

3001 MCCRARY COURT

3001 McCrary Court, Evans, GA 30809

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Flex (office/warehouse) units renting for \$13.50/SF/year. Perfect for growing service businesses. 2,000 SF available. Conveniently located in the Evans Town Center. Quick access to North Belair, Washington and Furys Ferry Roads. Open 36 space parking lot. Ready for immediate occupancy. Two units now available.

PROPERTY HIGHLIGHTS

- 2,000 SF Office/Warehouse Units
- Front Grade Level Roll up Door
- Air-Conditioned Office
- Additional Parking On Site
- Perfect for Small Service Businesses
- Immediate occupancy
- Open warehouse with High Ceilings

OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (MG)
Number of Units:	7
Available SF:	2,000 SF
Lot Size:	1.8 Acres
Building Size:	14,000 SF

DEMOGRAPHICS	1.5 MILES	3 MILES	5 MILES
Total Households	4,297	17,214	41,548
Total Population	11,666	46,939	104,154
Average HH Income	\$112,681	\$99,997	\$89,505

For More Information:

Donald Lawrence

Broker

706.825.4376

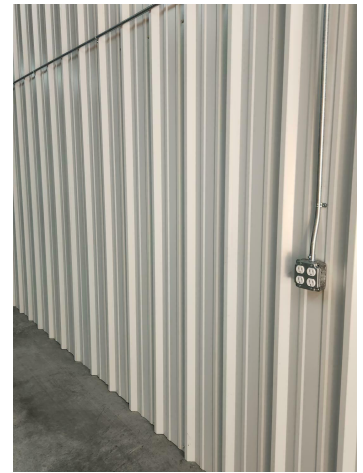
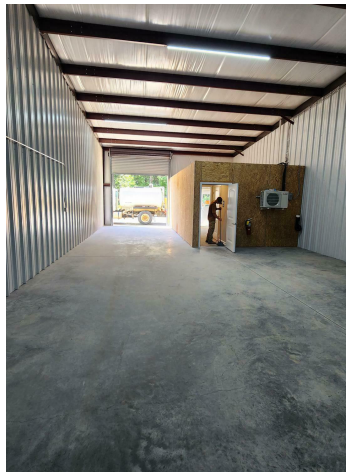
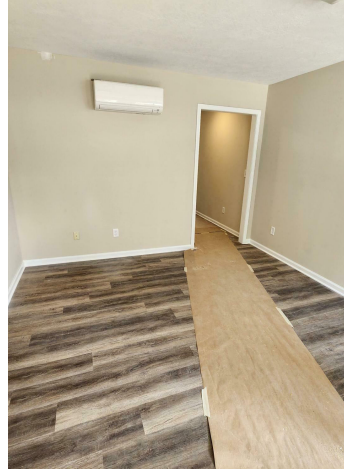
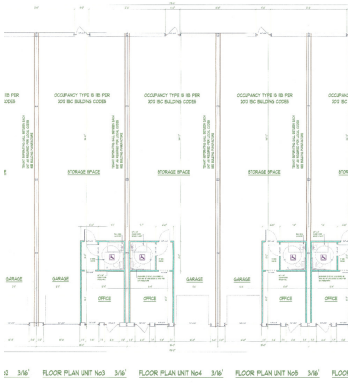
don@dclawrence.net



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ADDITIONAL PHOTOS



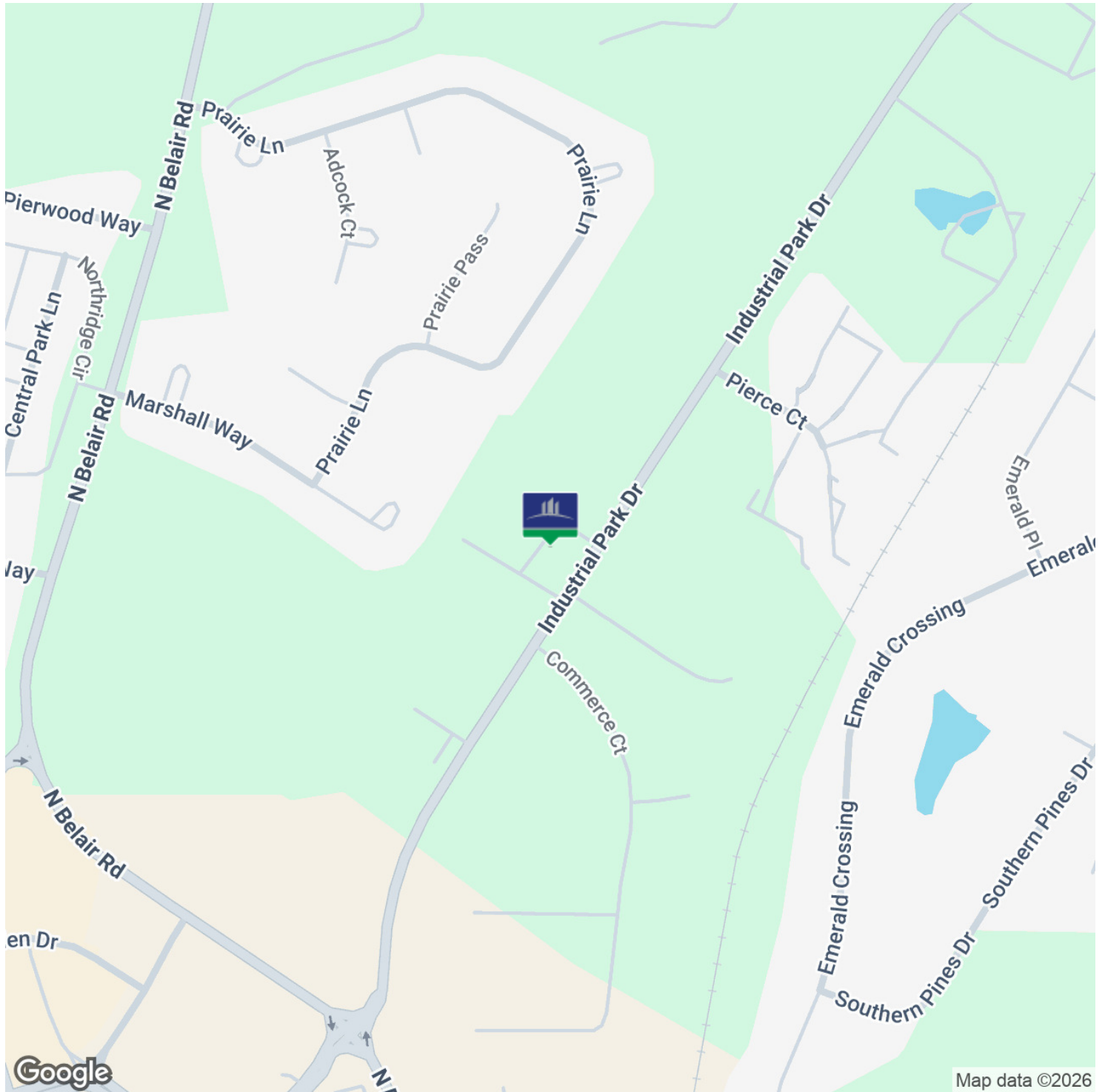
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LOCATION MAP



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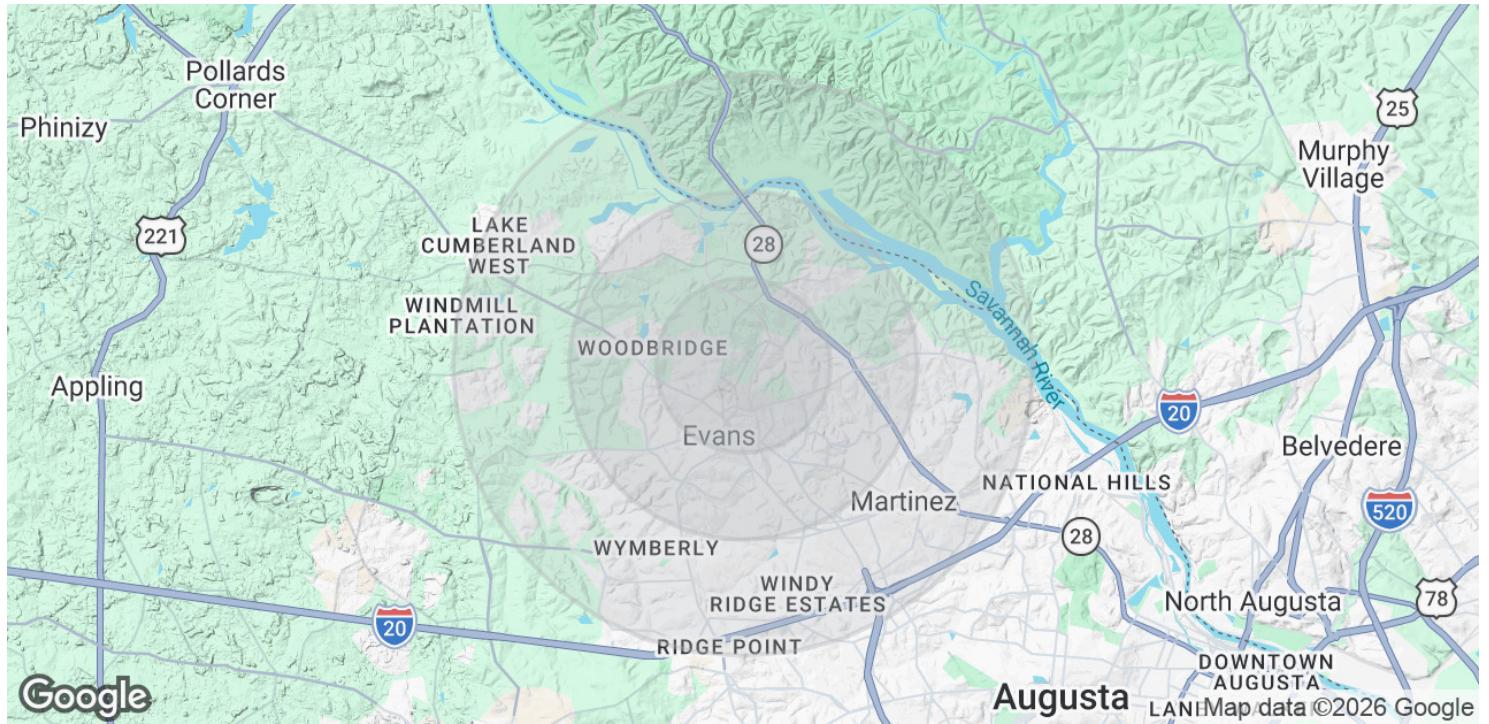
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1.5 MILES	3 MILES	5 MILES
Total Population	11,666	46,939	104,154
Average Age	42.0	40.5	40.0
Average Age (Male)	39.7	38.6	38.9
Average Age (Female)	43.7	42.3	41.4

HOUSEHOLDS & INCOME

	1.5 MILES	3 MILES	5 MILES
Total Households	4,297	17,214	41,548
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$112,681	\$99,997	\$89,505
Average House Value	\$257,264	\$234,589	\$229,144

2020 American Community Survey (ACS)

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