



# 300 WI PKWY

Dallas, GA 30132

- UNDER NEW OWNERSHIP
- NEWLY RENOVATED
- MULTIPLE OFFICES FOR LEASE  
218 - 2428 FT<sup>2</sup>

## JOANNA LINDSEY

Associate

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354435, GA

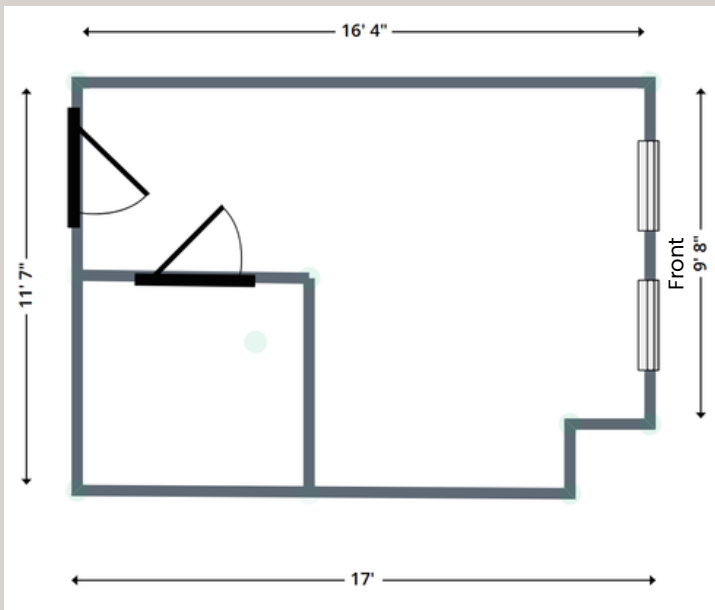


# FLOOR PLANS

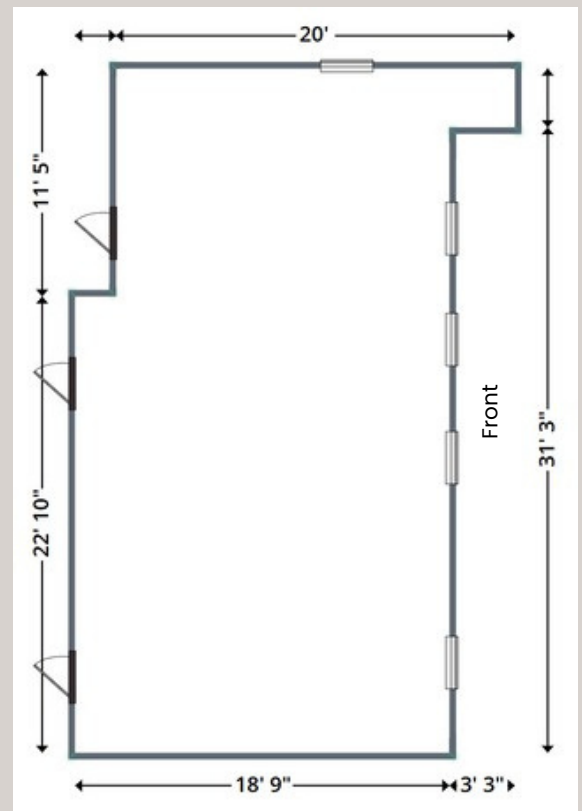
(Rates listed includes CAM)

## Property Highlights

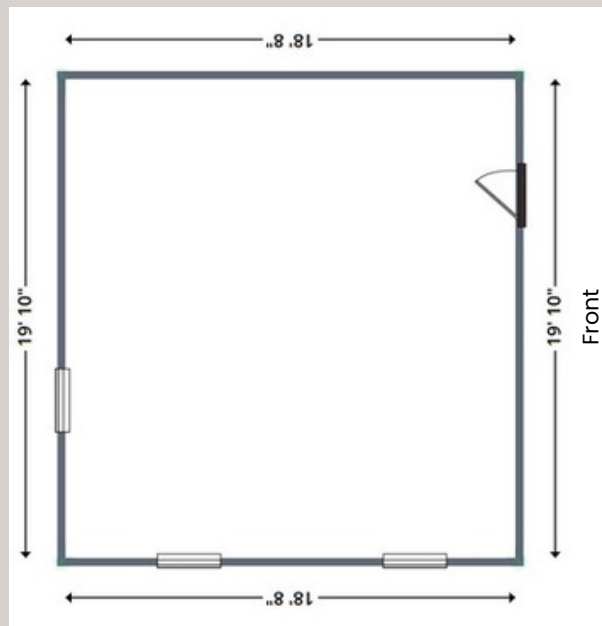
- 218 - 2,428 square feet spaces available in a great Dallas location
- Conveniently located near retail and restaurants
- Three story office building 3rd floor spaces accessible via exterior staircase (Elevator in Repair)



**SUITE 202** | 185 SQFT  
Rate \$537/mo.



**SUITE 300** | 641 SQFT  
Rate \$1,861/mo.

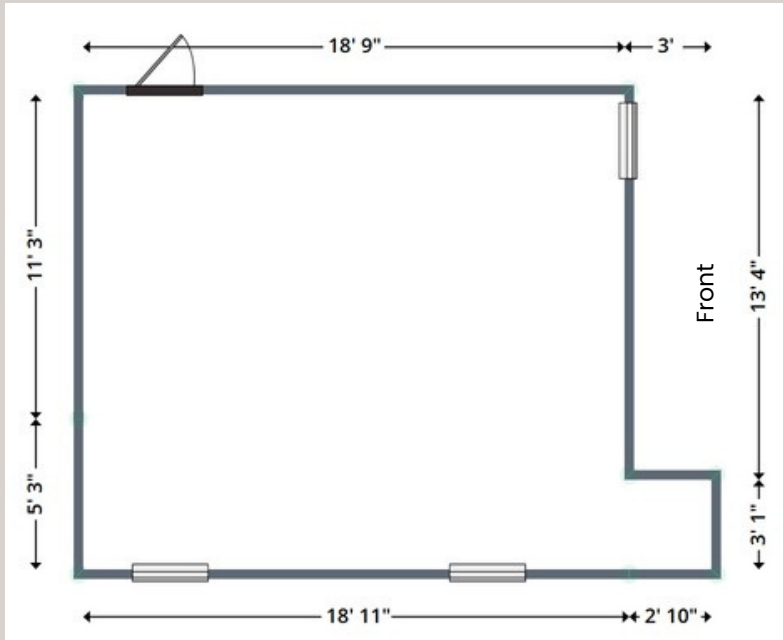


**SUITE 309** | 361 SQFT  
Rate \$1,048/mo.

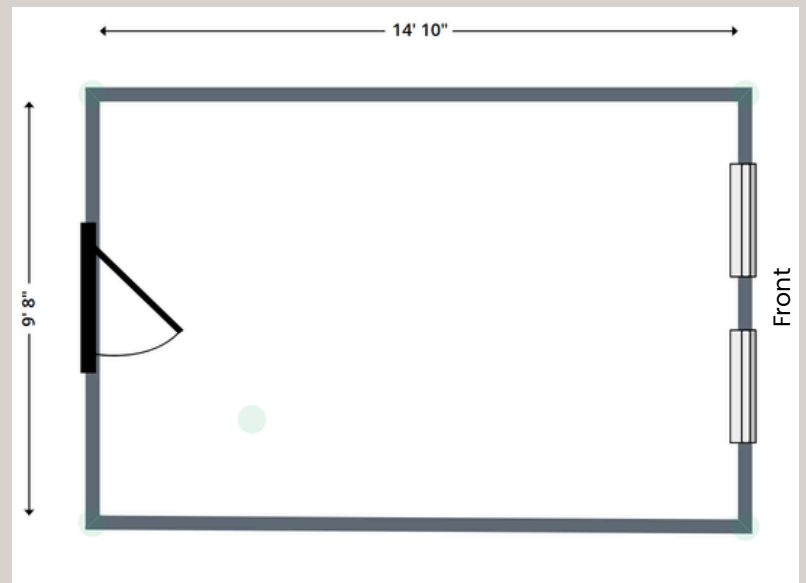
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# FLOOR PLANS

(Rates listed includes CAM)



**SUITE** | 247 SQFT  
**310** | Rate \$717/mo.



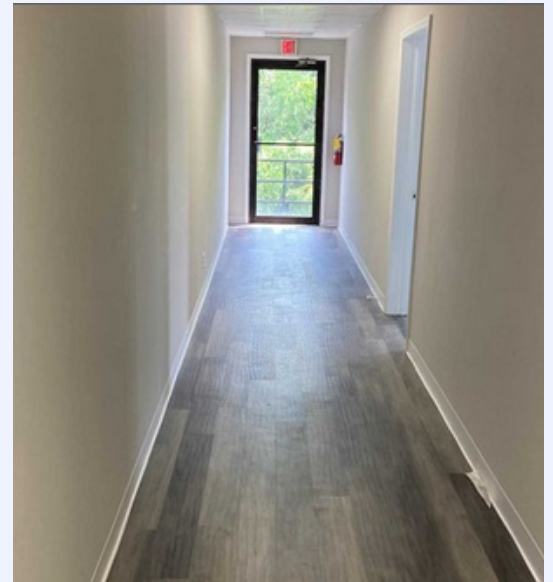
**SUITE** | 144 SQFT  
**316** | Rate \$418/mo.

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# PROPERTY PHOTOS

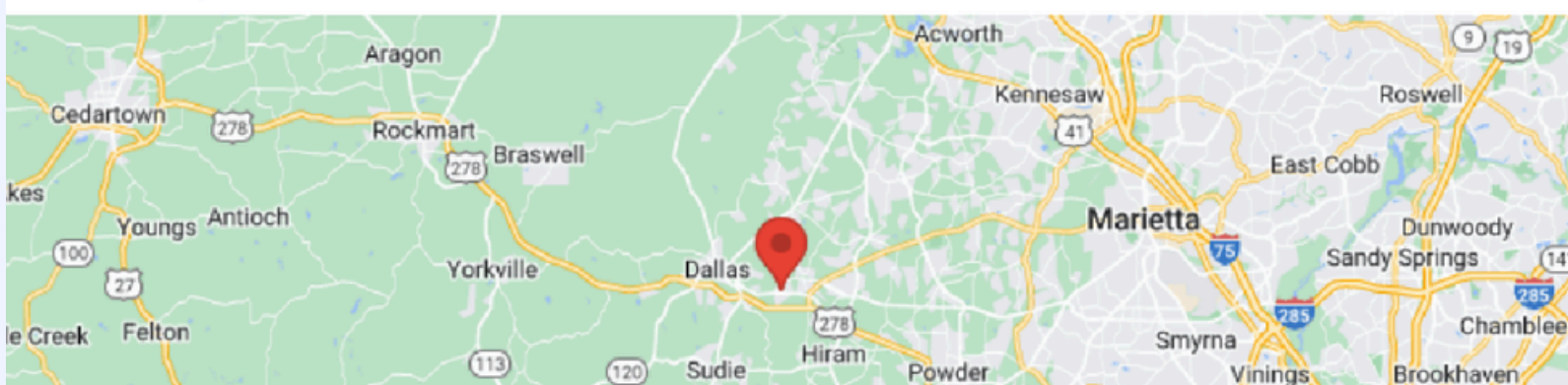
## Recent Updates

- UNDERNEW OWNERSHIP
- Resurfaced Parking Lot
- Door Fobs
- Security Cameras
- Remodeled Restrooms
- Elevator Repairs Planned



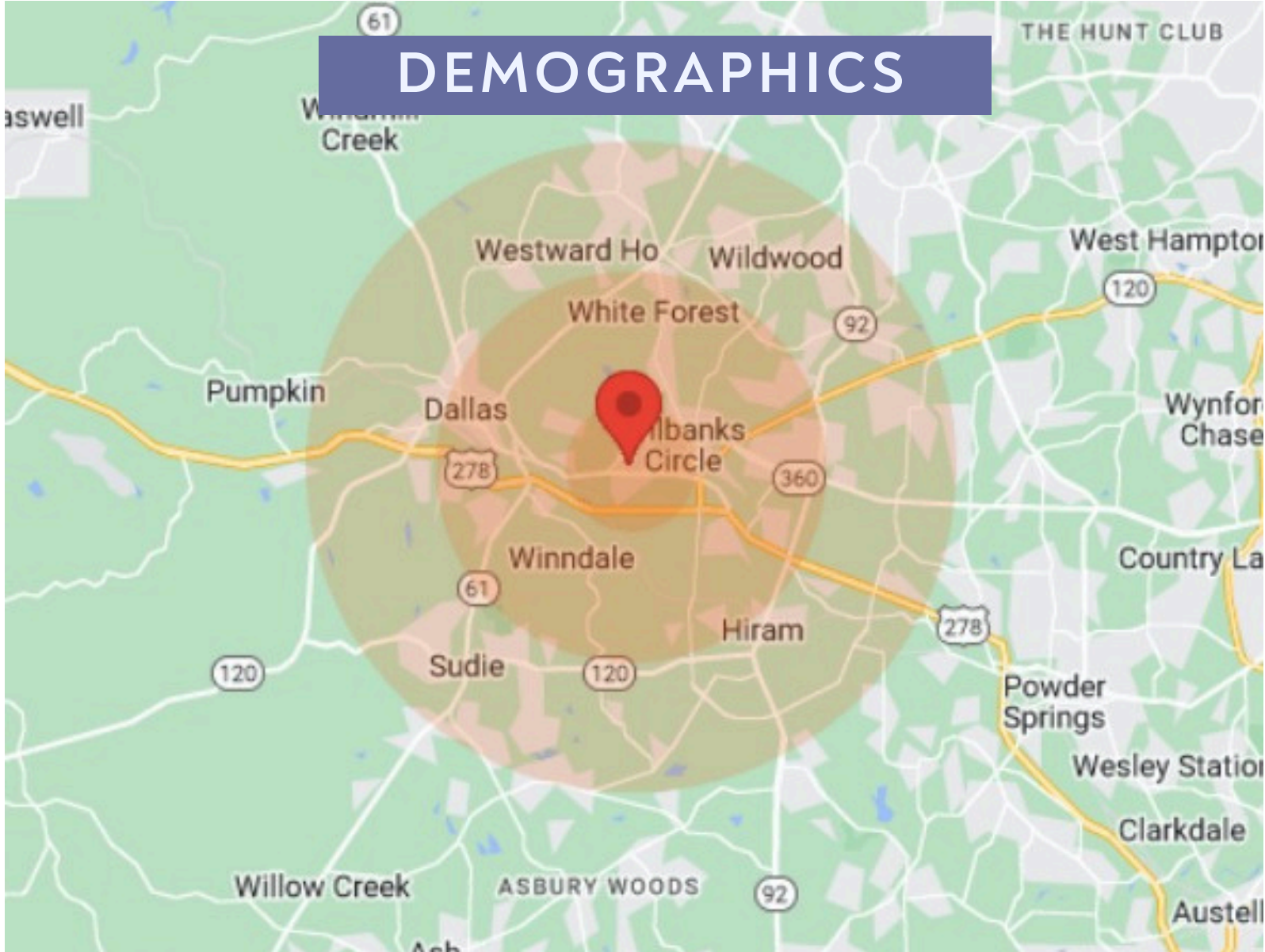
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# LOCATION MAPS



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# DEMOGRAPHICS



Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$47,110	\$62,272
< \$15,000	N/A	1,290	2,289
\$15,000-\$24,999	N/A	1,041	2,540
\$25,000-\$34,999	N/A	1,159	2,663
\$35,000-\$49,999	N/A	1,675	3,767
\$50,000-\$74,999	N/A	1,758	6,125
\$75,000-\$99,999	N/A	1,439	4,157
\$100,000-\$149,999	N/A	924	2,761
\$150,000-\$199,999	N/A	183	487
> \$200,000	N/A	74	176

Population	1 Mile	3 Miles	5 Miles
Male	N/A	12,687	34,956
Female	N/A	12,961	36,123
Total Population	N/A	25,648	71,079

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	6,067	16,812
Ages 15-24	N/A	3,878	10,706
Ages 25-54	N/A	9,734	28,057
Ages 55-64	N/A	2,668	7,510
Ages 65+	N/A	3,301	7,994

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	10,174	26,311
Occupied	N/A	9,187	24,097
Owner Occupied	N/A	5,801	17,850
Renter Occupied	N/A	3,386	6,247
Vacant	N/A	987	2,214

Race	1 Mile	3 Miles	5 Miles
White	N/A	17,757	53,219
Black	N/A	6,723	14,575
Am In/AK Nat	N/A	12	54
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	1,369	4,012

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# PRESENTED BY

## Joanna Lindsey

As a 10+ year REALTOR®, with a background in commercial business and community development within the nonprofit sector, Joanna brings much to her profession: Integrity, honesty, excellent customer service, proven sales ability, listening skills, and a welcoming, down-to-earth personality that has earned her a loyal and devoted following from previous clients. Since 2013, Joanna has offered successful representation to clients with solid negotiation and closing skills, making her stand out in the industry. Joanna has always associated herself with the philosophy that the quality of the transaction, not the quantity, is the key to success. Most of her business is by referral with many repeat clients, which is a testament to her tireless work ethic and uncompromising client service. Joanna has an in-depth knowledge of the needs of a business and finding the perfect location for it to thrive is the utmost focus. Joanna is a native Spanish speaker and understands the importance of providing commercial real estate services and resources to all businesses.

Joanna is a Mableton Improvement Coalition (MIC) Economic Development Committee member. She has volunteered as a member of the Advisory Council member of the KSU Campus Awareness Resource and Empowerment (CARE), a program that supports the basic needs of college students struggling with homelessness, food insecurity, and who are currently or previously in the foster care system. As a Rotaract representative, she has held prior membership with the Marietta Metro Rotary Club. She also served on the Cobb Association of REALTORS® (CAR) Governmental Affairs/RPAC Committee and was Secretary to the president of the Paulding Board REALTORS®. Joanna is a California native and Georgia resident since 2007. She is married to a US Navy veteran and has two children. She has a passion for running, recently completed her third half-marathon, and enjoys spending time with her family.



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## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.