

FOR SALE



*MEDICAL OFFICE
ZONED 'C₃' HSB*

ADAPTABLE OFFICE

**4740 NELSON BROGDON BLVD
SUGAR HILL, GA 30518**

OFFERED AT:
\$650,000.00



**DREW CURTIN - ASSOCIATE BROKER
770-605-8841**

1140 OLD PEACHTREE RD NW, SUITE D, DULUTH, GA - REMAX CENTER

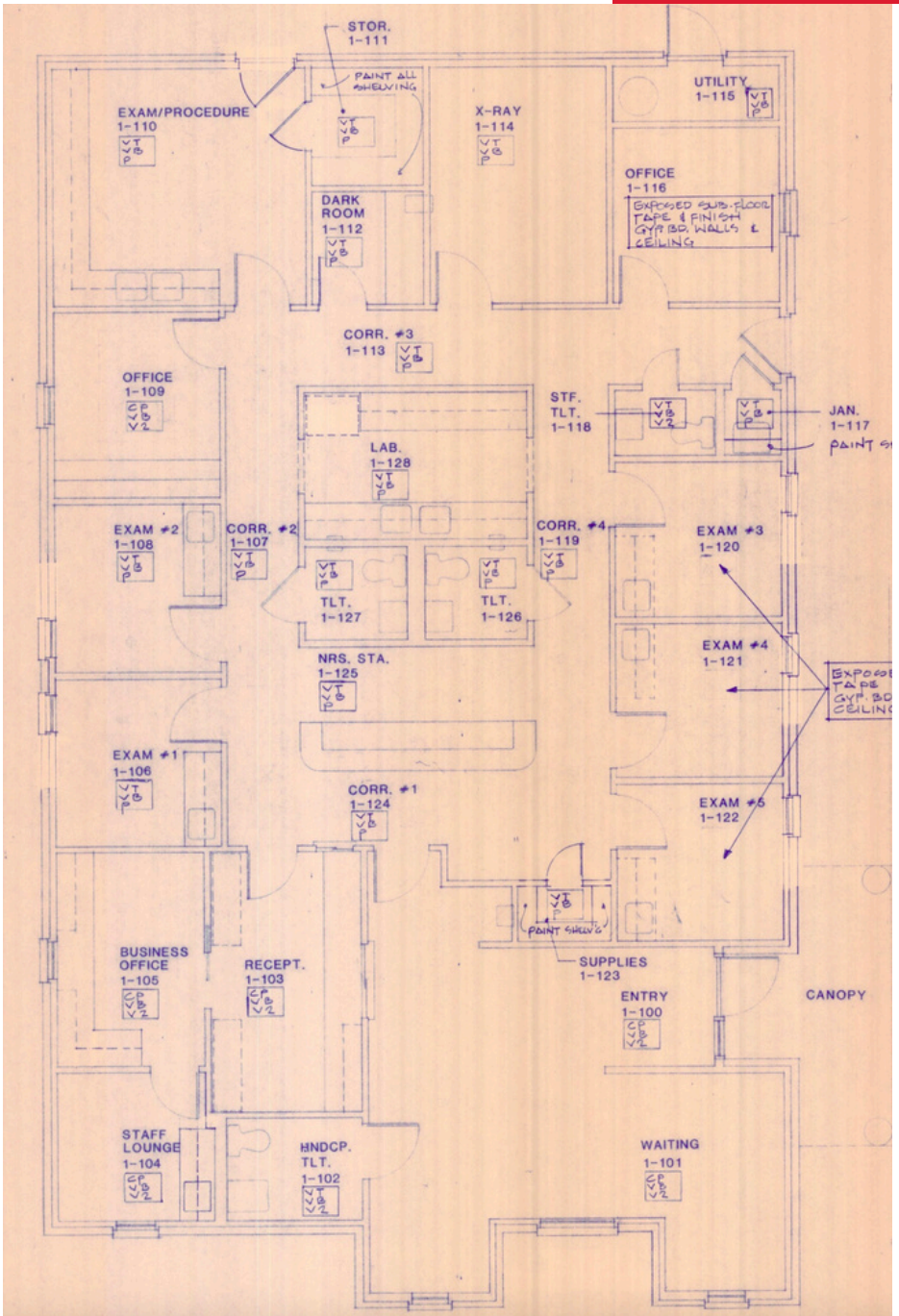


- FANTASTIC ROAD FRONTAGE
- 2,516 SQFT
- 20 PARKING SPACES
- 0.52 ACRE LOT
- LOBBY AREA
- MULTIPLE ROOMS/OFFICES
- 1990 ALL BRICK BUILDING
- FORMER DENTIST OFFICE
- CAN BE CONVERTED TO GENERAL OFFICE
- MONUMENT/PYLON SIGN
- IDEALLY LOCATED



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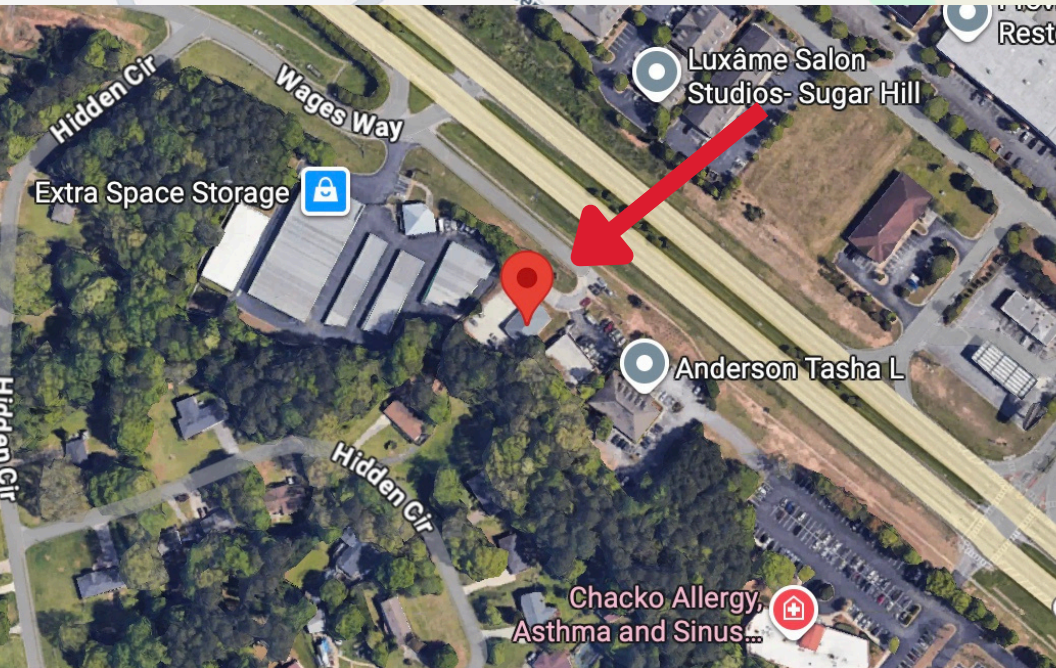
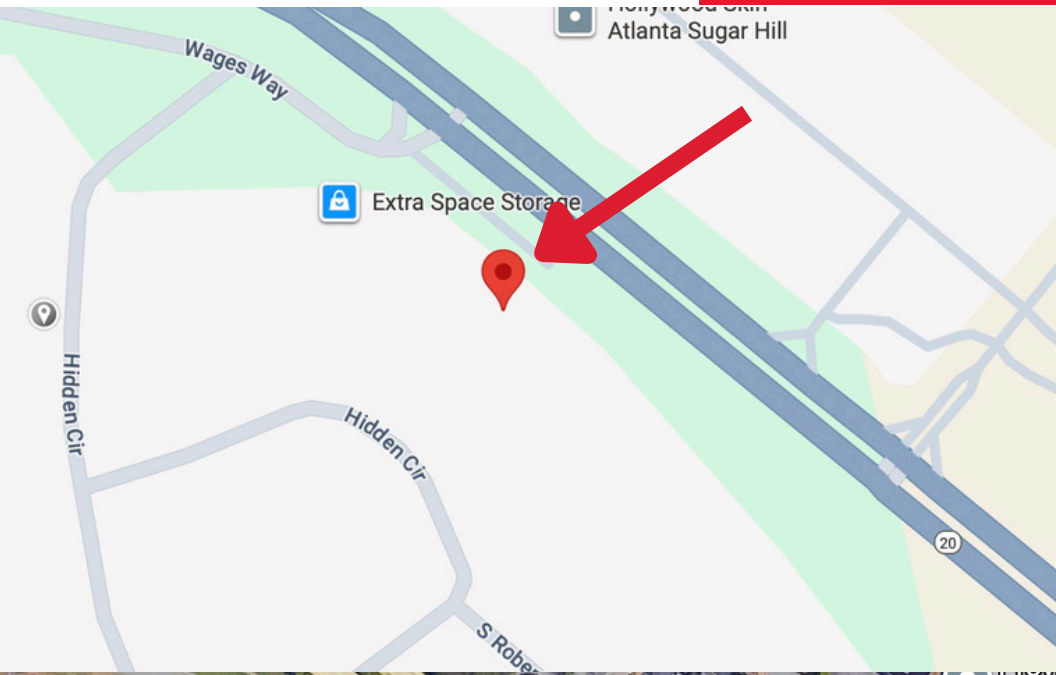
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Household Income	5 minute drive	10 minute drive	15 minute drive	Counties Gwinnett County	States Georgia	United States of America
<\$15,000	9.4%	7.2%	5.7%	6.4%	9.0%	8.3%
\$15,000-\$24,999	5.2%	4.2%	3.9%	3.8%	6.3%	5.9%
\$25,000-\$34,999	6.4%	4.1%	3.5%	5.2%	6.5%	6.3%
\$35,000-\$49,999	16.1%	10.5%	8.9%	9.8%	10.2%	9.8%
\$50,000-\$74,999	12.7%	14.8%	13.6%	16.2%	15.9%	15.6%
\$75,000-\$99,999	18.7%	10.2%	9.8%	14.6%	12.7%	12.5%
\$100,000-\$149,999	17.6%	23.3%	20.3%	20.2%	18.0%	17.8%
\$150,000-\$199,999	7.1%	12.0%	12.7%	11.1%	9.4%	9.8%
\$200,000+	7.1%	13.8%	21.7%	12.8%	12.0%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Counties Gwinnett County	States Georgia	United States of America
Population	826	40,502	122,343	1,020,513	11,269,916	339,887,819
Daytime Population	2,358	40,111	126,549	961,753	11,204,031	338,218,372
Employees	387	20,207	63,729	524,317	5,364,200	167,630,539
Households	267	13,512	40,578	341,765	4,271,670	132,422,916
Average HH Size	3.09	2.98	3.01	2.97	2.58	2.50
Median Age	36.4	36.8	37.9	36.7	38.3	39.6

Housing Facts

Median Home Value	378,676	420,513	464,481	411,994	338,742	370,578
Owner Occupied %	69.3%	65.8%	72.8%	66.3%	64.9%	64.2%
Renter Occupied %	30.7%	34.1%	27.1%	33.8%	35.1%	35.8%
Total Housing Units	275	14,586	42,911	356,630	4,679,416	146,800,552

Income Facts

Median HH Income	\$75,699	\$97,151	\$109,292	\$88,110	\$78,207	\$81,624
Per Capita Income	\$33,066	\$39,928	\$46,258	\$38,084	\$41,403	\$45,360
Median Net Worth	\$162,002	\$237,226	\$367,597	\$252,092	\$199,699	\$228,144



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CONNECT WITH ME

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