

# OFFICE BUILDING FOR SALE OR FOR LEASE

2,800 +/- SF on 1.03 +/- Acres in Gwinnett County



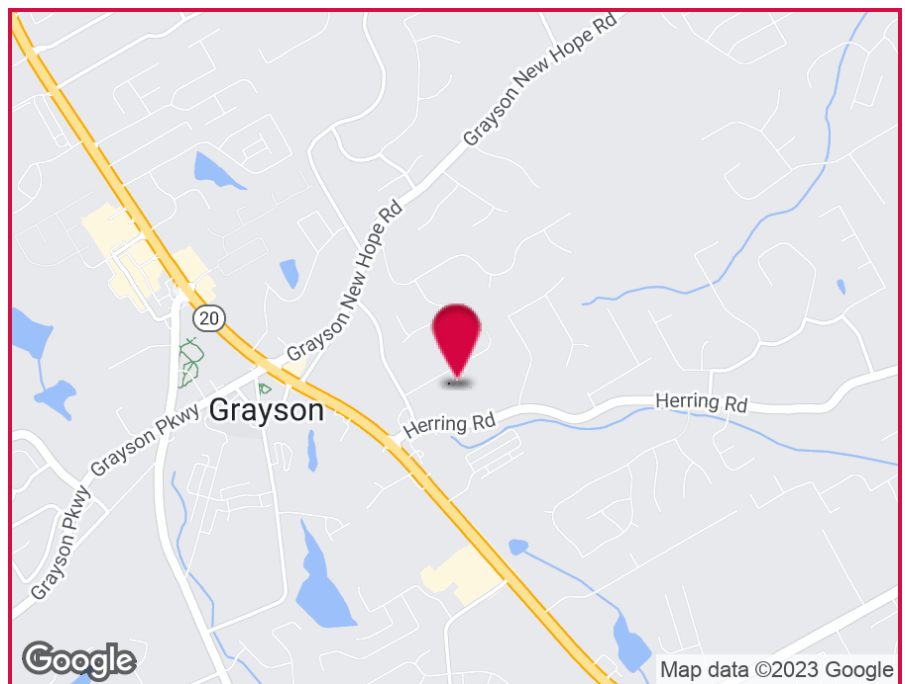
105 Grayson Industrial Parkway, Grayson, GA 30017

## OFFERING SUMMARY

Available SF: Fully Leased  
Lot Size: 1.03 Acres  
Year Built: 2000

## PROPERTY HIGHLIGHTS

- 12 Parking Spaces
- 7 Private Offices
- 2 Restrooms
- Bullpen Area for 6 Cubicles
- Built in 2000



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  
Realty, Inc.



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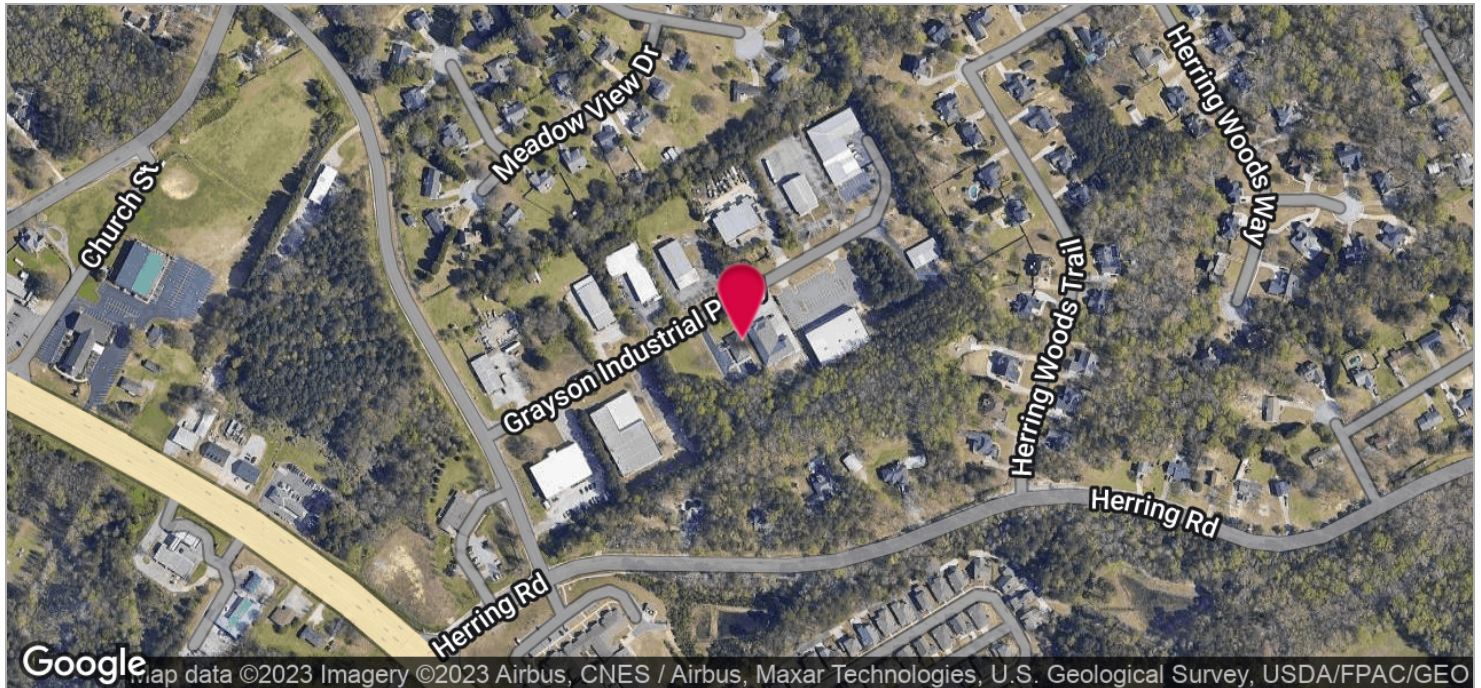
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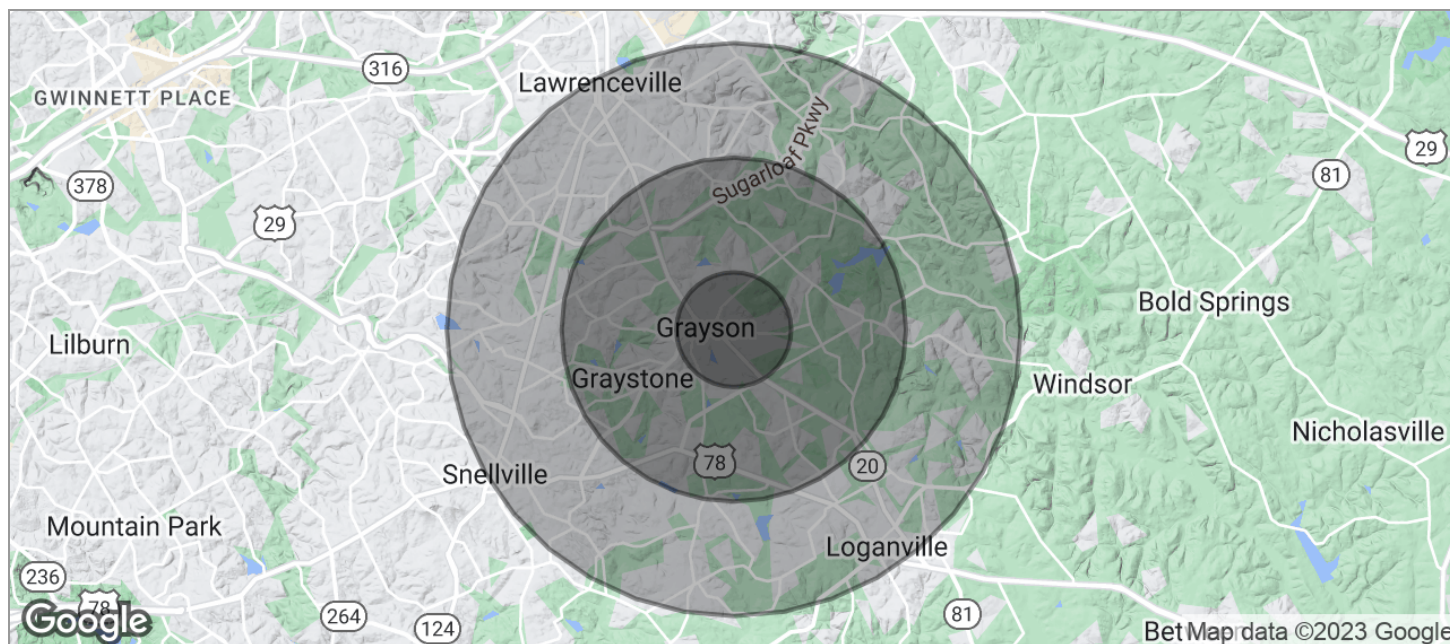
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,579	39,992	118,294
MEDIAN AGE	34.5	34.6	34.6
MEDIAN AGE (MALE)	32.0	32.9	33.2
MEDIAN AGE (FEMALE)	36.1	35.8	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,466	13,087	38,741
# OF PERSONS PER HH	3.1	3.1	3.1
AVERAGE HH INCOME	\$84,527	\$80,382	\$77,760
AVERAGE HOUSE VALUE	\$254,527	\$251,053	\$228,020
RACE	1 MILE	3 MILES	5 MILES
% WHITE	69.3%	62.6%	58.8%
% BLACK	24.5%	28.4%	28.9%
% ASIAN	2.4%	3.7%	4.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.3%
% OTHER	1.4%	3.4%	5.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	7.6%	9.7%	12.4%

\* Demographic data derived from 2020 ACS - US Census

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