

INDUSTRIAL PROPERTY FOR LEASE

3,479+/- SF Flex Building



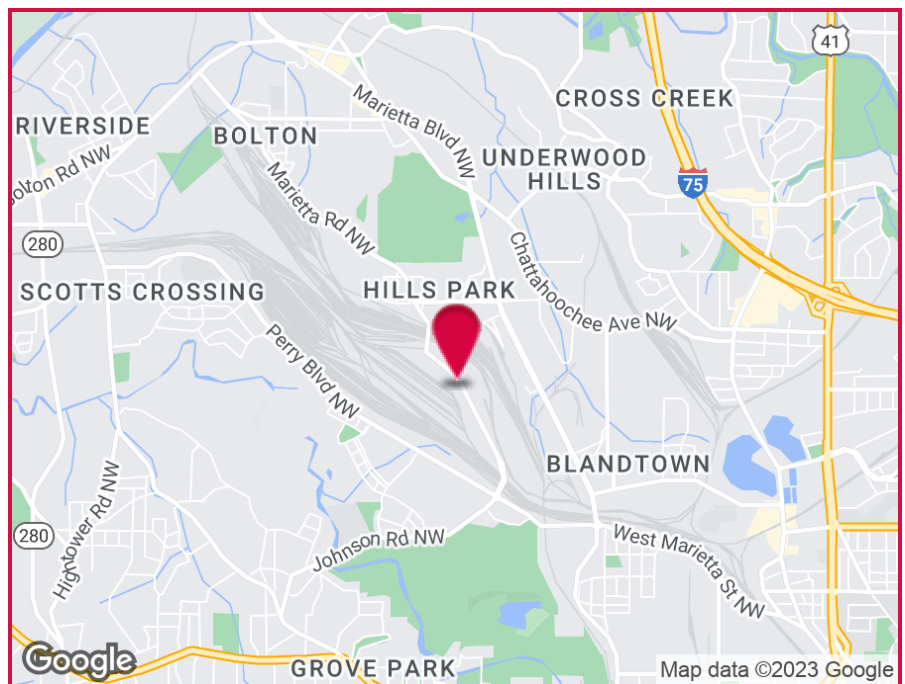
1621 Marietta Road NW, Atlanta, GA 30318

OFFERING SUMMARY

Available SF:
Lot Size: 0.37 Acres
Zoning: I2

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:

ED SMITH

Vice President

404.942.2082

esmith@kingindustrial.com

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King Industrial
Realty, Inc.



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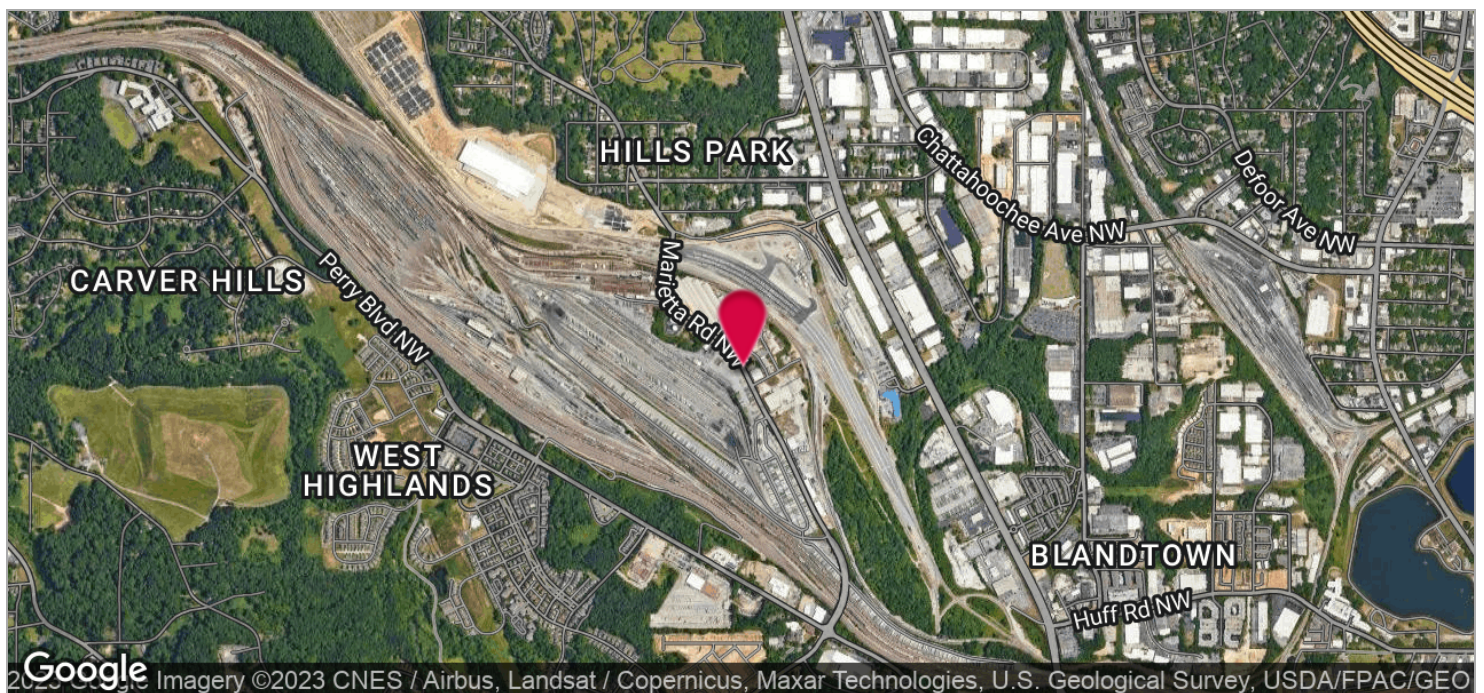
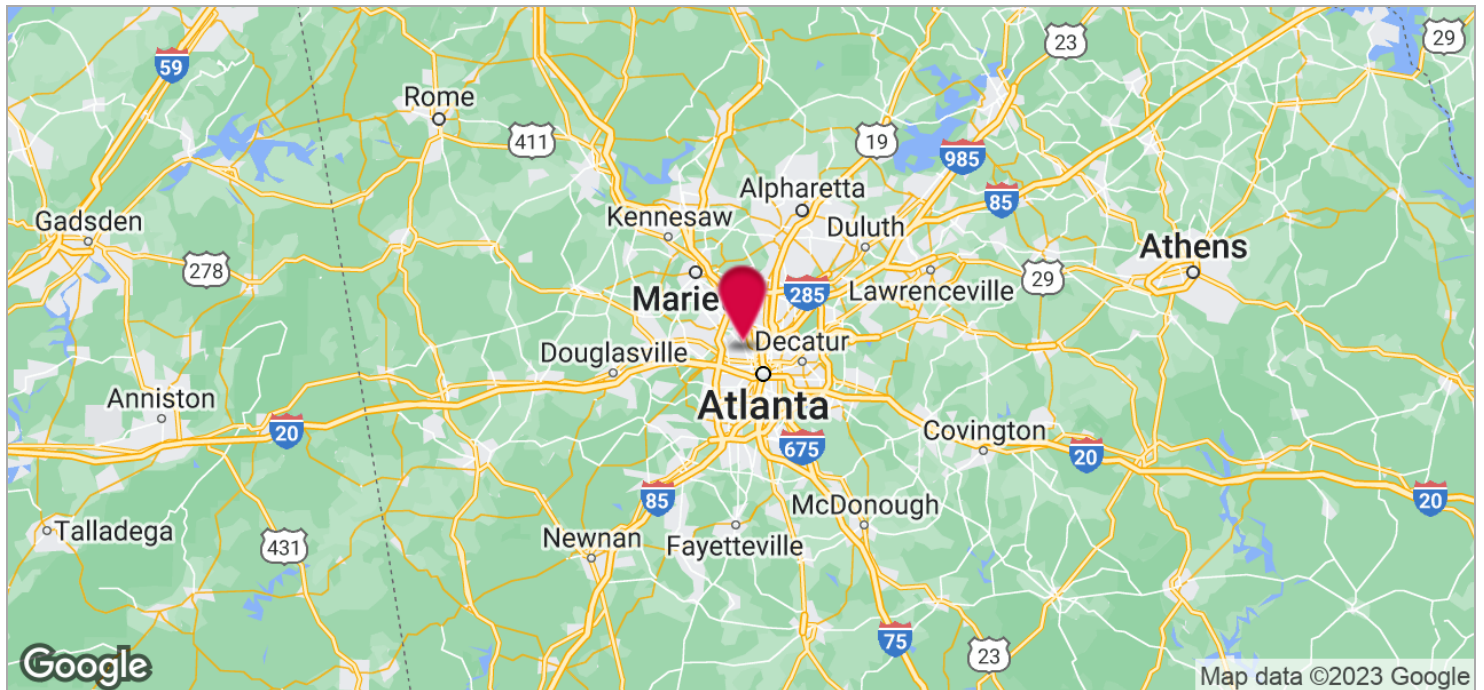
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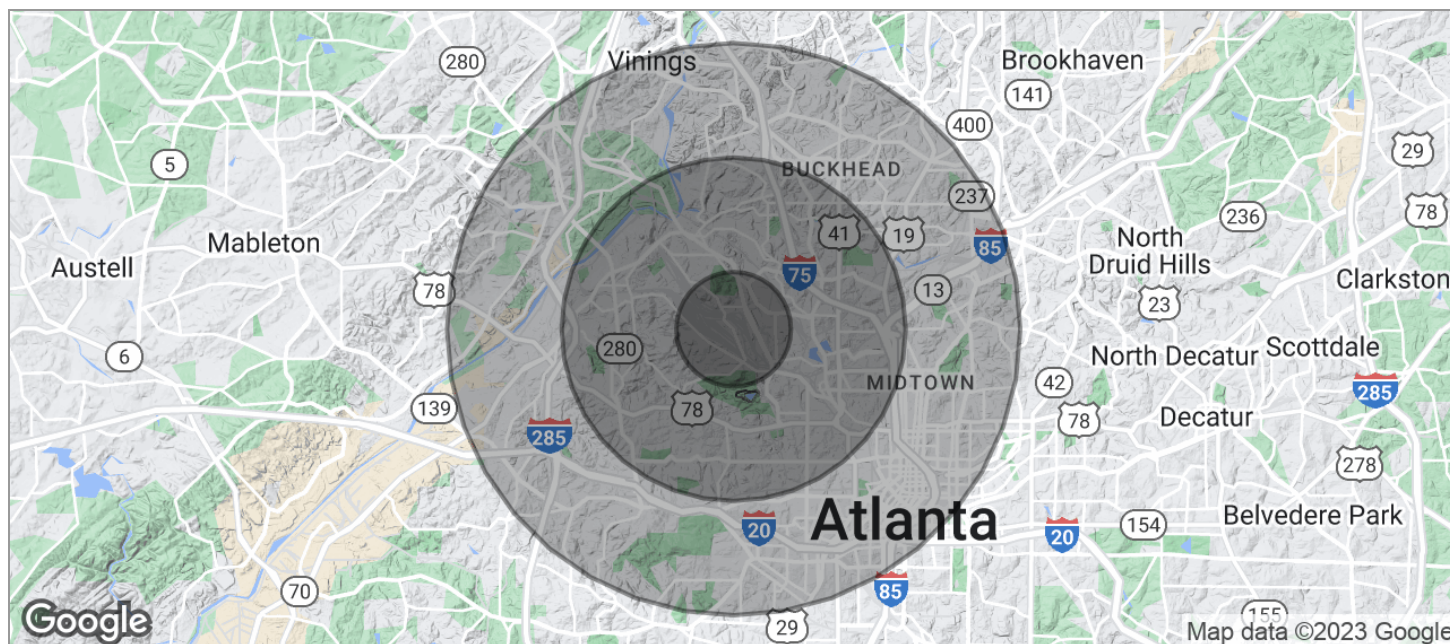
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,301	82,229	245,900
MEDIAN AGE	30.9	31.3	33.3
MEDIAN AGE (MALE)	29.6	31.3	33.2
MEDIAN AGE (FEMALE)	32.0	31.5	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,240	30,188	102,908
# 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
% WHITE	41.1%	38.5%	40.9%
% BLACK	45.8%	52.5%	51.0%
% ASIAN	5.8%	5.1%	4.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	5.9%	2.3%	1.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	11.3%	5.3%	4.2%

* Demographic data derived from 2020 ACS - US Census

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