

POLLOCK

OFFICE BUILDING FOR SALE



**2365 Pleasantdale Road
Atlanta, GA 30340**

**+/-10,000 SF
For Sale**

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**PROPERTY DESCRIPTION**

Two-Story, Brick Office Building For Sale

Perfect for a corporate office serving the local market

Located 1 mile or 3 minutes to I-85 with great proximity to I-285

PROPERTY HIGHLIGHTS

- Heavily demised with private offices and meeting rooms
- Large multi-purpose room on the first floor (1,450 square feet)
- Zoned O&I

OFFERING SUMMARY

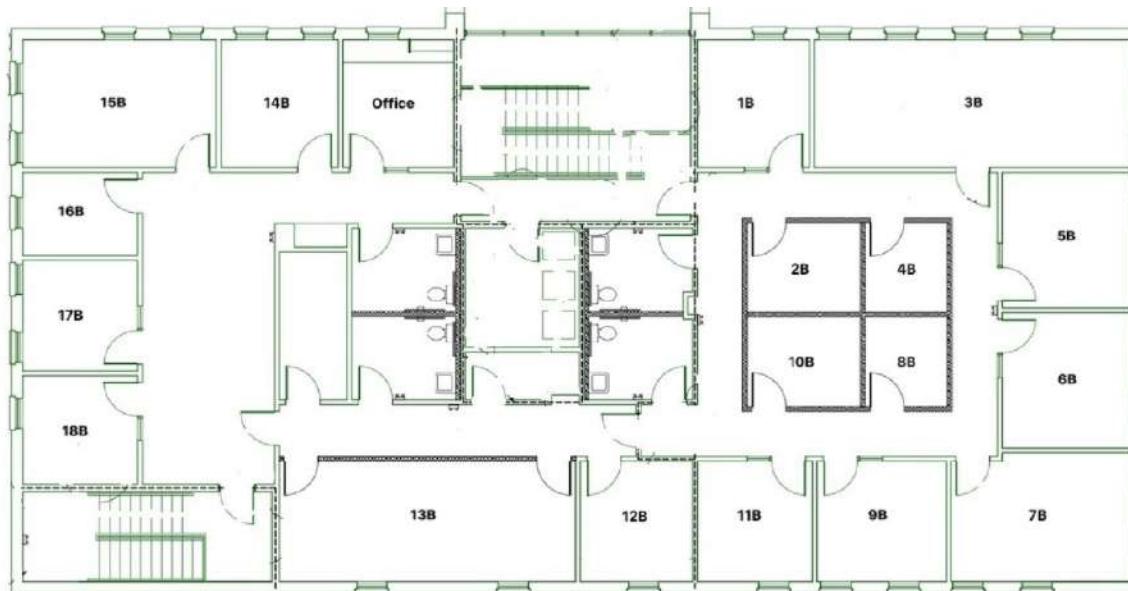
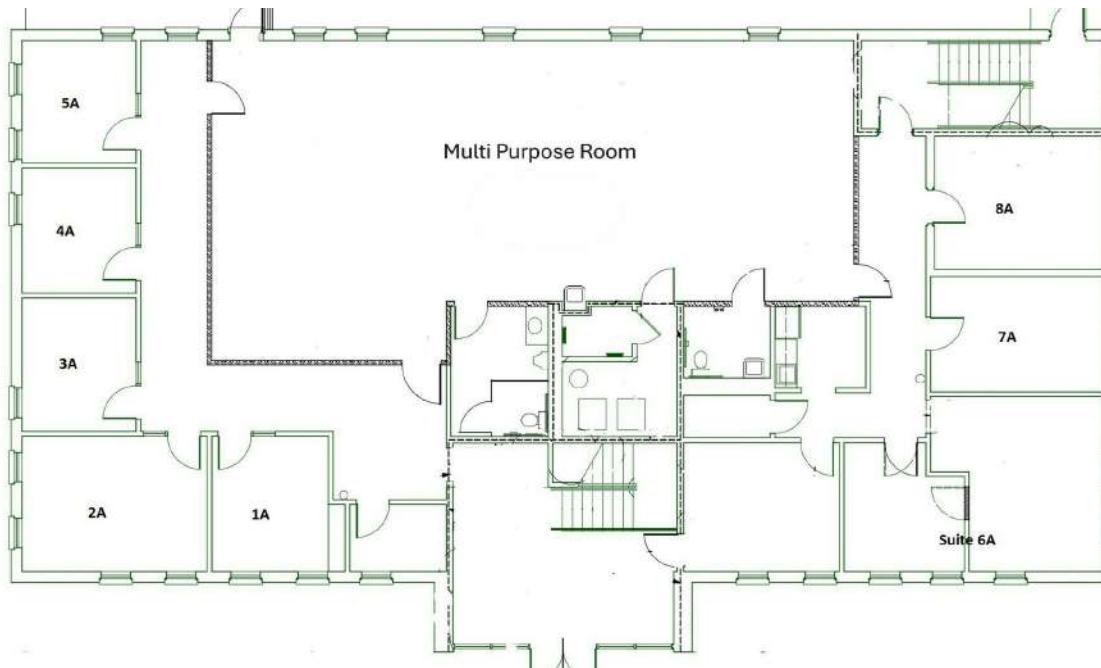
Sale Price:	\$1,300,000
Number of Units:	1
Lot Size:	0.5 Acres
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,068	38,768	101,903
Total Population	8,870	103,683	269,253
Average HH Income	\$63,355	\$83,022	\$107,732



PROPERTY HIGHLIGHTS

- Two-Story Brick Office Building For Sale
- 10,000 SF Building (each floor is 5,000 square feet)
- Perfect for a corporate office serving the local market
- Spacious lobby/reception and waiting room
- Heavily demised with private offices and meeting rooms
- Large multi-purpose room on first floor (1,450 SF)
- Two individual restrooms and a private shower on the first floor; Four individual restrooms on the second floor.
- Plentiful parking (33 spaces) with overflow parking available
- Property features a long-lasting metal roof
- Located 1 mile or 3 minutes to I-85 with great proximity to I-285
- Zoned O&I



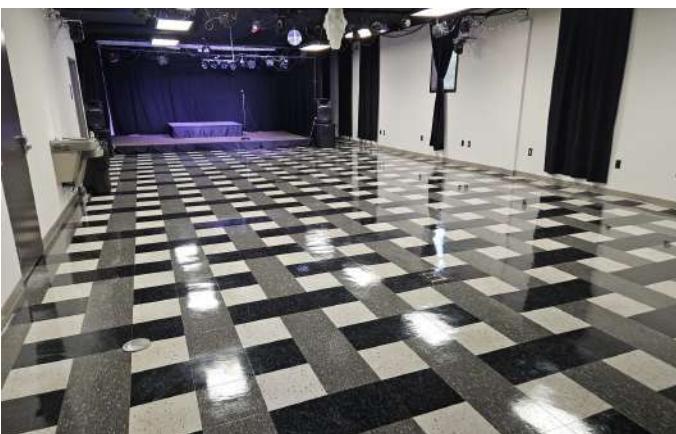
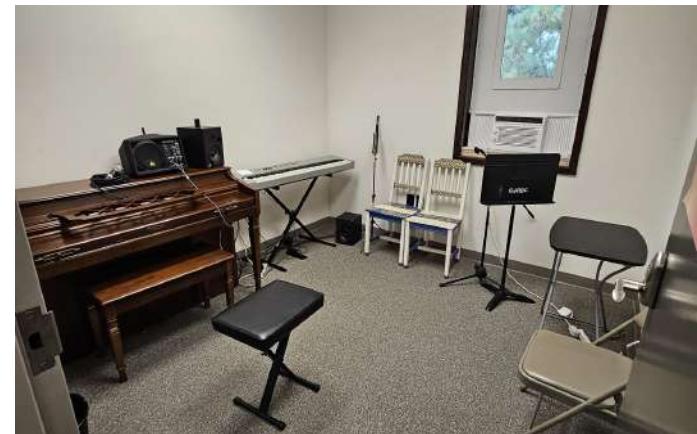
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Photos



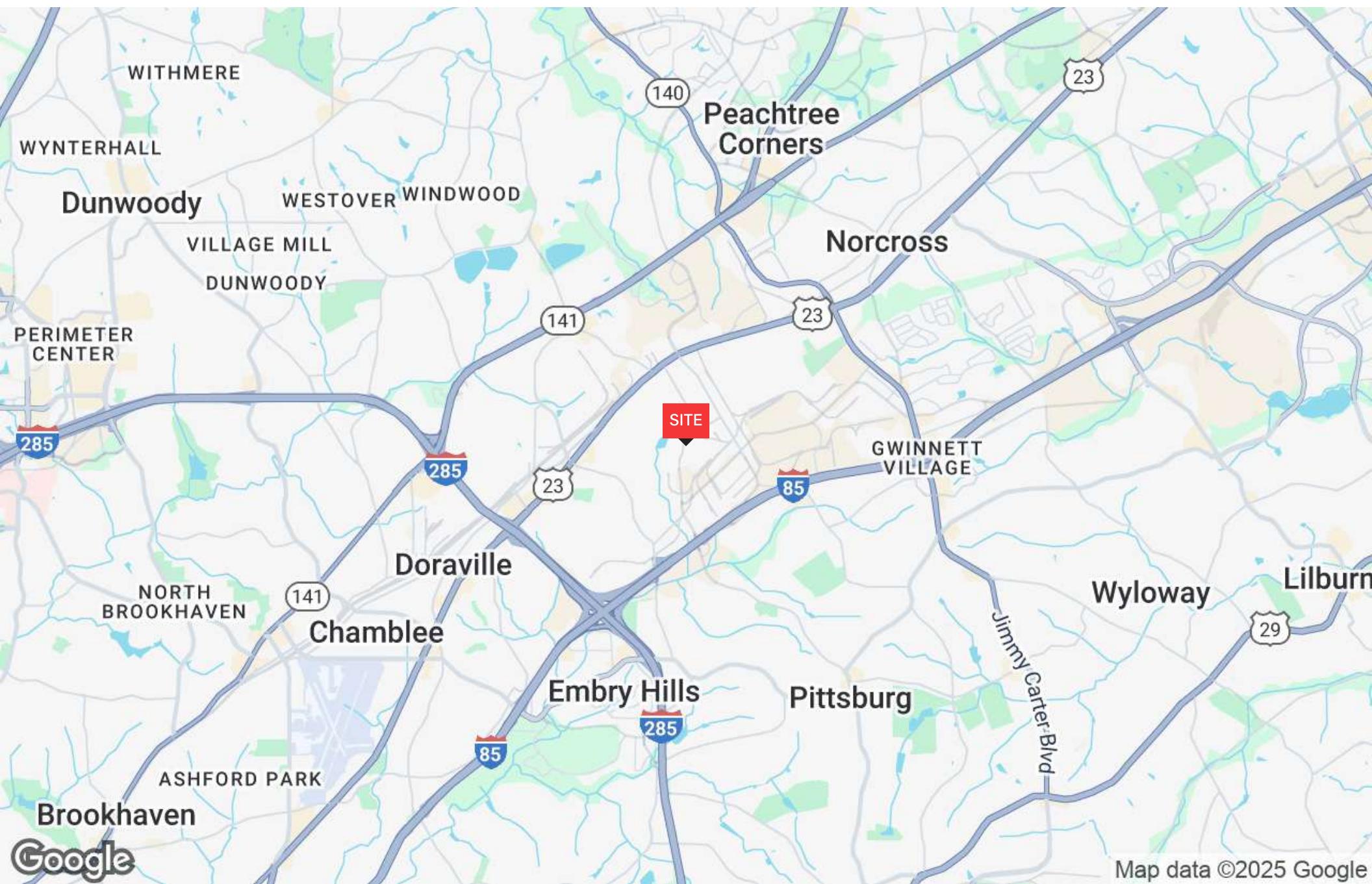
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Photos



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Proximity to I-85 and 285

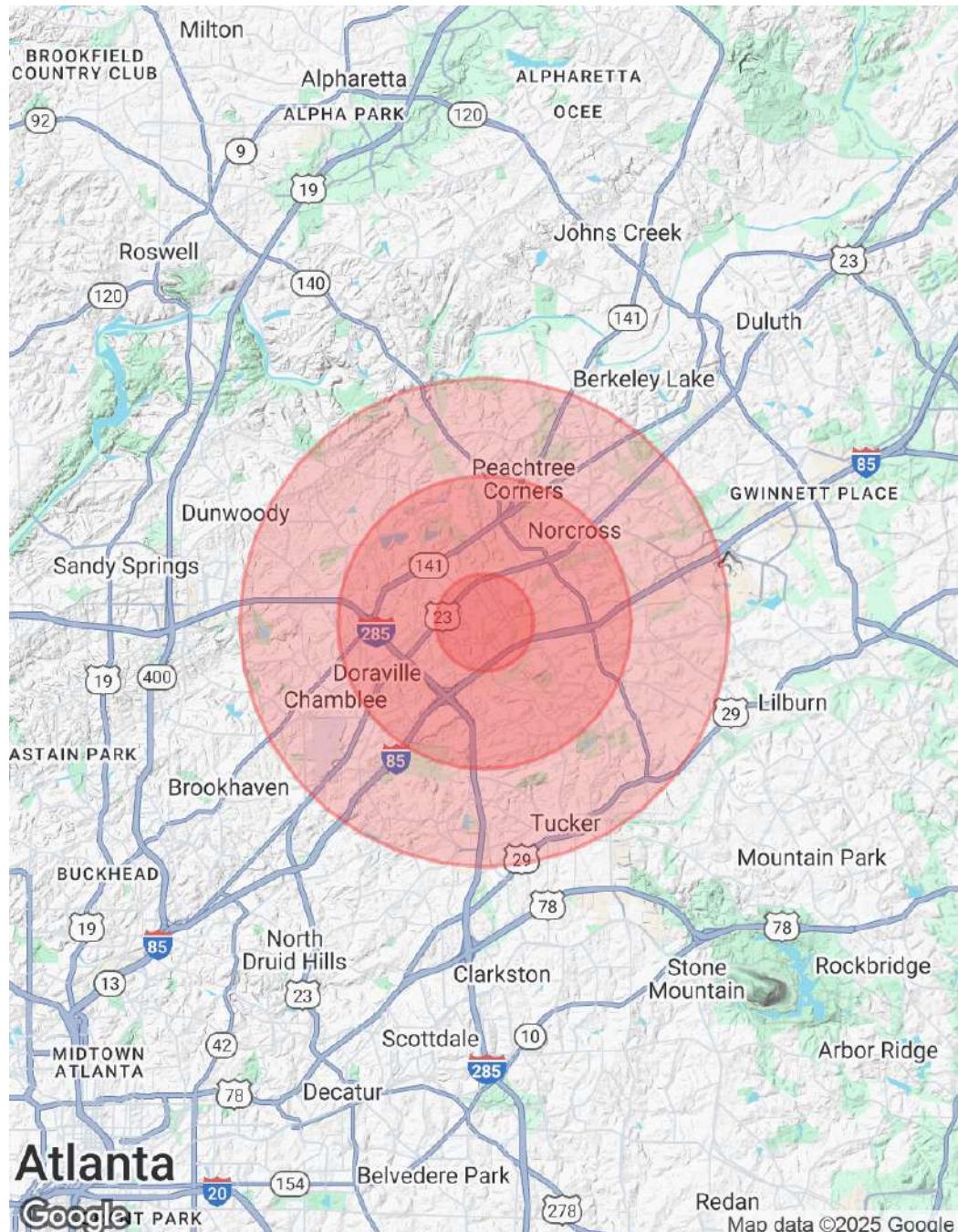


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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,870	103,683	269,253
Average Age	35	35	37
Average Age (Male)	34	34	36
Average Age (Female)	35	35	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,068	38,768	101,903
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$63,355	\$83,022	\$107,732
Average House Value	\$321,814	\$378,480	\$433,673

Demographics data derived from AlphaMap





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Let's get this SOLD.

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