

# INVESTMENT SALE 21,749 SF



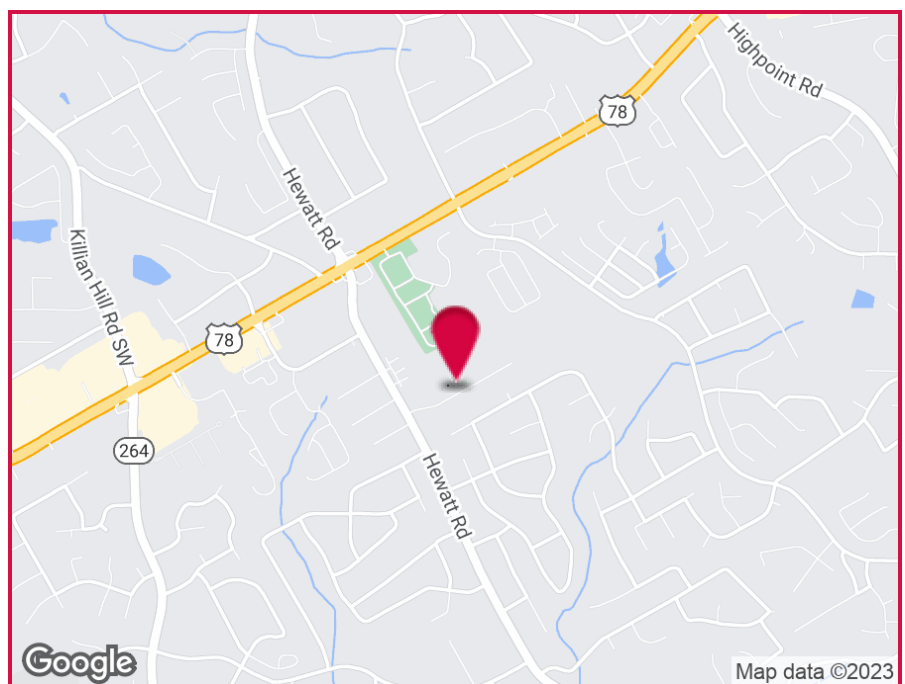
## 3675 Hewatt Court, Snellville, GA 30039

### OFFERING SUMMARY

**Lot Size:** 2.27 Acres  
**Year Built:** 1994  
**Building Size:** 21,749 SF

### PROPERTY HIGHLIGHTS

- 100% Occupied
- Ample Outside Storage
- 18' Ceilings
- Close Proximity to Highway 78
- Zoned C-2 (Gwinnett County)



For More Information Contact:

**JASON MCCART, SIOR**

Senior Vice President

770.601.5451

[jmccart@kingindustrial.com](mailto:jmccart@kingindustrial.com)



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**King** Industrial  
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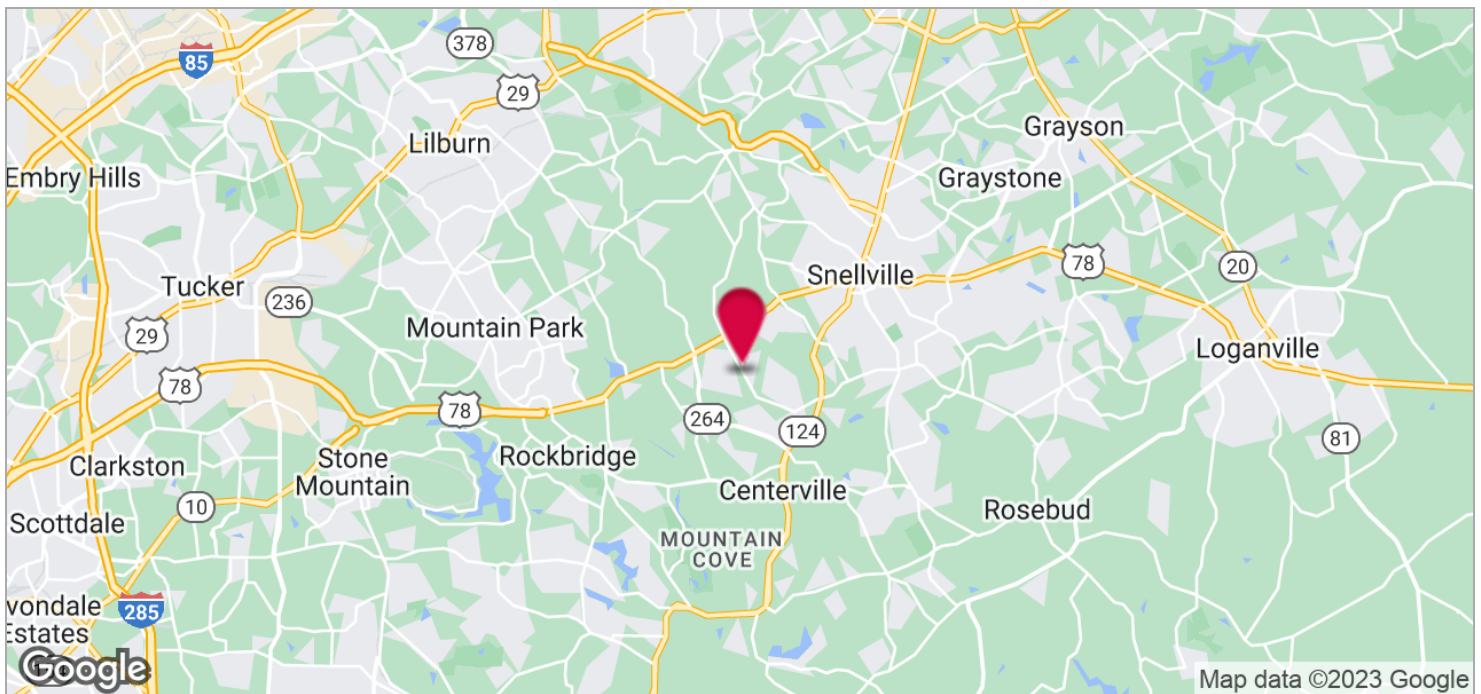
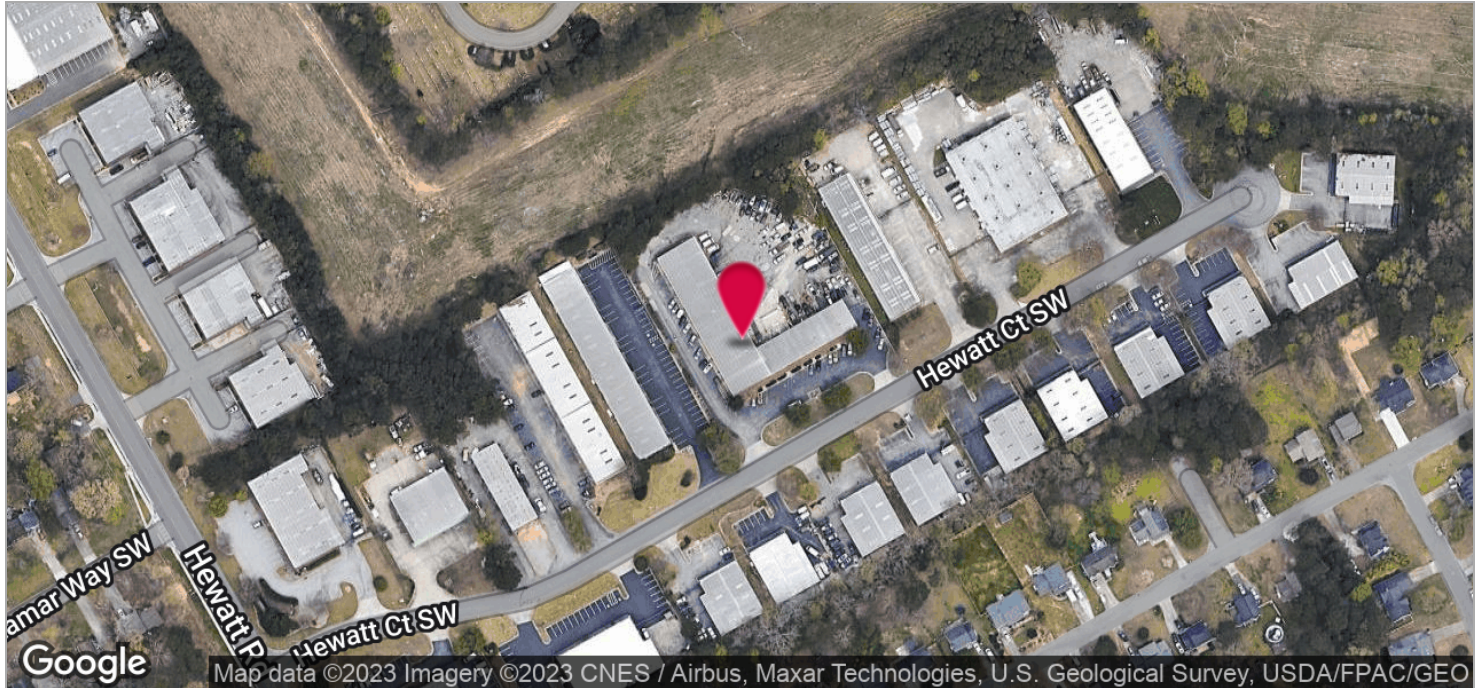
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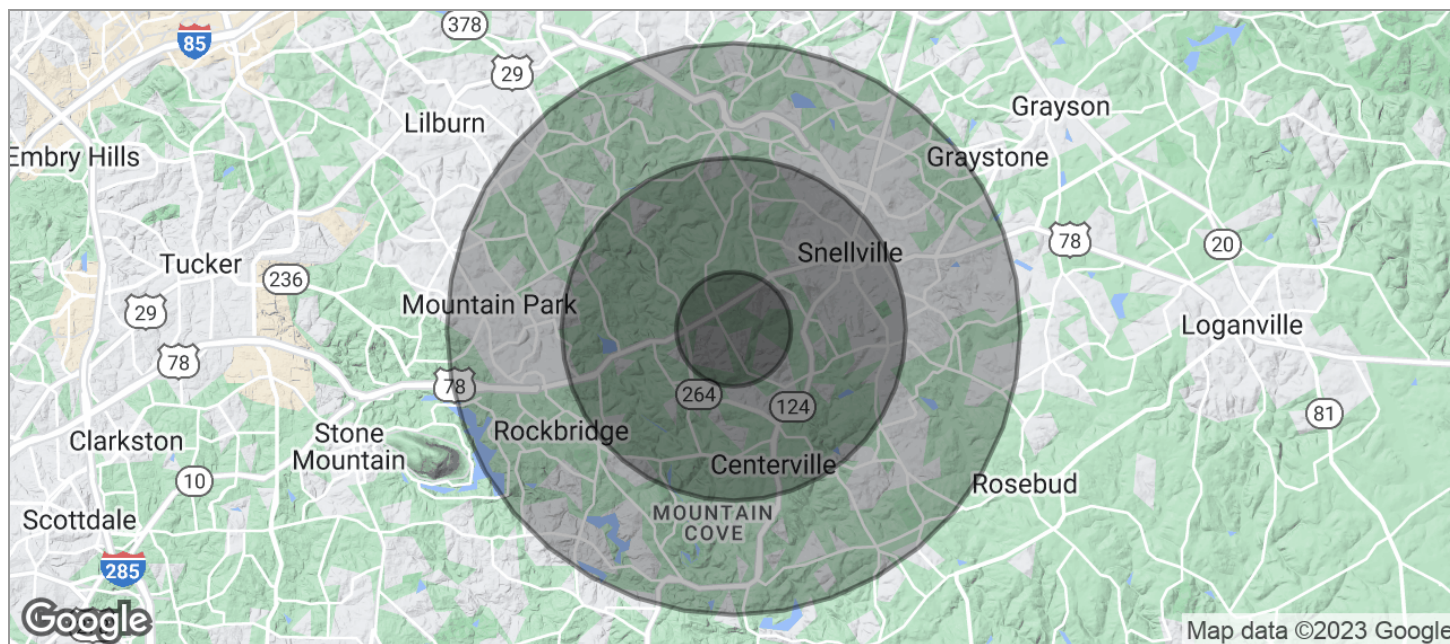
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## 21,749 SF

### 3675 Hewatt Court, Snellville, GA 30039



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	8,250	53,847	144,672
MEDIAN AGE	34.2	36.8	37.3
MEDIAN AGE (MALE)	31.9	35.5	36.0
MEDIAN AGE (FEMALE)	35.3	37.7	38.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,692	17,876	47,963
# OF PERSONS PER HH	3.1	3.0	3.0
AVERAGE HH INCOME	\$74,672	\$82,405	\$85,401
AVERAGE HOUSE VALUE	\$176,805	\$211,981	\$222,415
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	51.6%	53.5%	54.8%
% BLACK	38.2%	36.0%	33.3%
% ASIAN	5.3%	5.8%	6.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.2%
% OTHER	2.5%	2.1%	2.6%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	8.5%	6.8%	7.2%

\* Demographic data derived from 2020 ACS - US Census

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