INDUSTRIAL PROPERTY FOR LEASE 3,479+/- SF Flex Building





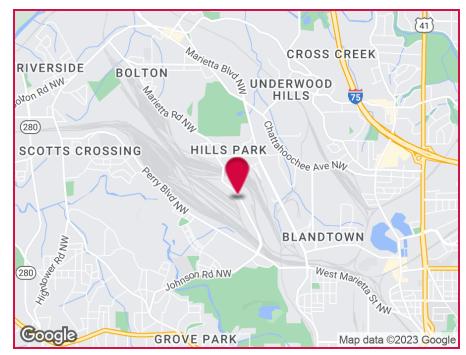
1621 Marietta Road NW, Atlanta, GA 30318

OFFERING SUMMARY

Available SF: Lot Size: 0.37 Acres Zoning: 12

PROPERTY HIGHLIGHTS

- 1,400+/- SF Office Area
- 100% HVAC
- 2 Bathrooms, 1 Bathroom with Shower
- 1 Electric Roll Up Door
- 12' Ceiling Height
- Fenced Outside Storage
- Secured Parking



For More Information Contact:

esmith@kingindustrial.com

ED SMITH Vice President 404.942.2082

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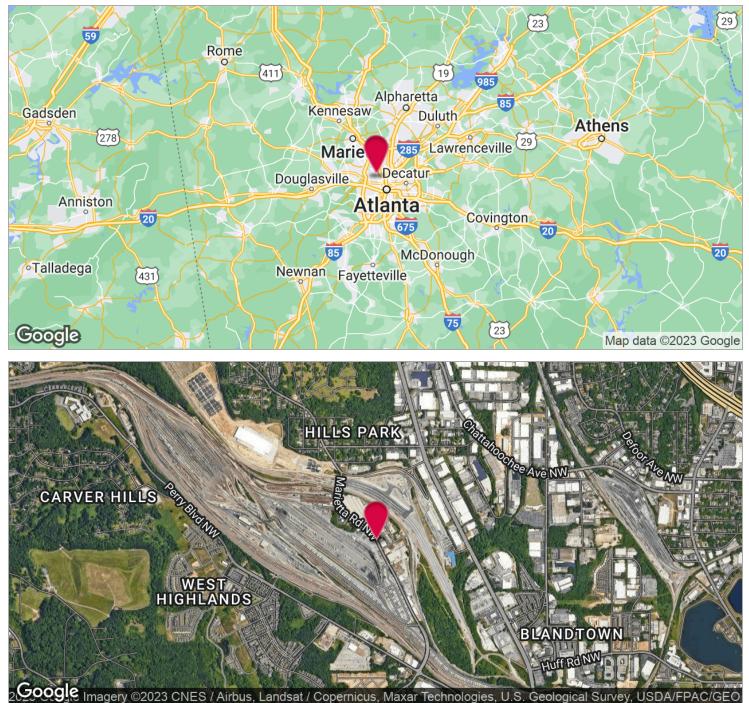
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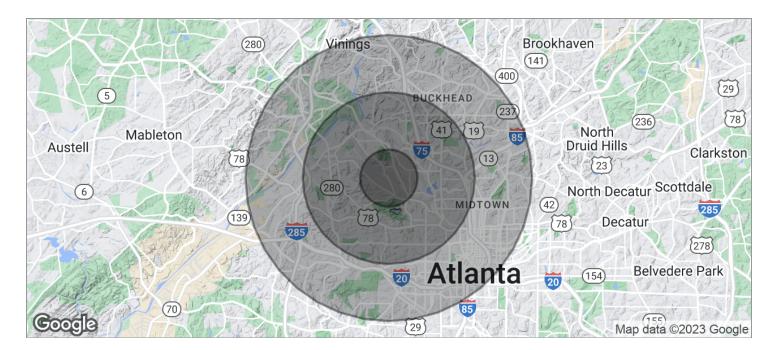
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,301	82,229	245,900
MEDIAN AGE	30.9	31.3	33.3
MEDIAN AGE (MALE)	29.6	31.3	33.2
MEDIAN AGE (FEMALE)	32.0	31.5	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,240	30,188	102,908
# OF PERSONS PER HH	2.4	2.7	2.4
AVERAGE HH INCOME	\$75,061	\$73,355	\$84,401
AVERAGE HOUSE VALUE	\$237,849	\$370,154	\$365,591
RACE	1 MILE	3 MILES	5 MILES
RACE % WHITE	1 MILE 41.1%	3 MILES 38.5%	5 MILES 40.9%
% WHITE	41.1%	38.5%	40.9%
% WHITE % BLACK	41.1% 45.8%	38.5% 52.5%	40.9% 51.0%
% WHITE % BLACK % ASIAN	41.1% 45.8% 5.8%	38.5% 52.5% 5.1%	40.9% 51.0% 4.4%
% WHITE % BLACK % ASIAN % HAWAIIAN	41.1% 45.8% 5.8% 0.0%	38.5% 52.5% 5.1% 0.0%	40.9% 51.0% 4.4% 0.0%
% WHITE % BLACK % ASIAN % HAWAIIAN % INDIAN	41.1% 45.8% 5.8% 0.0% 0.0%	38.5% 52.5% 5.1% 0.0% 0.2%	40.9% 51.0% 4.4% 0.0% 0.2%

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