

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A

Cumming, GA 30040

commercial400.com



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9090 JOT EM DOWN ROAD

FOR SALE

Office Building :

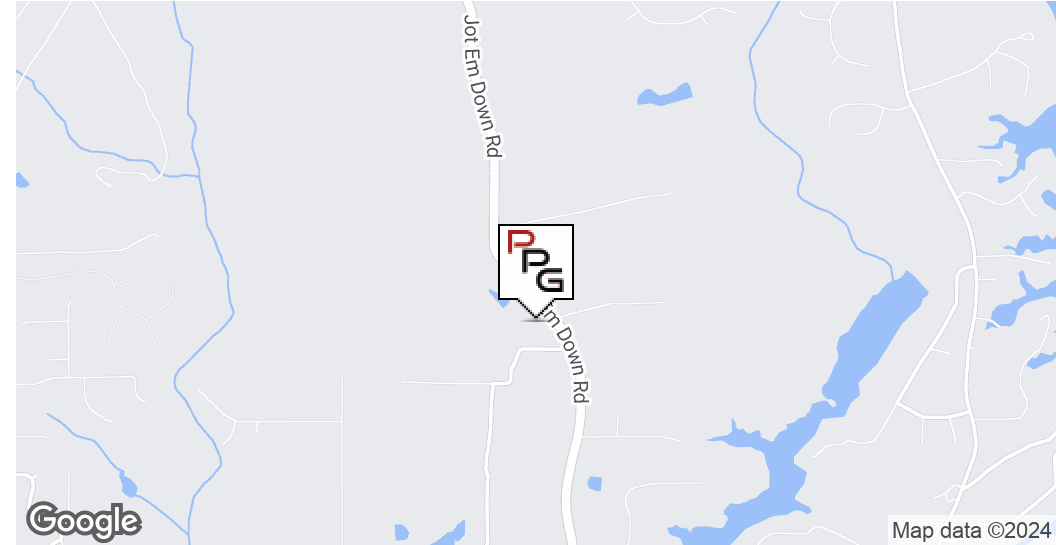
GAINESVILLE, GA 30506

9090 JOT EM DOWN ROAD

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OFFERING SUMMARY

Sale Price:	\$800,000
Building Size:	2,400 SF
Lot Size:	3.24 Acres
Price / SF:	\$333.33

PROPERTY OVERVIEW

Built in 2000, this 2,400 square foot industrial building is well situated at 9090 Jot Em Down Rd in Gainesville, GA. It features a full floor of premium commercial space. The property is equipped with 3 drive-in doors, 1 loading dock and mezzanine storage.

PROPERTY HIGHLIGHTS

- Three Drive-In Doors
- Mezzanine Storage
- Two Electric Rolling Gates
- Security Fence

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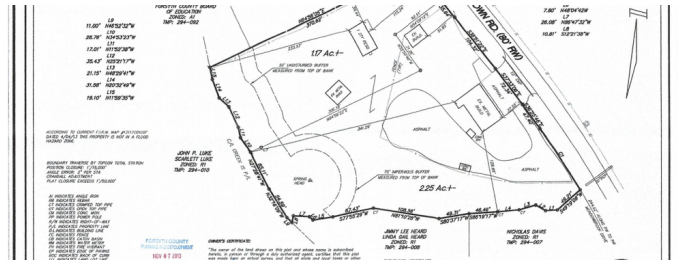
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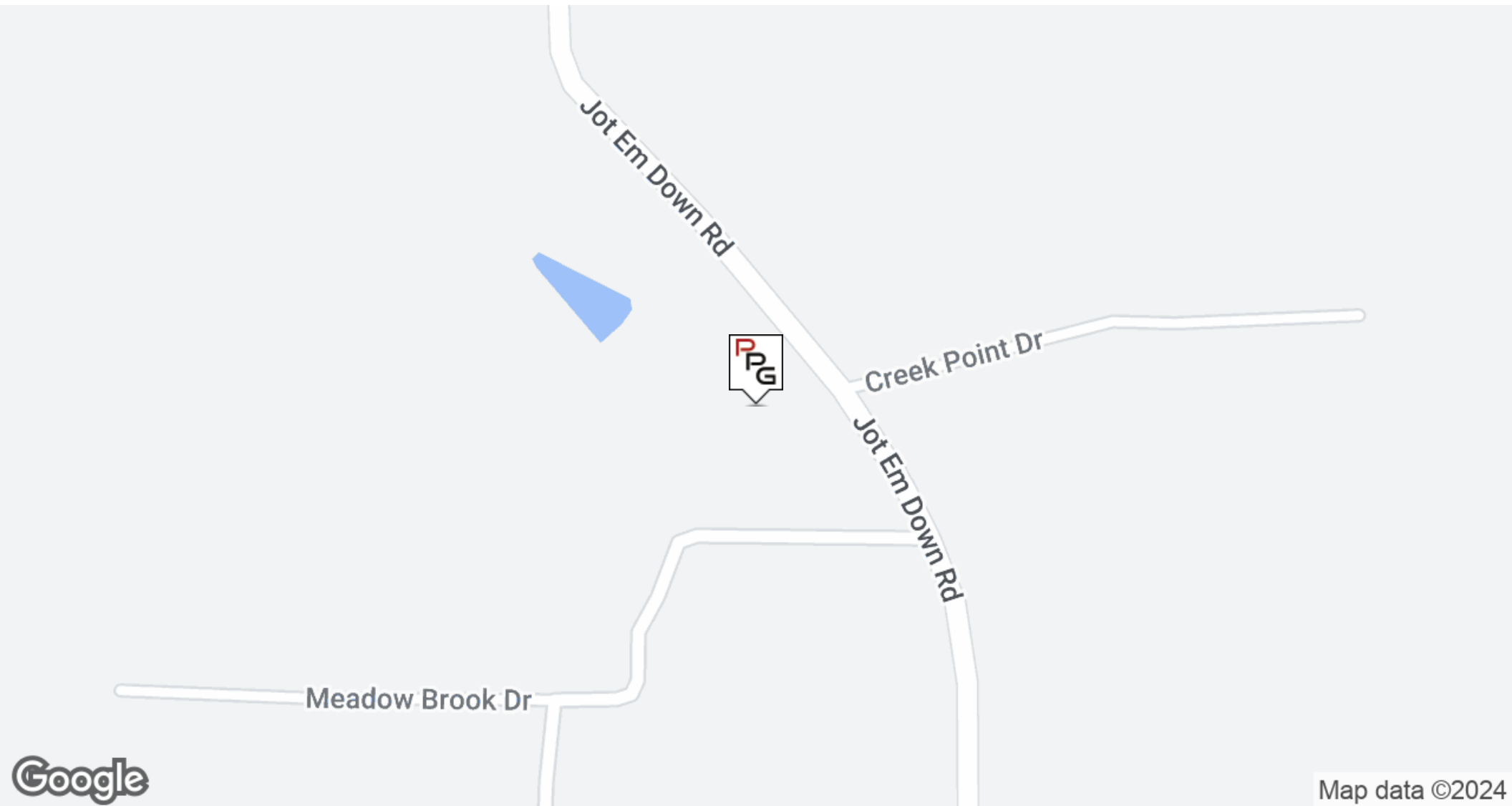
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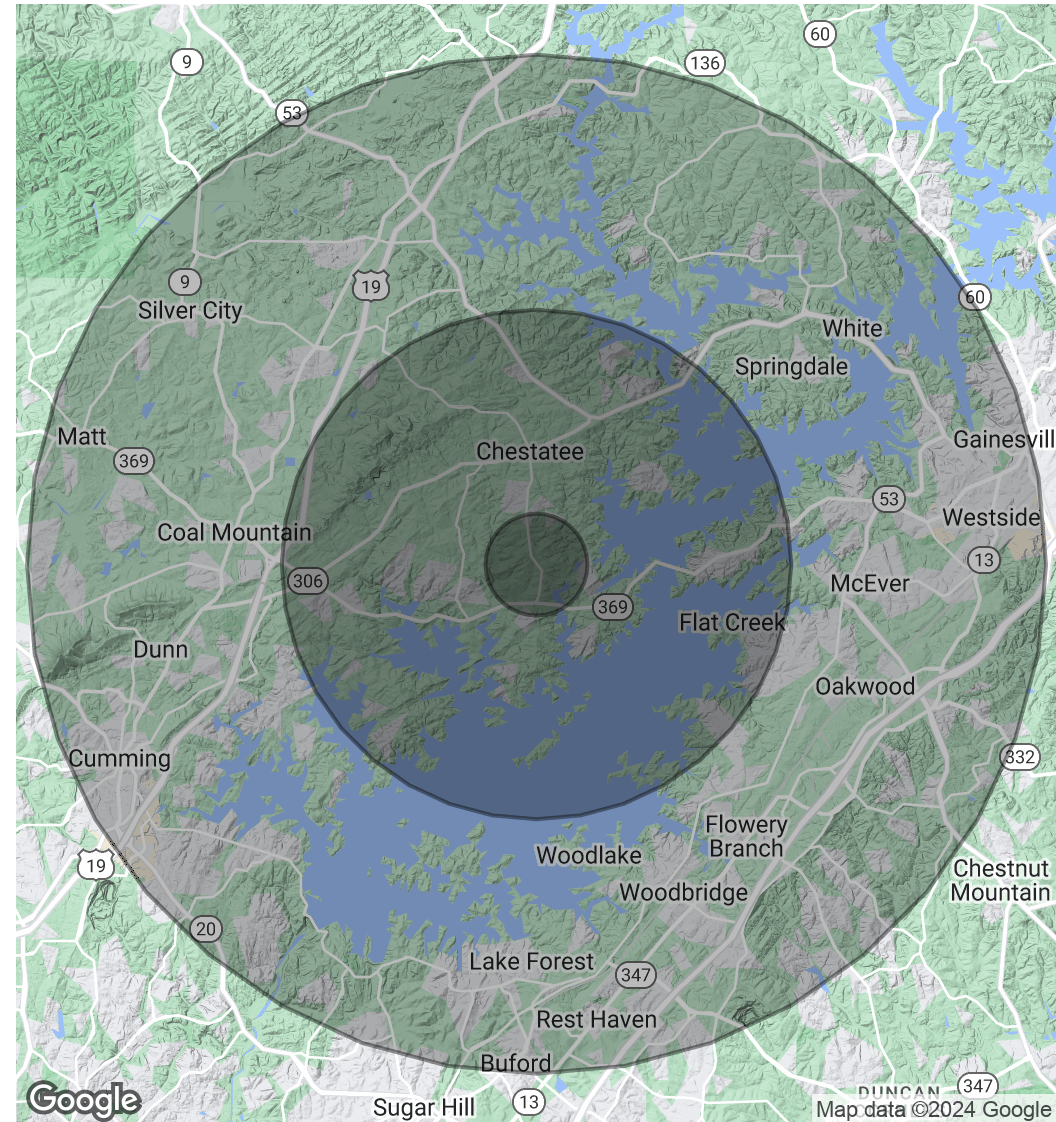
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,257	27,572	155,099
Average Age	39.1	38.9	36.5
Average Age (Male)	40.3	38.7	35.8
Average Age (Female)	37.4	39.6	37.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	425	10,010	54,931
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$84,816	\$82,135	\$76,610
Average House Value	\$287,394	\$283,298	\$278,563

* Demographic data derived from 2020 ACS - US Census



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