



# FOR LEASE OFFICE BUILDING

*5318 Railroad Avenue  
Flowery Branch, GA 30542*

Charming small office building in downtown Flowery Branch. Centrally located at the corner of Main St. and Railroad Ave. in the heart of the town's historic business district. **Walk to restaurants, shops and city hall.** Downtown Flowery Branch is experiencing a resurgence with new retail storefronts, entertainment amenities and street scape improvements. Ideal site for professional or creative office user. High visibility along Railroad Ave.

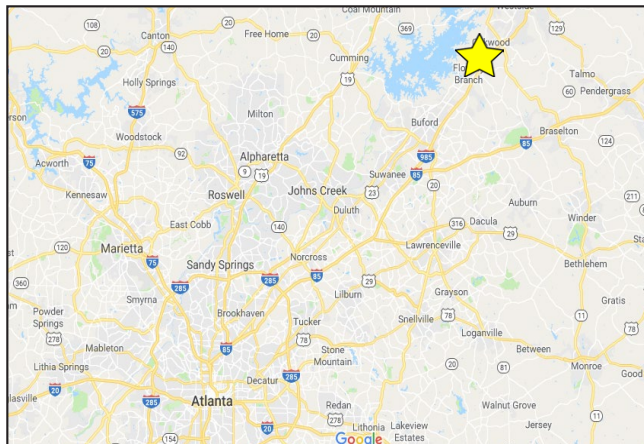
- Office Building For Lease - Downtown Flowery Branch
- **1,144 SF**
- Move In Ready
- **Four Small Offices**
- Lobby Area
- Kitchen
- Restroom

## AREA DEMOGRAPHICS

 **\$101k** Average Household Income

Total Households **92,000**

**276k** Population   
Within 10 Miles



**FOR MORE INFORMATION  
PLEASE CONTACT:**

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**DOWNTOWN FLOWERY BRANCH**

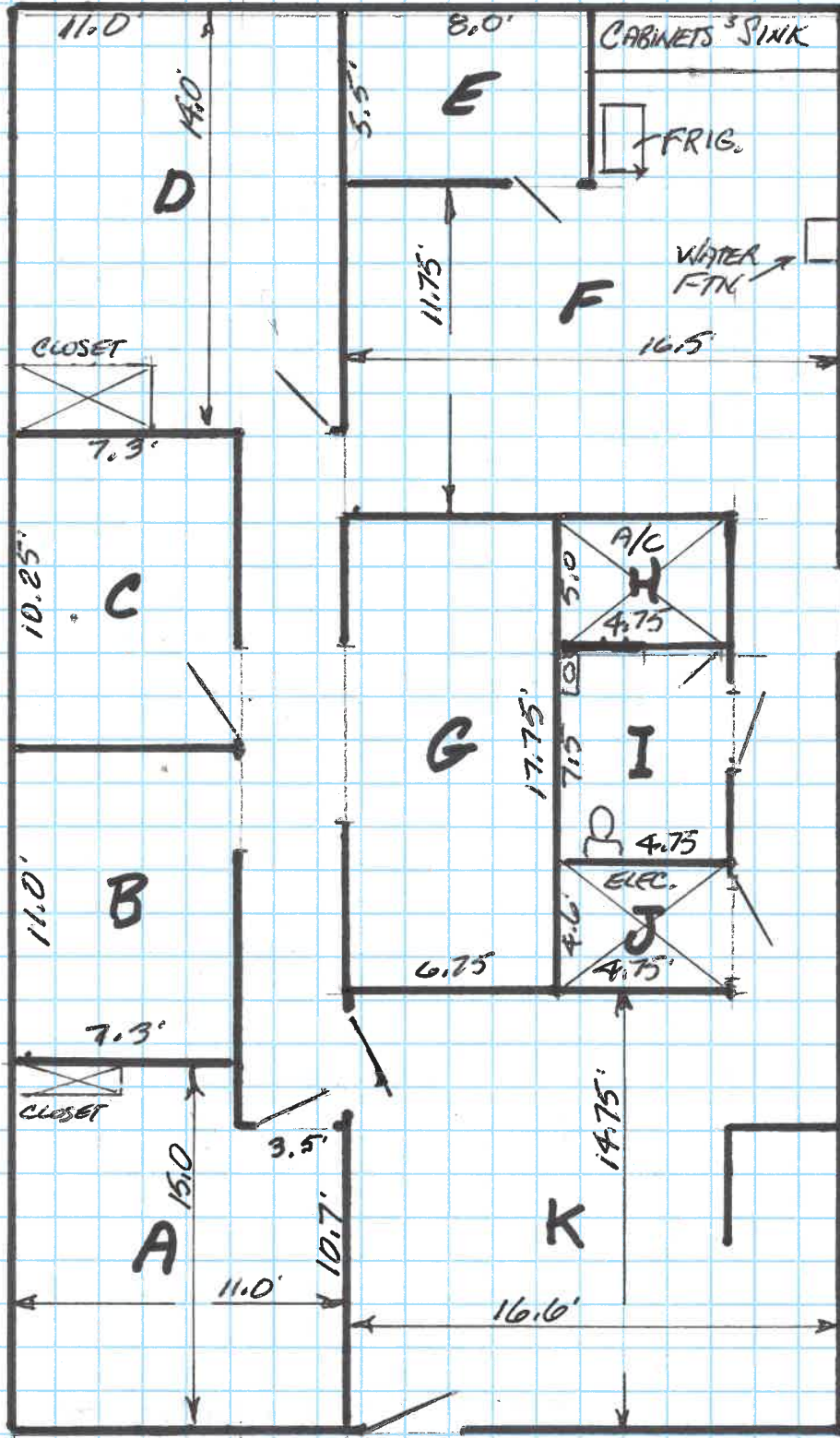


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**DOWNTOWN FLOWERY BRANCH**



- A: 150 ⌘
- B: 80 ⌘
- C: 75 ⌘
- D: 15 ⌘
- E: 44 ⌘
- F: 194 ⌘
- G: 120 ⌘
- H: 24 ⌘
- I: 36 ⌘
- J: 22 ⌘
- K: 245 ⌘

5318

Small