

INDUSTRIAL PROPERTY FOR SALE

15,235 +/- SF on 2.37 +/- Acres For Sale



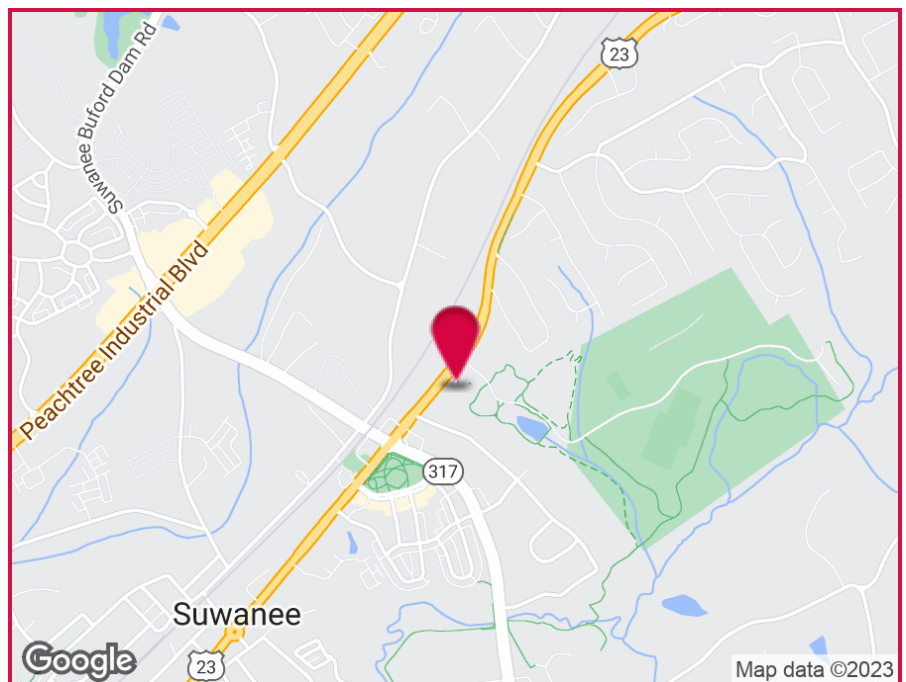
49 Buford Highway, NE, Suwanee, GA 30024

OFFERING SUMMARY

Lot Size: 2.37 Acres
Year Built: 1998
Building Size: 15,235 SF
Zoning: M1

PROPERTY HIGHLIGHTS

- Walking distance to Suwanee Town Center
- Concrete Construction
- 2 dock doors
- 18-20 Feet Clear Ceiling Height
- Currently in 2 Suites - Approximately 60% Office (can be demo'd back to warehouse)
- 100% AC
- Possible Tenant Lease Back of 7,000 SF



For More Information Contact:

DOUG BURGGAUF

Vice President

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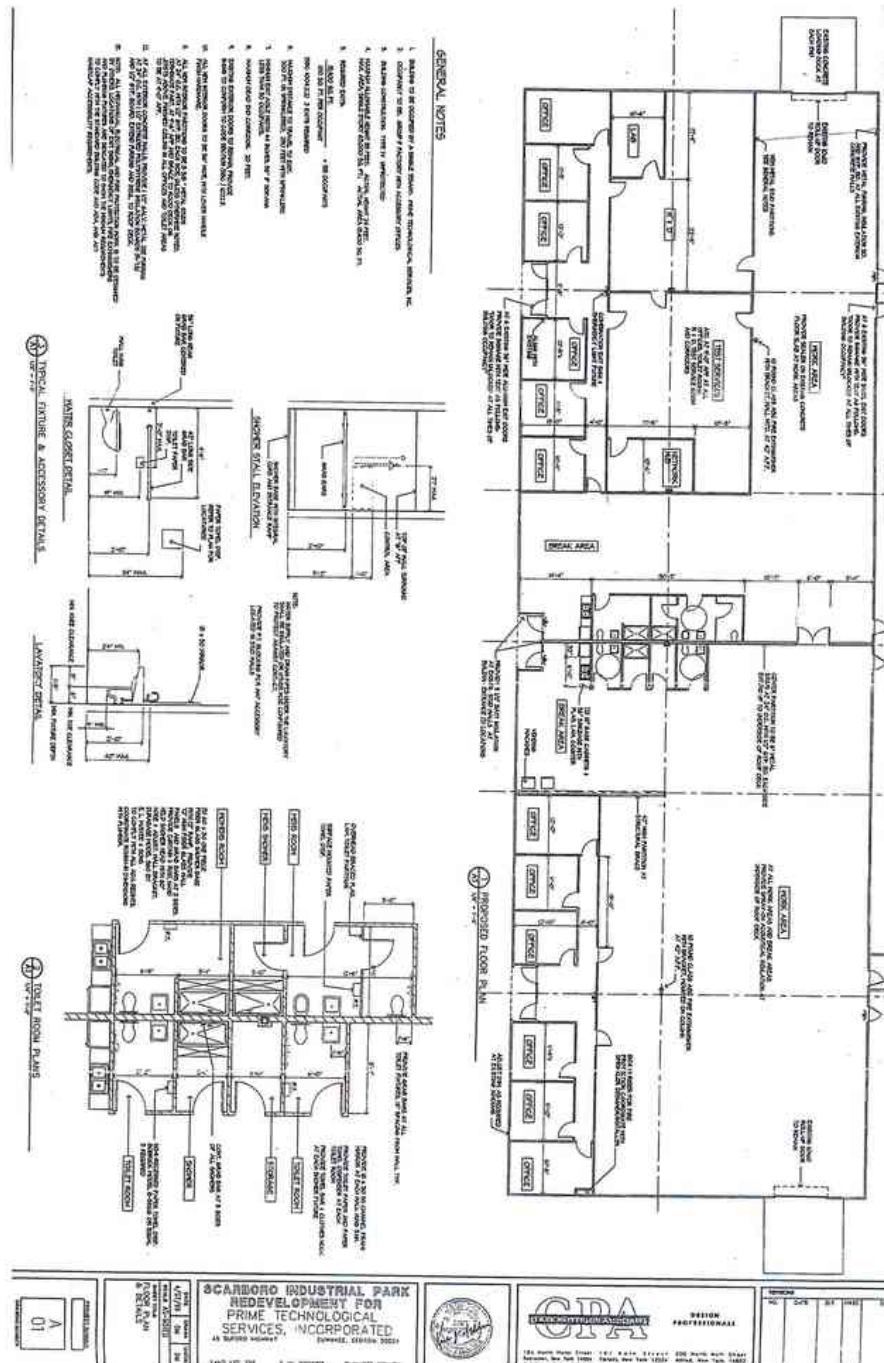
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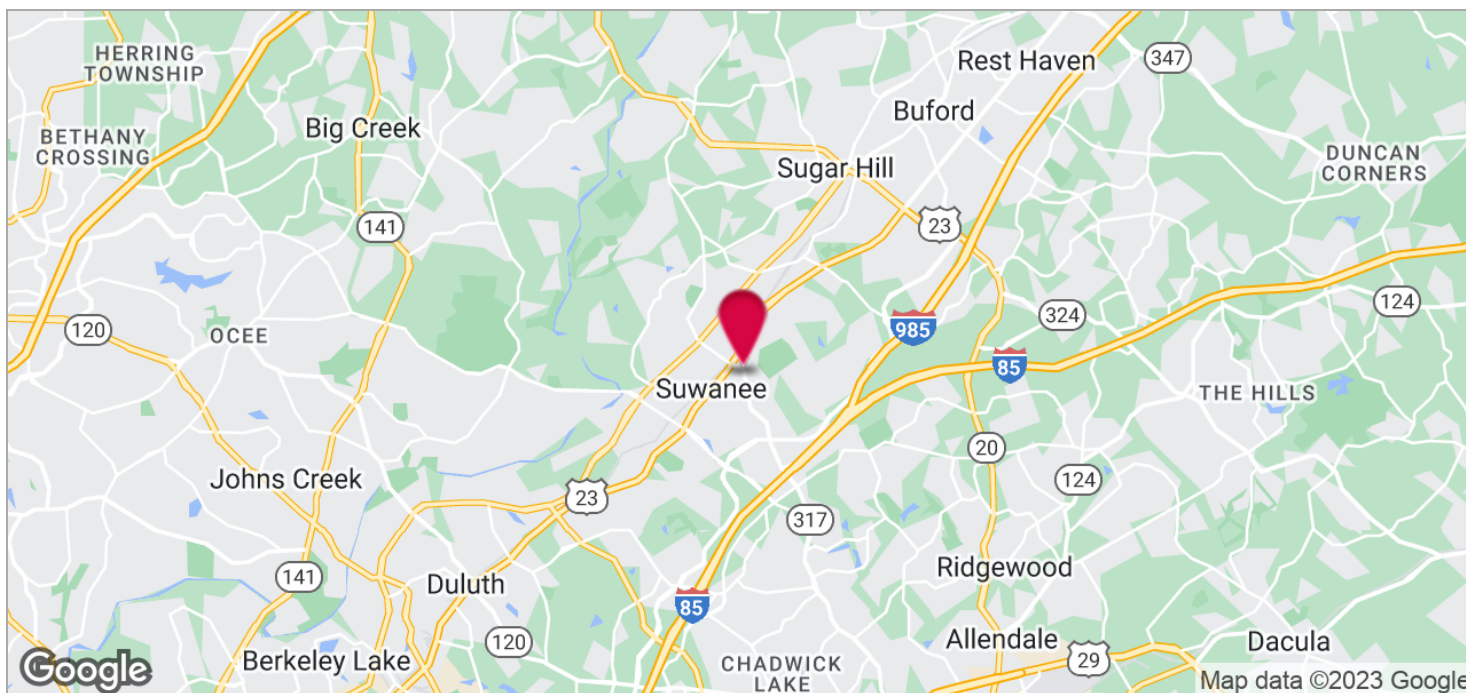
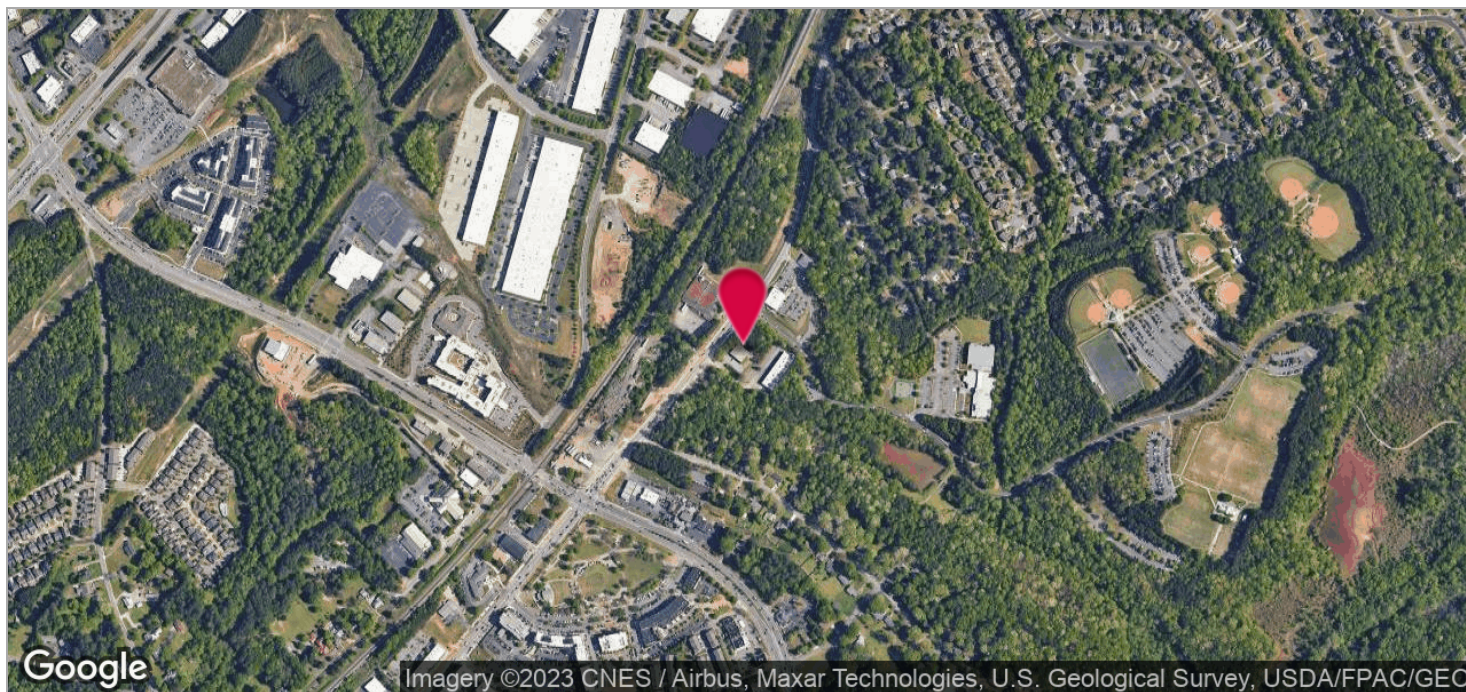
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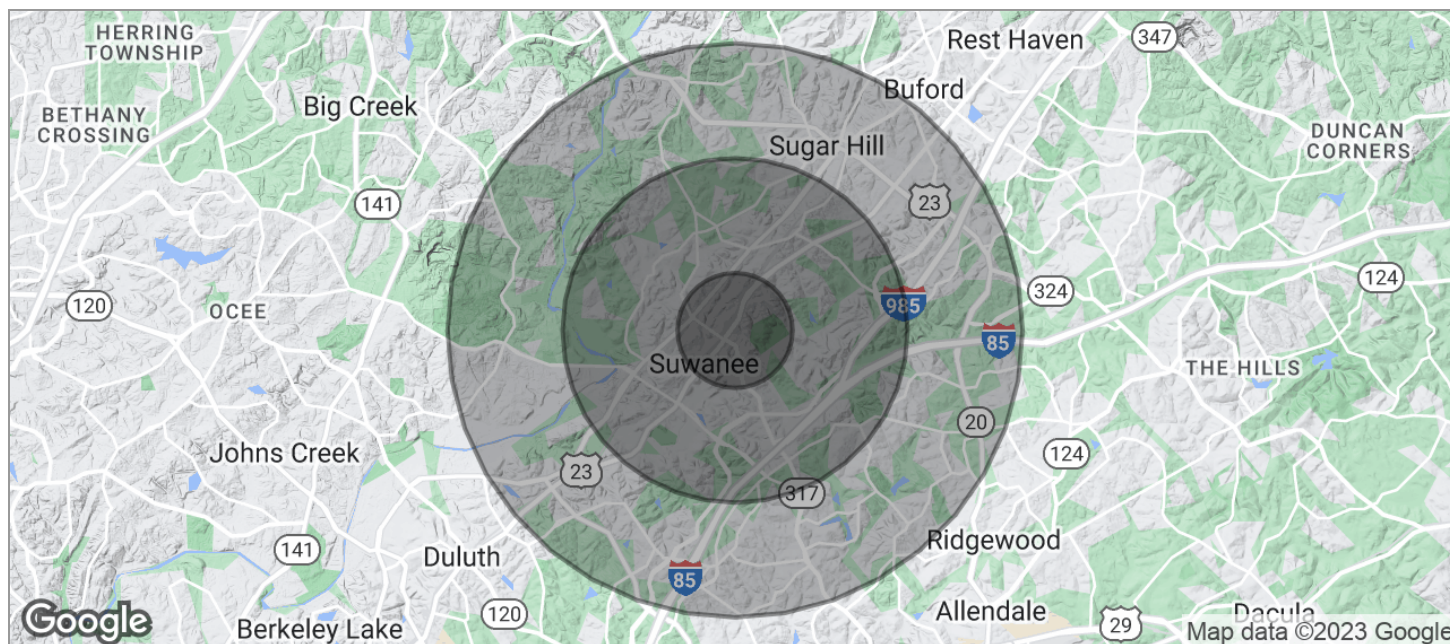
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,573	43,722	126,897
MEDIAN AGE	35.5	35.5	35.4
MEDIAN AGE (MALE)	34.8	34.6	34.5
MEDIAN AGE (FEMALE)	36.0	36.2	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,527	14,563	41,300
# OF PERSONS PER HH	3.0	3.0	3.1
AVERAGE HH INCOME	\$101,334	\$103,062	\$100,453
AVERAGE HOUSE VALUE	\$316,246	\$351,114	\$327,097
RACE	1 MILE	3 MILES	5 MILES
% WHITE	58.6%	64.4%	65.7%
% BLACK	13.5%	12.4%	11.6%
% ASIAN	22.4%	17.2%	15.6%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.2%	0.2%	0.4%
% OTHER	3.1%	4.0%	4.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	7.7%	10.5%	11.5%

* Demographic data derived from 2020 ACS - US Census

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