

1925 GRASSLAND PKWY

ALPHARETTA,
GA 30004

FOR SALE
10,200+/-SF Office/Warehouse

DOUG BURGGRAAF

Vice President

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ANDREW JOHNSON

Vice President

404.942.2029

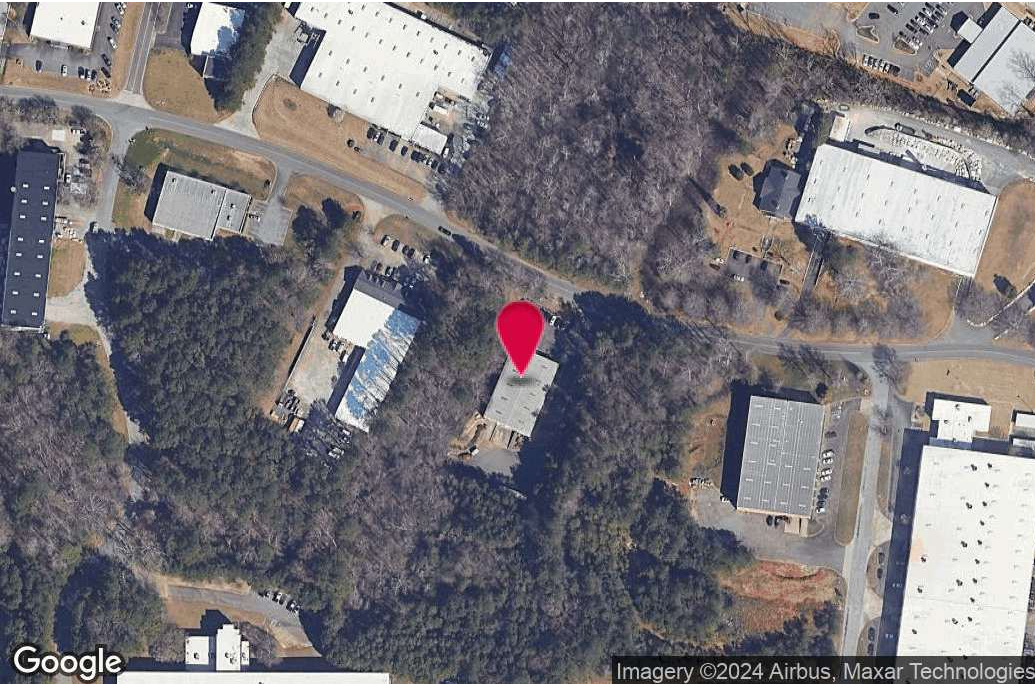
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FOR SALE
10,200+/- SF
BUILDING



PROPERTY HIGHLIGHTS

- **Suite A (Vacant):** 5,100+/-SF including 1,600+/- SF Office (2 Private Offices) Breakroom, Conference Room, (1) 8'x10' Dock Door
- **Suite B (Seller Lease-Back for 5+Years):** 5,100+/- SF including 2,028+/-SF Office (3 Private Offices), Breakroom, 2-Restrooms, (1) 8'x10' Dock High Door, (1) 12'x12' Drive-In Door
- Property Sits on 1.5+/- Acres
- 1+/- Mile to McFarland Pkwy
- 4+/- Miles to SR 400
- 16' Ceiling Height
- 3-Phase Power

OFFERING SUMMARY

Building Size:	10,200 SF
Zoning:	M1

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ADDITIONAL PHOTOS



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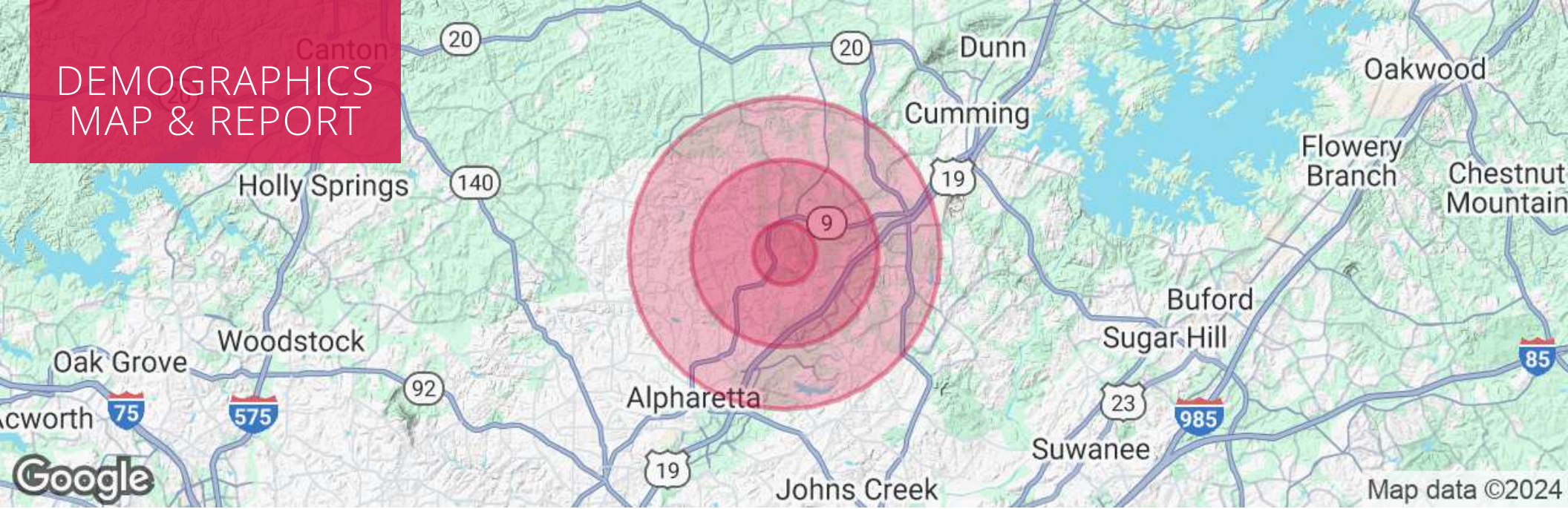
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,027	50,050	132,089
Average Age	35	37	38
Average Age (Male)	34	36	37
Average Age (Female)	35	37	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,329	17,304	45,584
# of Persons per HH	3	2.9	2.9
Average HH Income	\$143,787	\$182,256	\$196,067
Average House Value	\$578,837	\$608,203	\$654,070

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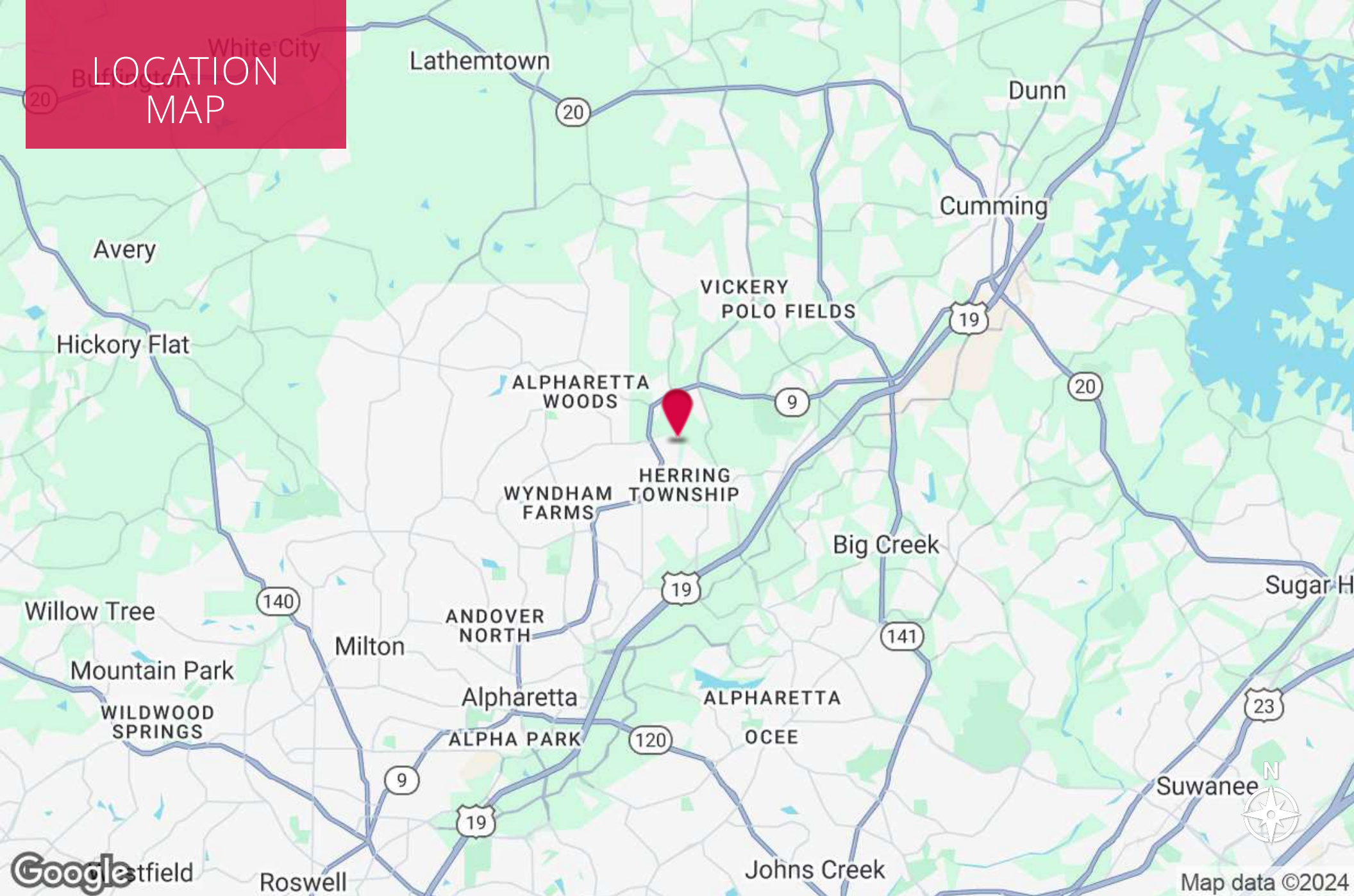
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LOCATION MAP



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