



4963
AUSTIN
PARK AVE
BUFORD, GA
30518

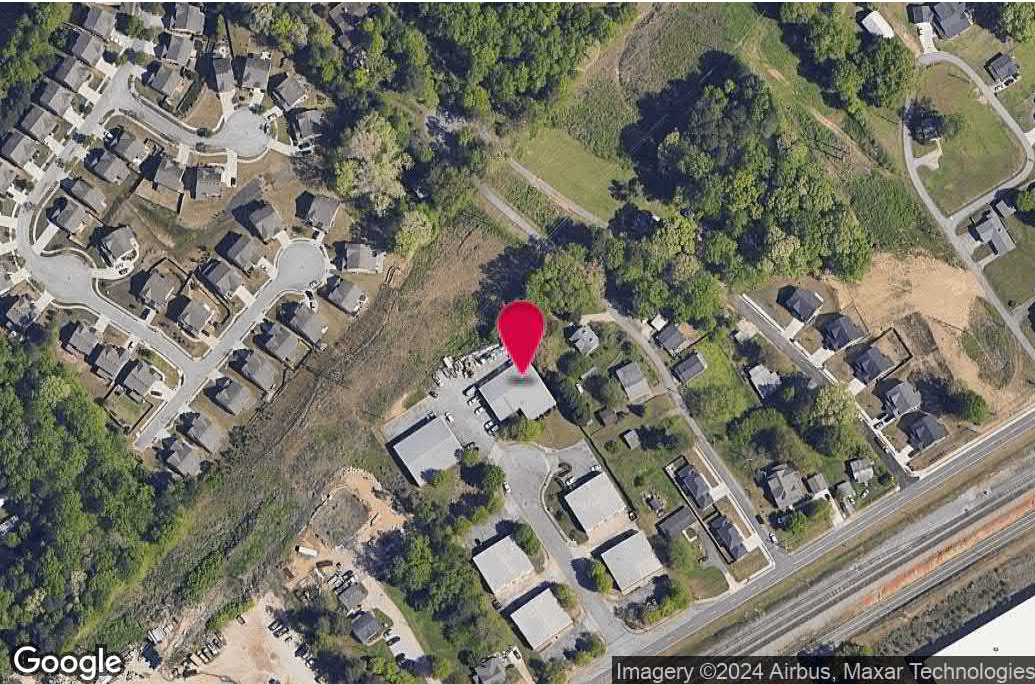
Investment Sale
7,600+/-SF Office/Warehouse

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King *Industrial
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INVESTMENT SALE 7,600+/-SF



PROPERTY HIGHLIGHTS

- NN Lease in Place
- Tenant Is a Full-Service Wireless Telecommunications Company in Business 20 Years
- 3,950+/-SF of Warehouse Space
- 5 Drive In Doors (12'x14')
- 18' Clear Ceiling Height
- 3.2+/- Miles to I-985
- 0.6+/- Miles to Peachtree Industrial Boulevard

OFFERING SUMMARY

Lot Size:	0.59 Acres
Building Size:	7,600 SF
Zoning:	C2

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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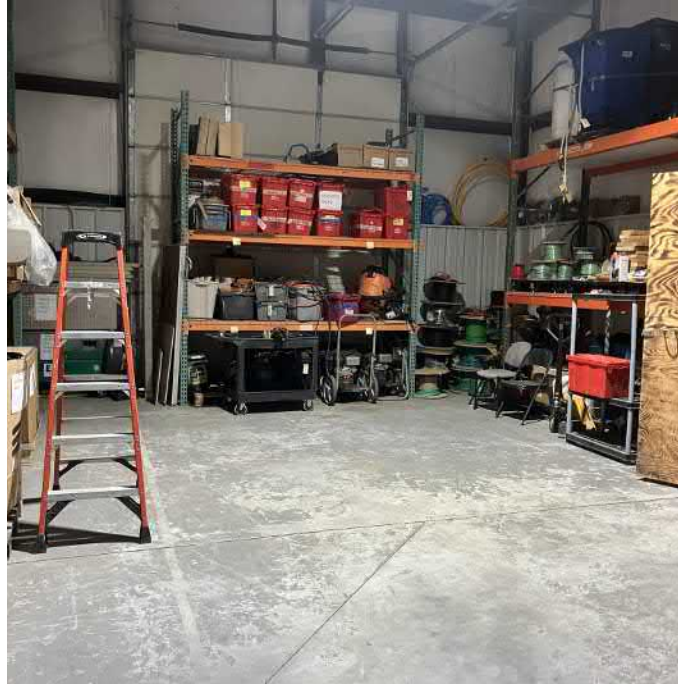
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WAREHOUSE PHOTOS



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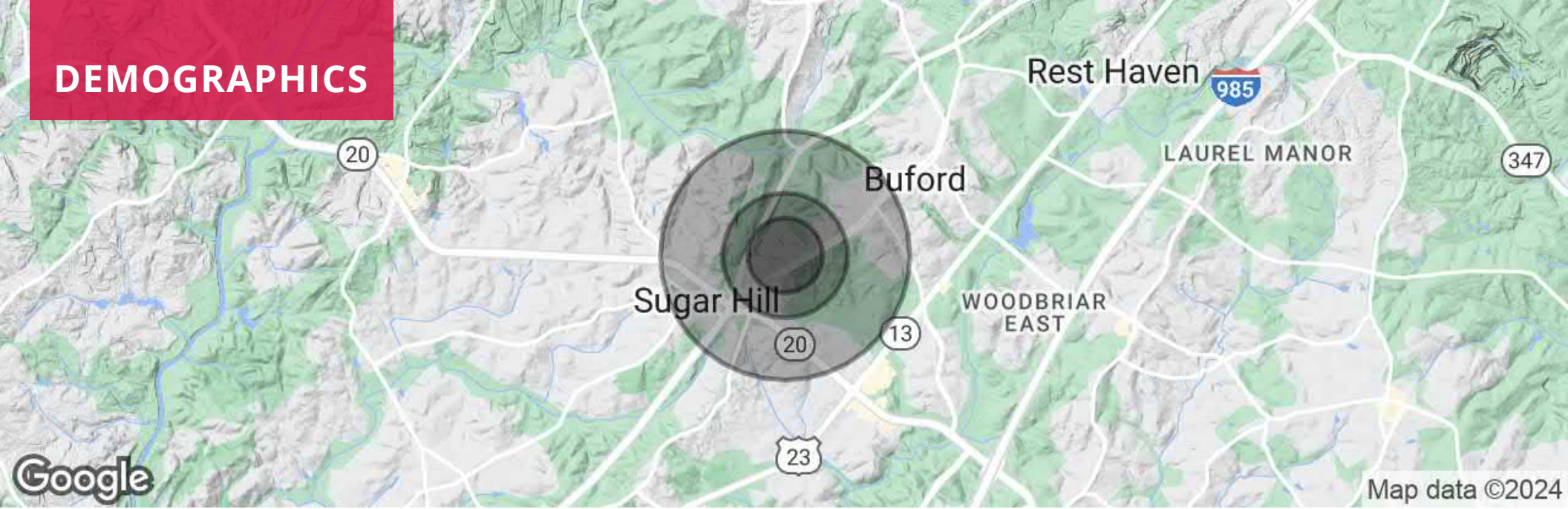
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DEMOGRAPHICS



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	602	1,575	5,948
Average Age	35	35	35
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	190	509	1,973
# of Persons per HH	3.2	3.1	3
Average HH Income	\$63,121	\$71,497	\$84,884
Average House Value	\$242,831	\$262,691	\$309,683

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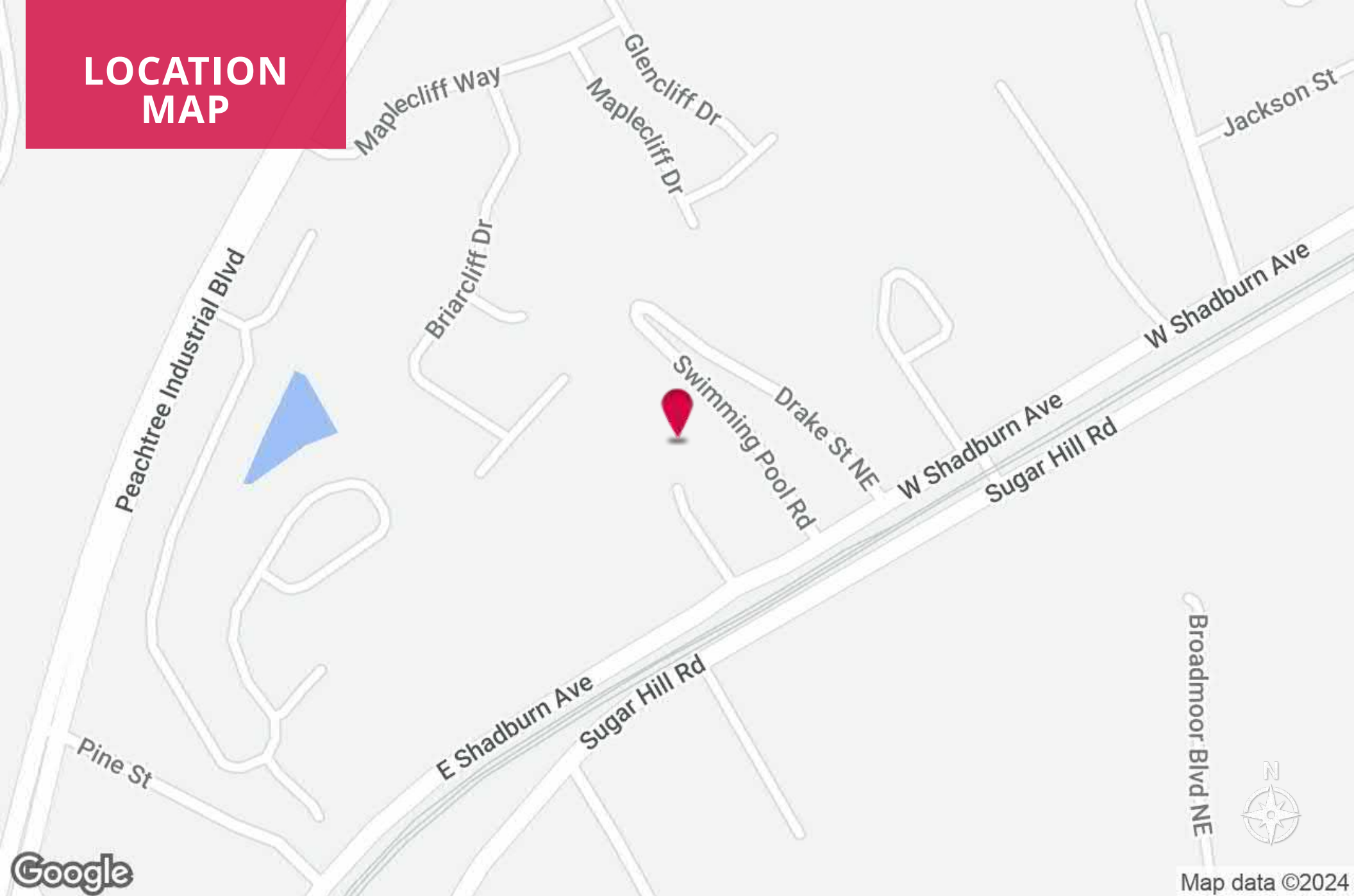
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LOCATION MAP



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EXCLUSIVELY LISTED BY:

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