

INVESTMENT SALE

27,492+/- SF Industrial Building



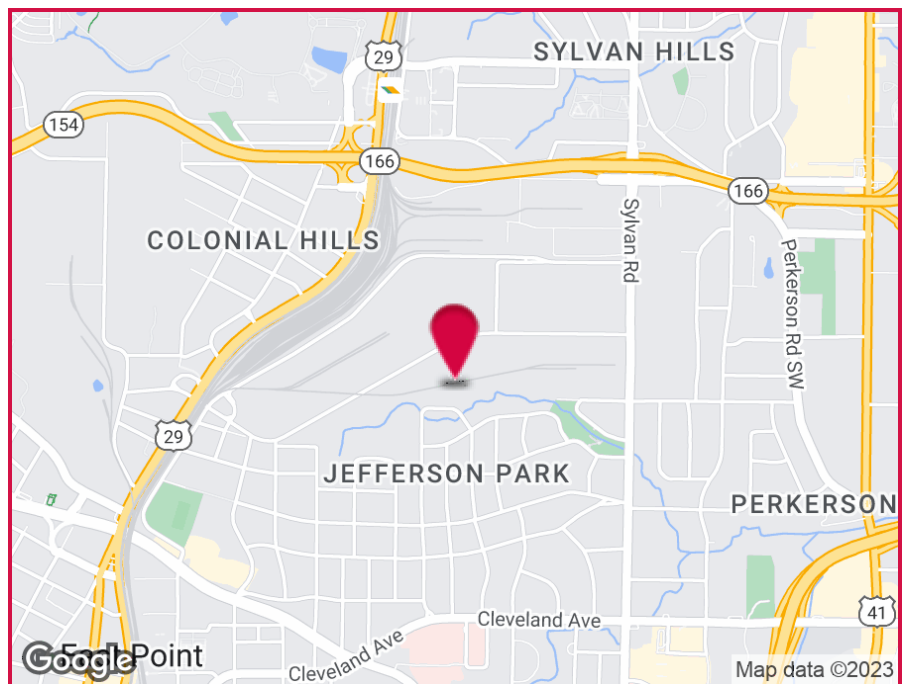
1154 Oakleigh Drive, East Point, GA 30344

OFFERING SUMMARY

Lot Size: 1.63 Acres
Building Size: 27,492 SF
Renovated: 2013
Zoning: I-1

PROPERTY HIGHLIGHTS

- Modern Office layout
- Restrooms with Showers
- Very Secure Card Entry
- 16' Clear Height
- 1 Dock Door to Loading Platform
- Zoned I2



For More Information Contact:

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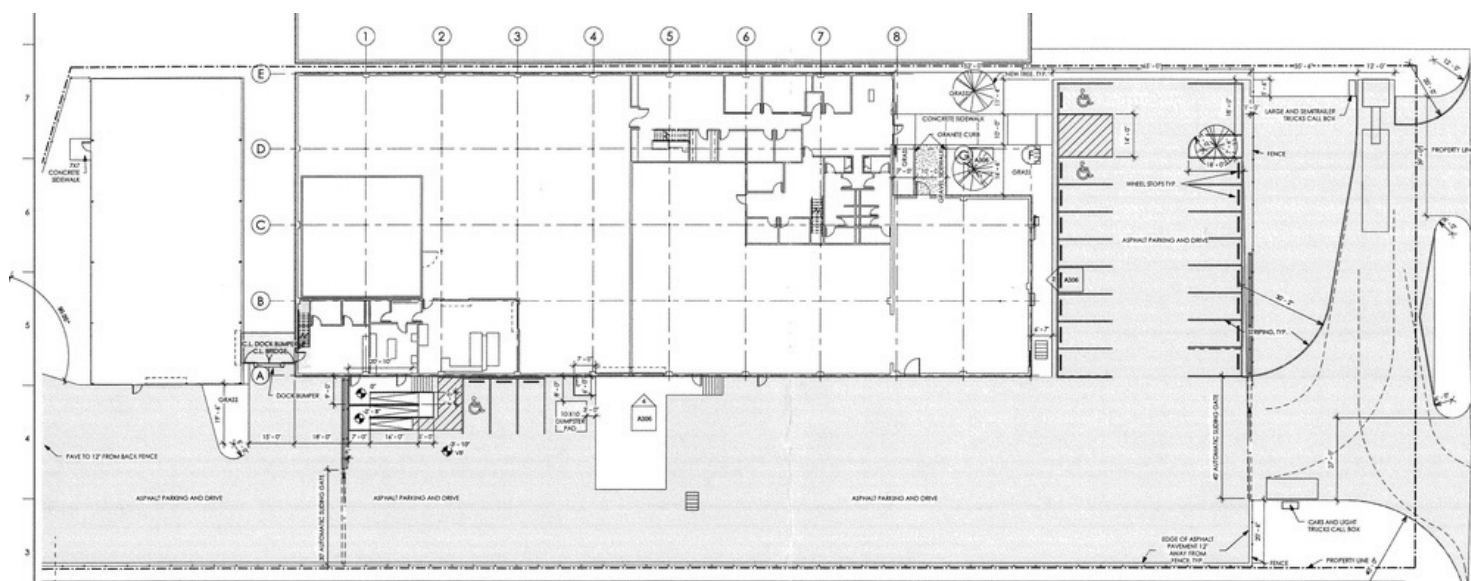
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Floor Plan

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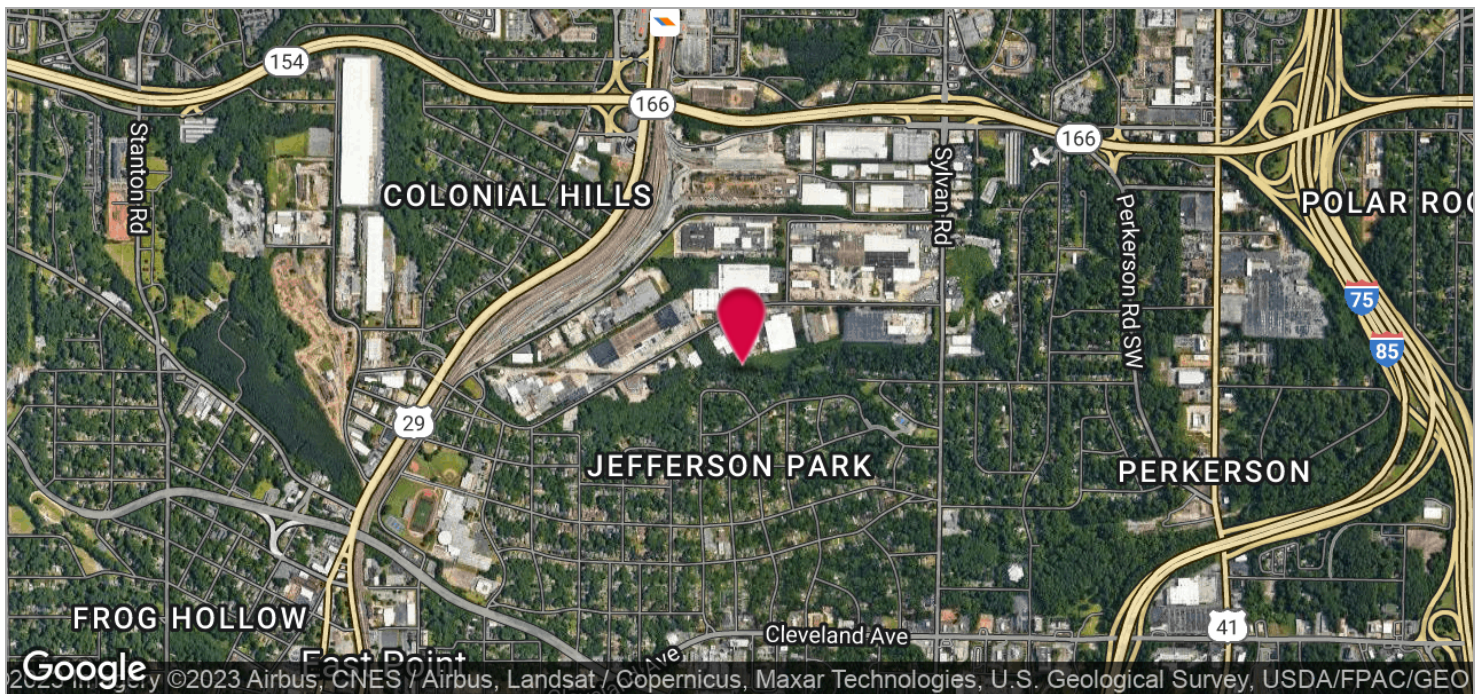
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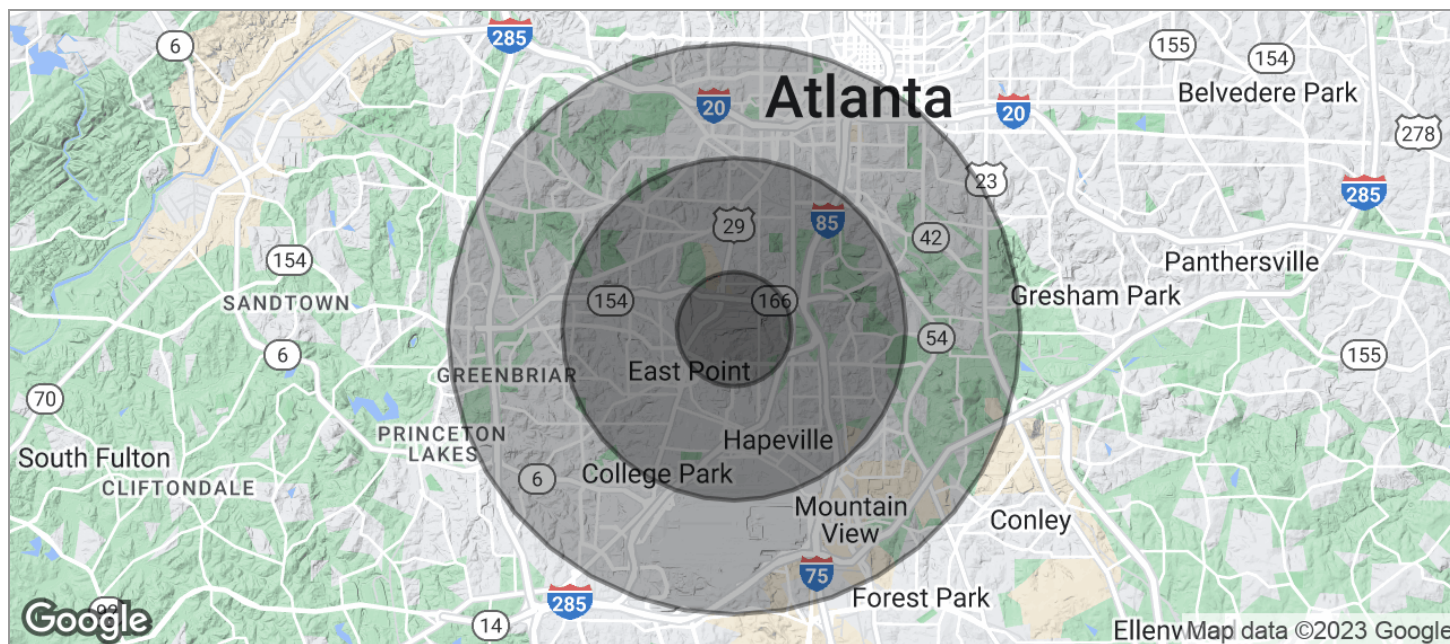
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,336	77,256	193,618
MEDIAN AGE	36.7	34.3	33.6
MEDIAN AGE (MALE)	35.6	32.8	32.0
MEDIAN AGE (FEMALE)	37.1	35.1	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,215	30,545	74,160
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$44,978	\$41,676	\$42,297
AVERAGE HOUSE VALUE	\$128,516	\$148,183	\$165,339
RACE	1 MILE	3 MILES	5 MILES
% WHITE	21.3%	15.5%	11.9%
% BLACK	68.0%	74.9%	80.2%
% ASIAN	2.5%	1.5%	1.5%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.0%	0.2%	0.3%
% OTHER	6.7%	6.4%	4.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	11.1%	11.1%	8.3%

* Demographic data derived from 2020 ACS - US Census

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