

# Office Space For Lease

2550 Hamilton Mill Rd  
Buford, GA 30519



## Office Space For Lease

- Ideal Location
- Build to Suit/Shell Condition
- Ample Parking
- 4 Side Brick/Stone Building
- Building Elevator
- Mens/Womans Bathrooms
- Monument Marketing

### For More Information

**Drew Curtin**  
**Associate Broker**  
**Senior Property Manager**  
**770-605-8841**  
**[DrewCurtinCall@Gmail.com](mailto:DrewCurtinCall@Gmail.com)**

# PROPERTY SUMMARY



## BUILDING DETAILS

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PROPERTY TYPE	Office
APPROX. SQFT	4,575 SqFt
YEAR BUILT	2007
TENANCY	Multi
BUILDING HEIGHT	3 Story
LAND ACRES	.77 Acres



## LEASE INFORMATION

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LEASE TYPE:	Modified Gross
TOTAL SPACE:	4,575 SqFt MAX
LEASE TERM:	3+ Years
LEASE RATE:	\$12/SqFt
TAX/INS/CAM:	\$5.15/SqFt
TOTAL RATE:	\$TBD/Mo
TI:	\$TBD

### For More Information

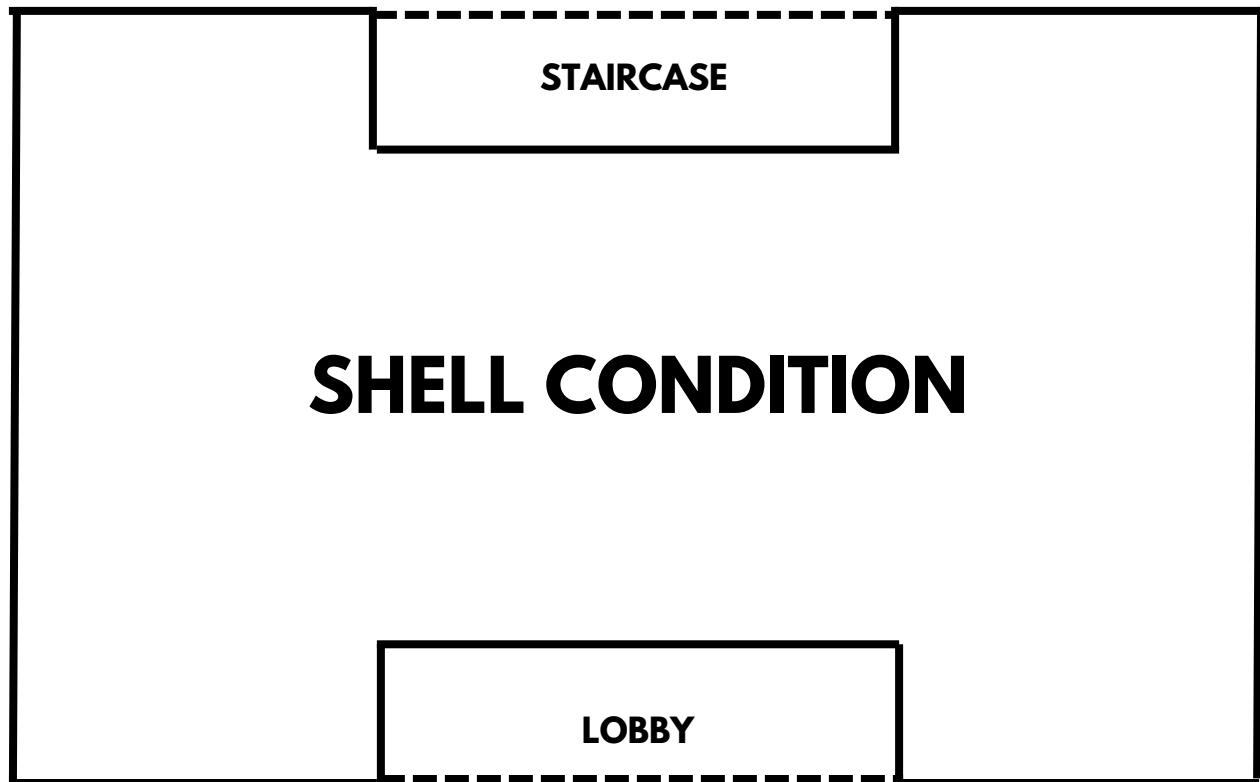
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# ADDITIONAL INFORMATION



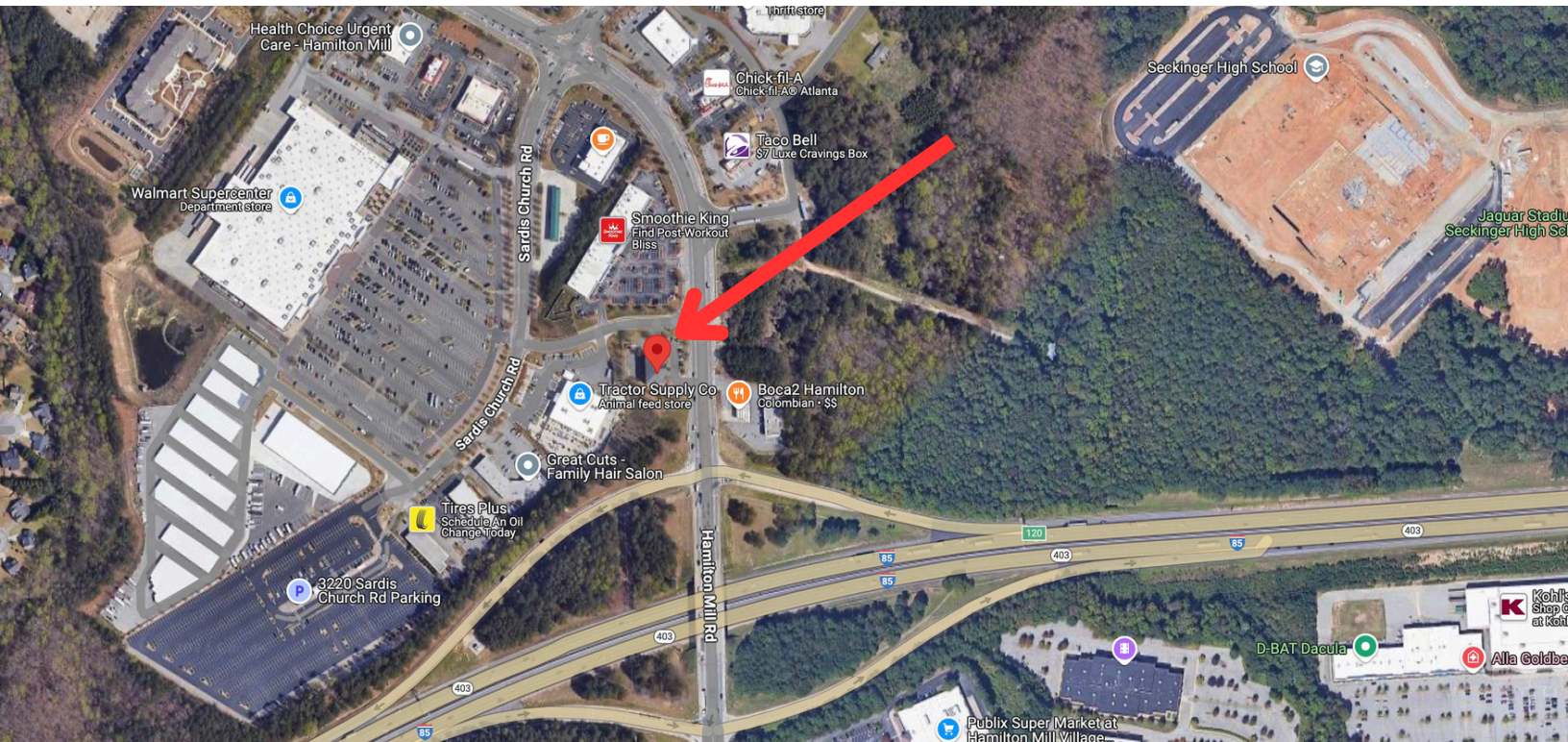
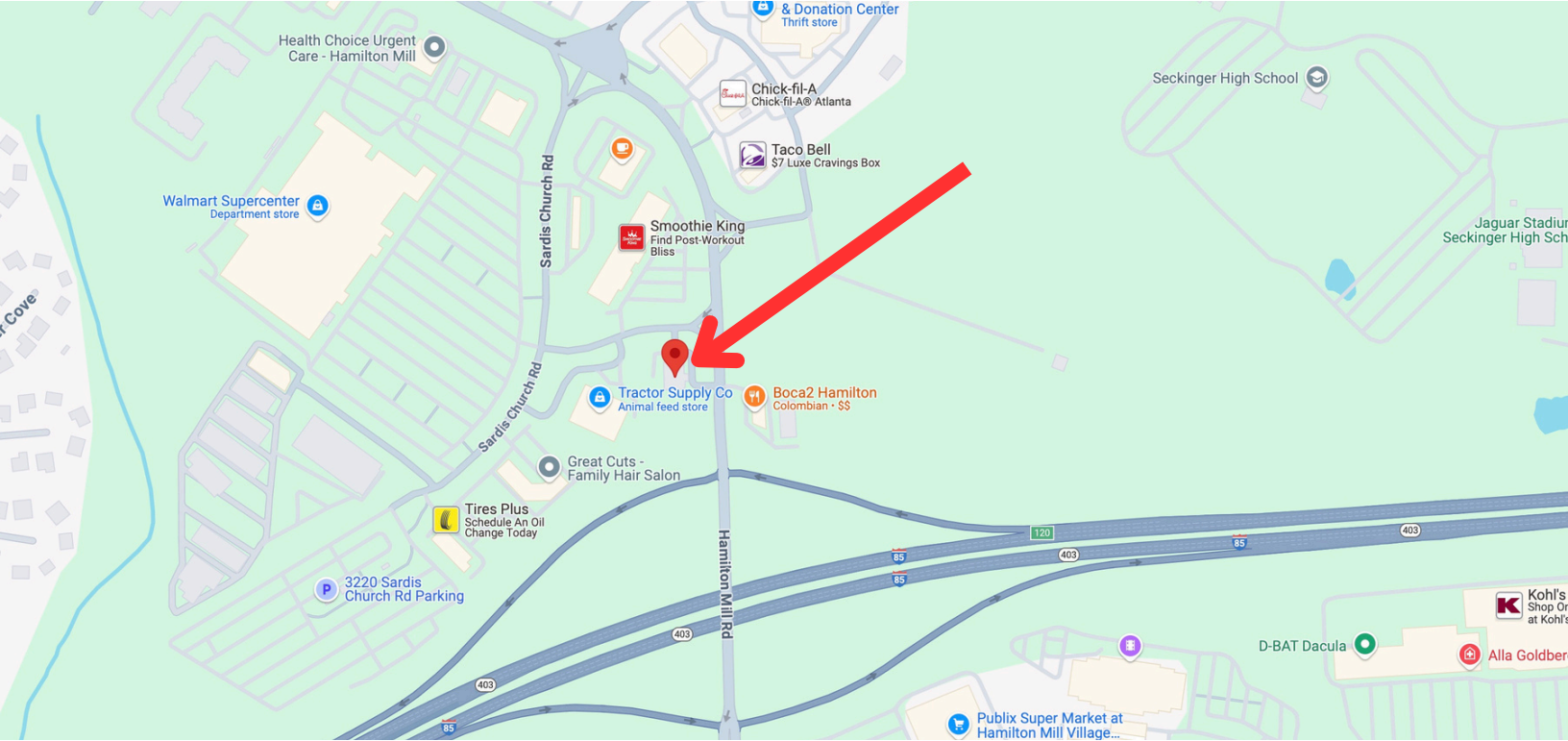
**The Kenerly Building, constructed in 2007, stands as a hallmark of architectural detail and modern design. This three-level building offers convenience with bathrooms on each floor, an elevator, and ample parking. Ideally situated on Hamilton Mill Road, it boasts easy access to I-85, making it a prime location for business.**

# FLOORPLAN



**\*THIS FLOORPLAN IS A GUIDE ONLY AND NOT DRAWN TO SCALE\***

# MAP OVERVIEW



# DEMOGRAPHICS



	1 mile	3 mile	5 mile
<b>2020 Population</b>	<b>5,832</b>	<b>49,847</b>	<b>123,742</b>
<b>2024 Population</b>	<b>6,277</b>	<b>53,390</b>	<b>134,644</b>
<b>2029 Population Projection</b>	<b>6,614</b>	<b>56,332</b>	<b>143,308</b>
<b>Annual Growth 2020-2024</b>	<b>1.9%</b>	<b>1.8%</b>	<b>2.2%</b>
<b>Annual Growth 2024-2029</b>	<b>1.1%</b>	<b>1.1%</b>	<b>1.3%</b>
<b>Median Age</b>	<b>41.4</b>	<b>39.7</b>	<b>38.6</b>
<b>Bachelor's Degree or Higher</b>	<b>26%</b>	<b>38%</b>	<b>38%</b>

	1 mile	3 mile	5 mile
<b>Avg Household Income</b>	<b>\$117,180</b>	<b>\$130,776</b>	<b>\$122,420</b>
<b>Median Household Income</b>	<b>\$95,222</b>	<b>\$113,333</b>	<b>\$100,195</b>
<b>&lt; \$25,000</b>	<b>106</b>	<b>1,156</b>	<b>3,913</b>
<b>\$25,000 - 50,000</b>	<b>183</b>	<b>1,789</b>	<b>5,423</b>
<b>\$50,000 - 75,000</b>	<b>314</b>	<b>2,289</b>	<b>6,590</b>
<b>\$75,000 - 100,000</b>	<b>382</b>	<b>1,995</b>	<b>5,484</b>
<b>\$100,000 - 125,000</b>	<b>344</b>	<b>1,859</b>	<b>4,540</b>
<b>\$125,000 - 150,000</b>	<b>147</b>	<b>2,236</b>	<b>5,058</b>
<b>\$150,000 - 200,000</b>	<b>125</b>	<b>2,667</b>	<b>5,924</b>
<b>\$200,000+</b>	<b>223</b>	<b>2,450</b>	<b>5,959</b>

# CONTACT INFORMATION



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[www.showcasepropertiesmanagement.com](http://www.showcasepropertiesmanagement.com)