLEX, ALPHARETTA

3430 FRANCIS RD, ALPHARETTA, GA 30004



POWELL
PROPERTY GROUP



ADAM BAGCI

Associate Broker
404.913.8283
greatdealrealtyga@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A, Cumming, GA 30040
404.913.8283
commercial400.com

BOLDFLEX, ALPHARETTA

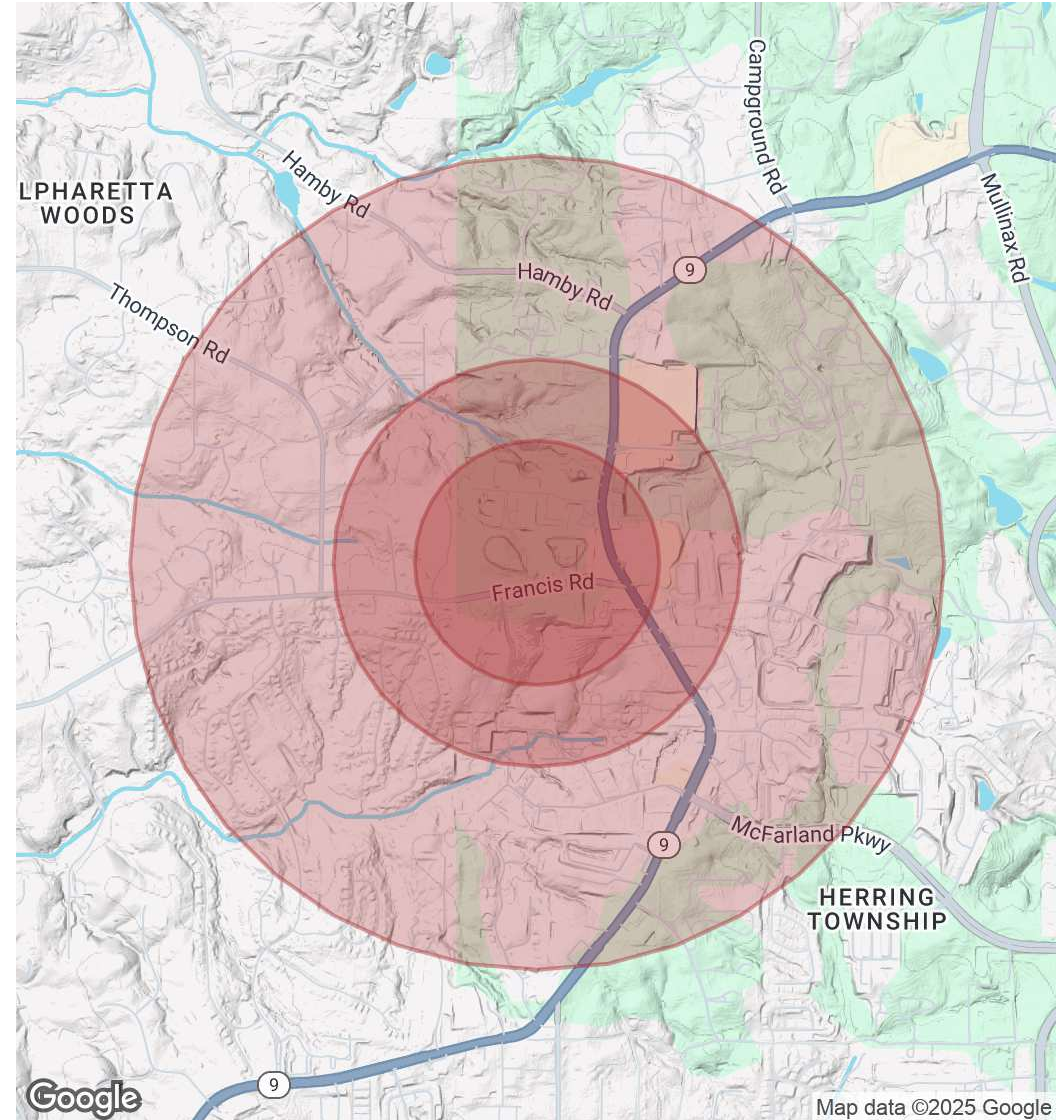
3430 FRANCIS RD, ALPHARETTA, GA 30004



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	78	403	3,377
Average Age	37	38	38
Average Age (Male)	36	38	37
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	25	125	1,057
# of Persons per HH	3.1	3.2	3.2
Average HH Income	\$210,628	\$242,623	\$227,359
Average House Value	\$726,121	\$773,960	\$742,876

Demographics data derived from AlphaMap



ADAM BAGCI

Associate Broker
404.913.8283
greatdealrealtyga@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A, Cumming, GA 30040
404.913.8283
commercial400.com