

Atlanta
Land
Group

KW
COMMERCIAL
PEACHTREE ROAD

790 Brogdon Road, Suwanee, GA 30024



FOR SALE
2.6 ACRES—GWINNETT CO.

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KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500

PROPERTY OVERVIEW

- Very nice corporate office building and warehouse on +/- 2.6 Acres
- Zoned Industrial
- Outdoor storage - Apprx 1 ac
- All utilities available
- Frontage on Brogdon Road - very convenient location
- 12,000+/- Sq. Ft. under roof on site
- Main bldg top floor office space: 10 offices, 2 bath, large glass conference room, lobby with desk, copy room, and break area
- Main bldg bottom floor office space: 8 offices, 2 bathrooms, plus copy/ break room and entrance, server room and storage
- Warehouse: 4 offices plus work/conference room
- Great potential for investment property --Can be subdivided into 3 separate spaces/environments.
- Call or email for details

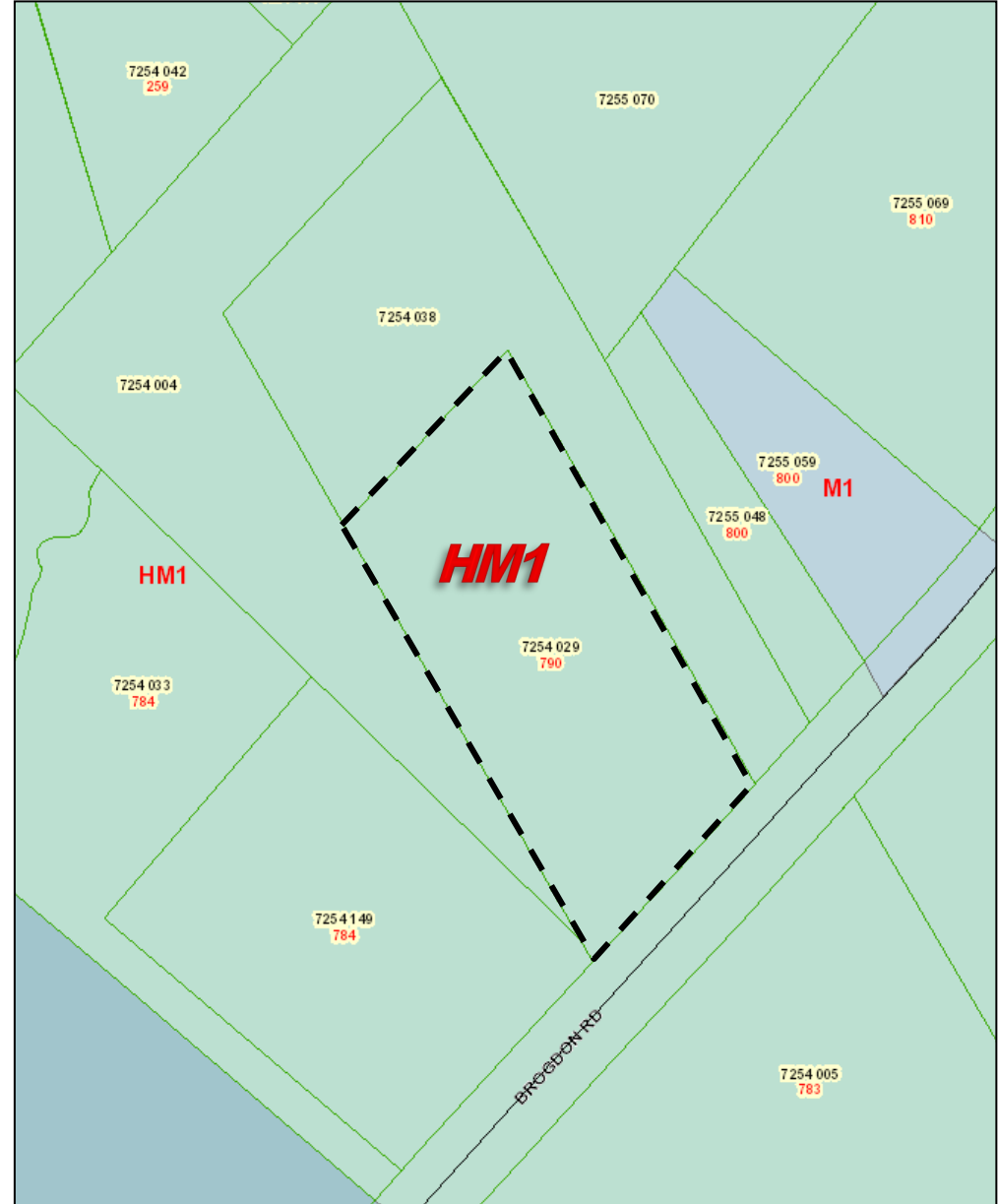
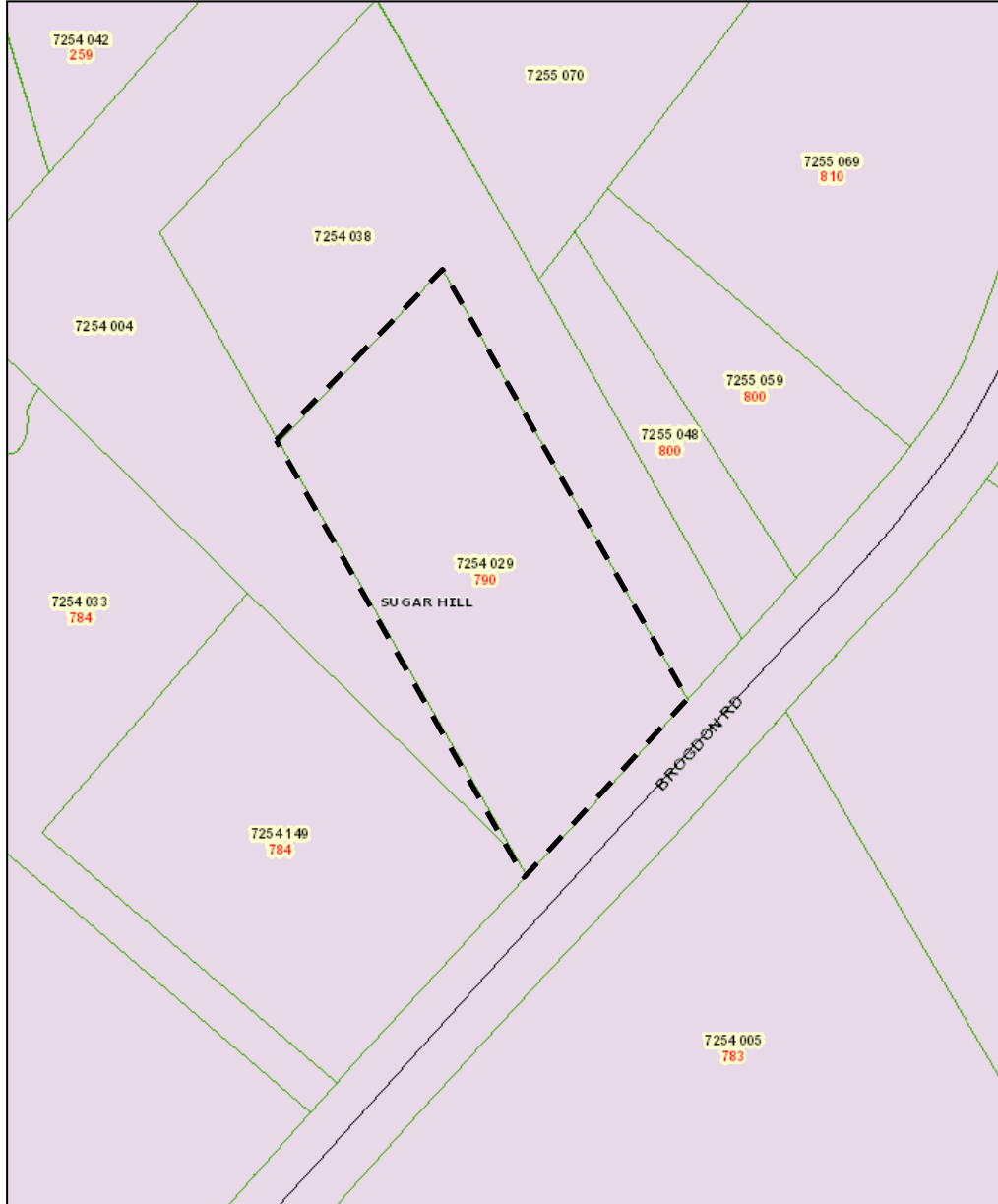
Asking \$1,750,000



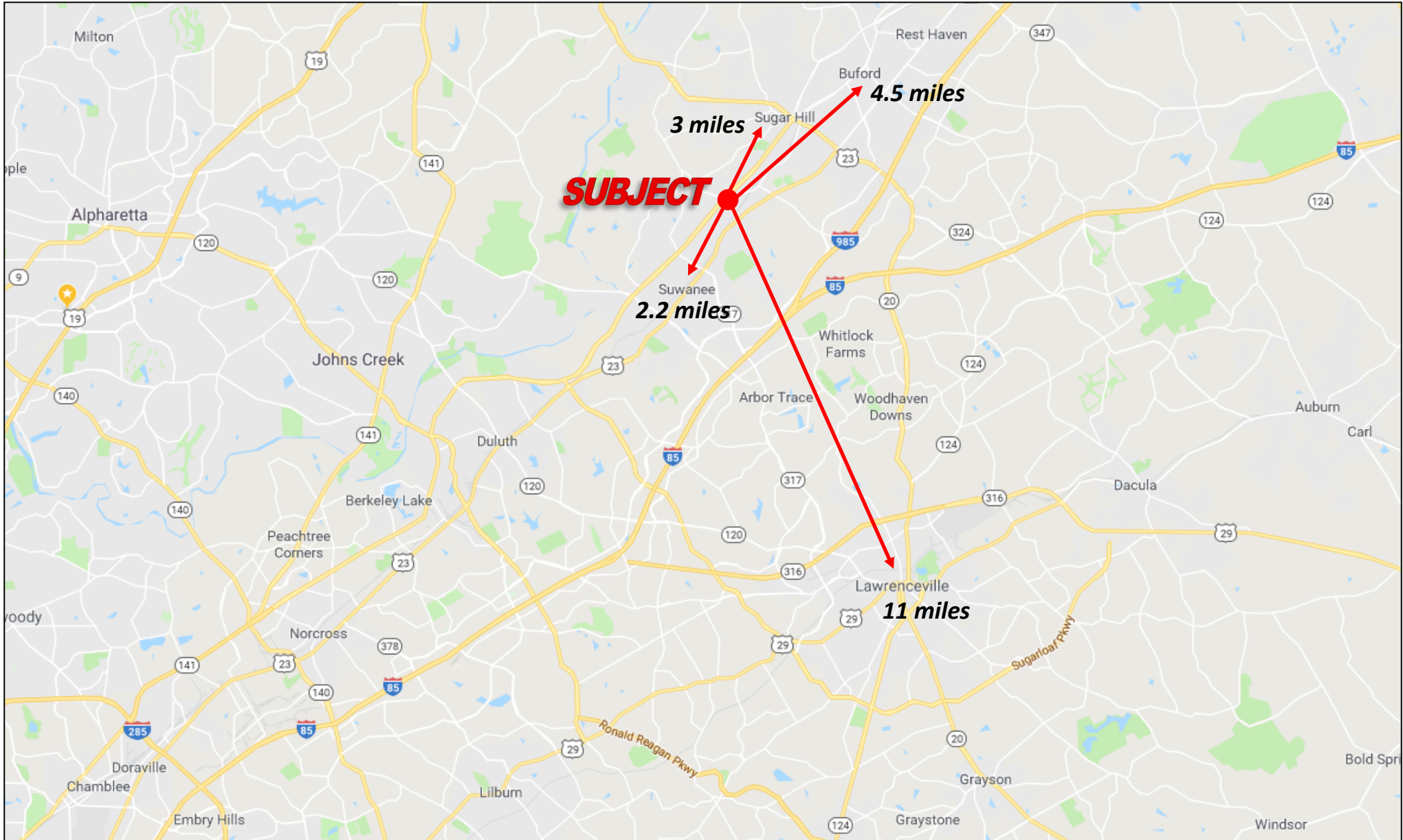
PROPERTY PHOTOS



TAX PLAT AND ZONING



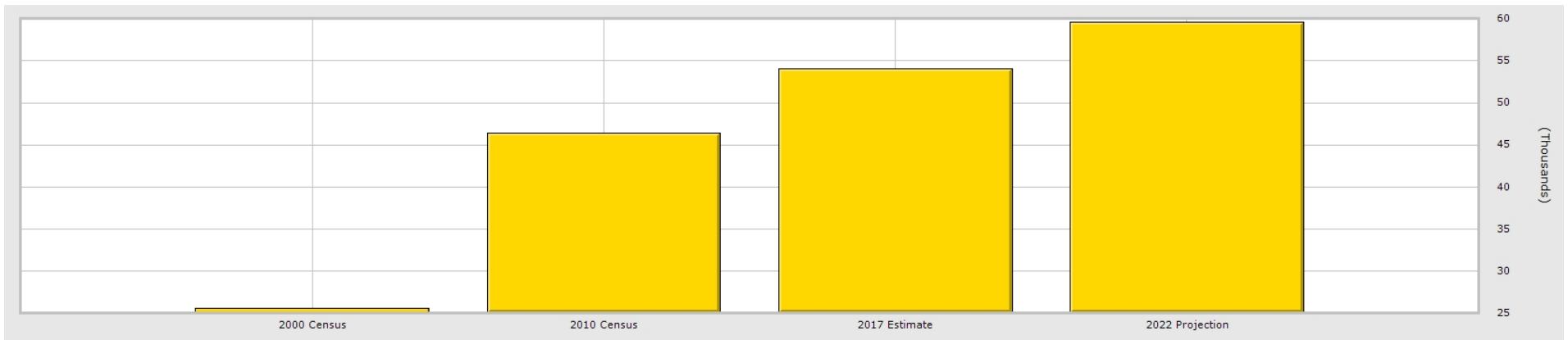
LOCATION MAP



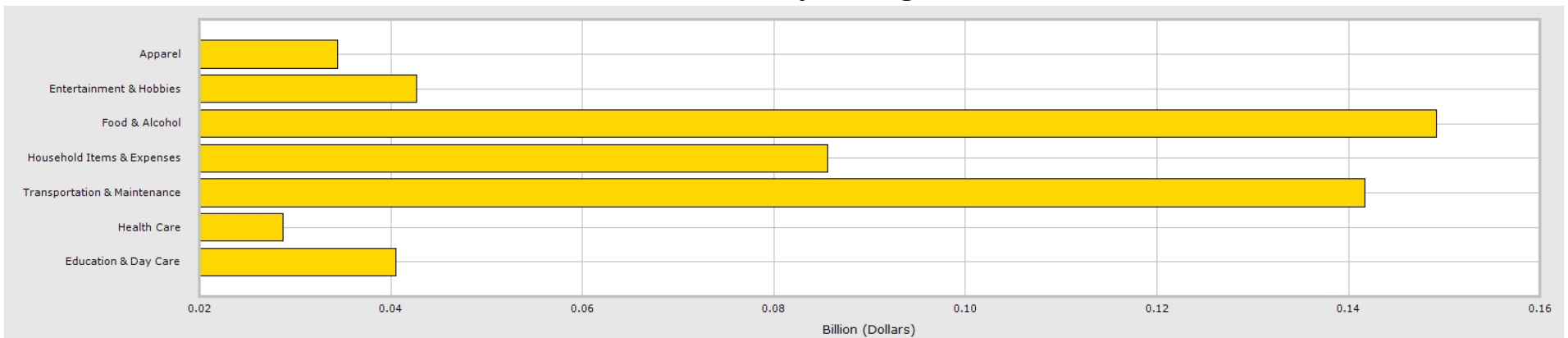
AREA DEMOGRAPHICS

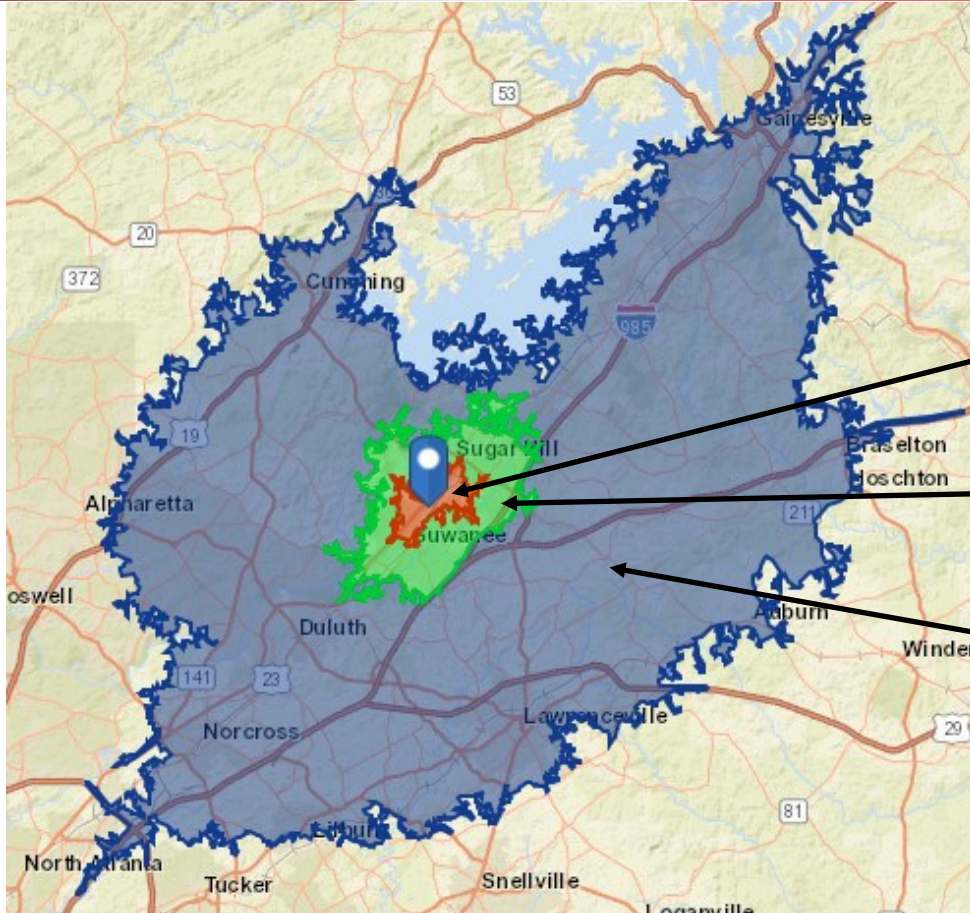
	2017 Population	2022 Population Estimate	# of Households	Avg Household Income
1 Mile	4,708	5,167	1,536	\$97,419
3 Miles	54,096	59,620	17,816	\$106,348
5 Miles	139,244	154,714	46,387	\$106,319

3 Mile Population Demographics



3 Mile Consumer Spending Totals





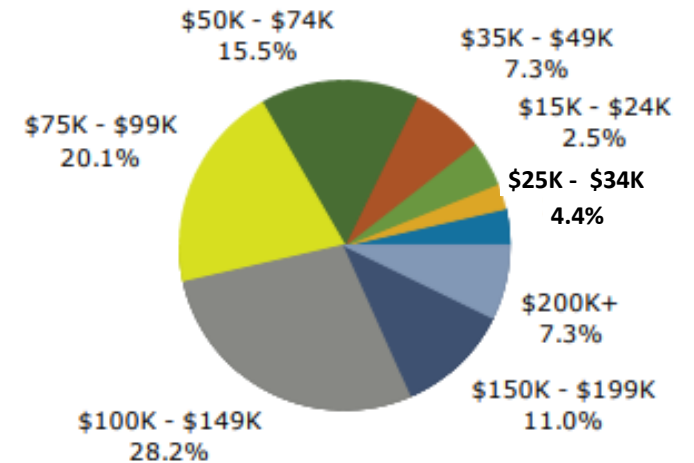
Drive Time

5 Minute

10 Minute

30 Minute

2017 Household Income



Trends 2017-2022

