



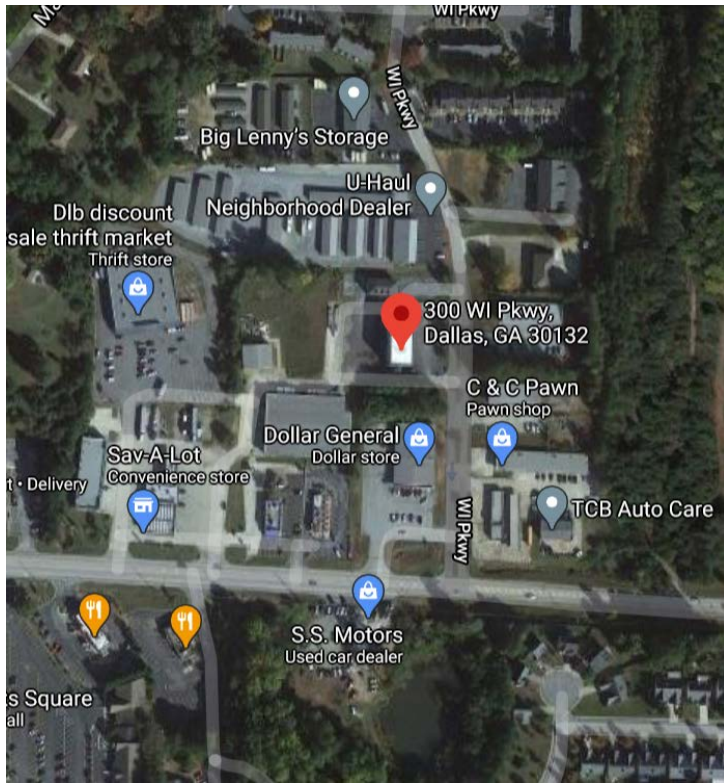
WI Pkwy Office Building For Sale

300 WI Parkway • Dallas, GA 30132
\$995,000

12,948 SQ FT OFFICE BLDG FOR SALE
FRESHLY PAVED PARKING LOT

DON EDWARDS
Associate Broker/KW Director
(770) 324-3457
don@dbeproperties.com
119563, GA





Building SF:	12,948
Lease Rate:	Varies
Lot Size:	1.66 Acres
Parking:	Freshly Paved Lot
Price:	\$995,000
Renovated:	2022
Year Built:	1984
Zoning:	C2-O
Units:	21

Property Overview

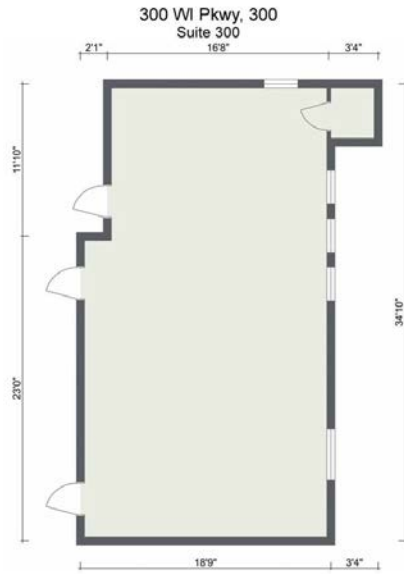
This 12,948 sq ft office building consists of 21 suites and sits on 1.66 acres. This three story building has a main, upper and terrace level. Suite sizes range from 42 sq ft to 2,428 sq ft, creating a wide variety of options for businesses of all sizes, allowing a diverse tenant base. The upper level is accessible via the outdoor stairwells (1 flight). Renovations to the building in 2022. Year End 2023 - parking lot repaving completed. 300 WI Pkwy is conveniently located to retail and restaurants.

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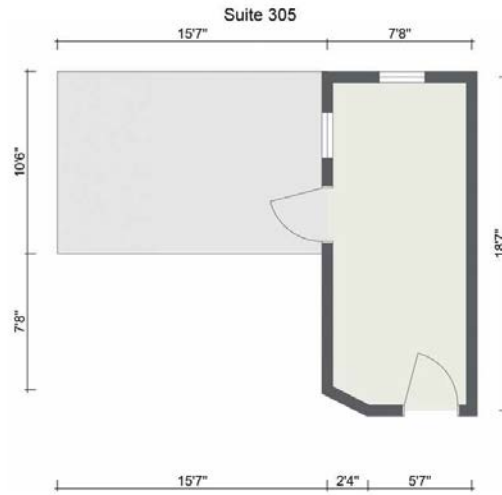
PROPERTY PHOTOS



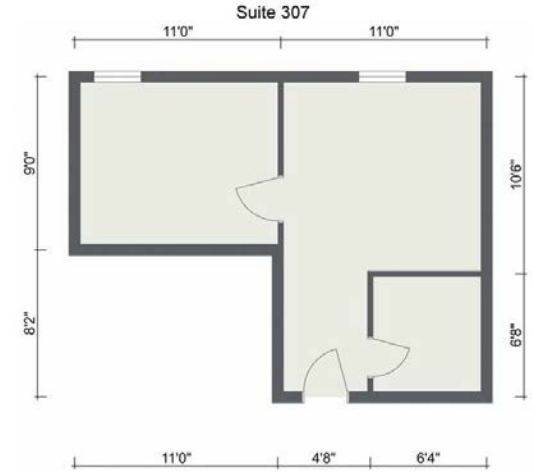
FLOOR PLANS



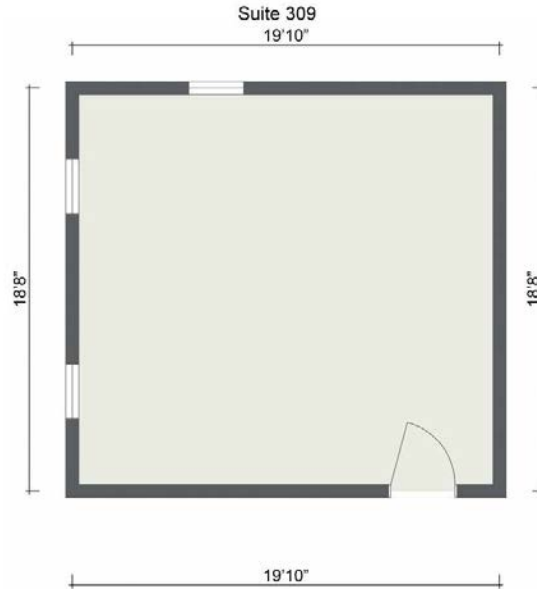
300 WI, Suite 305



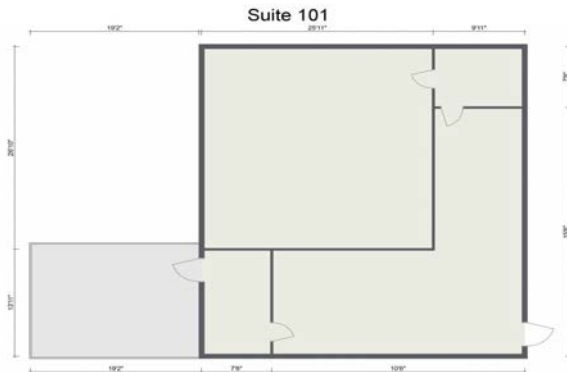
300 WI, Suite 307



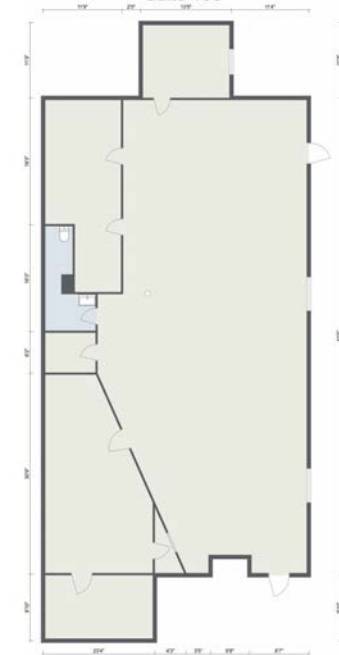
300 WI, Suite 309



300 WI, Suite 101



300 WI, Suite 103
Suite 103

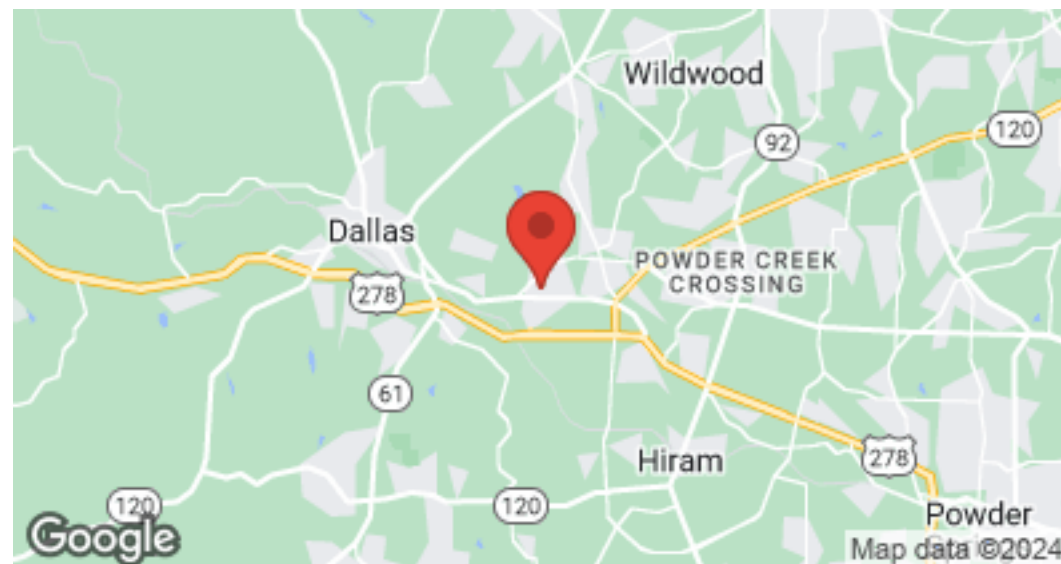


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Dallas, GA

Situated as the county seat of Paulding County, Dallas is located approximately 30 miles northwest of Atlanta. Dallas has seen substantial growth over the past years, but maintains its small-town charm. The Silver Comet Trail runs through Dallas, making Dallas a great destination for locals and visitors alike.

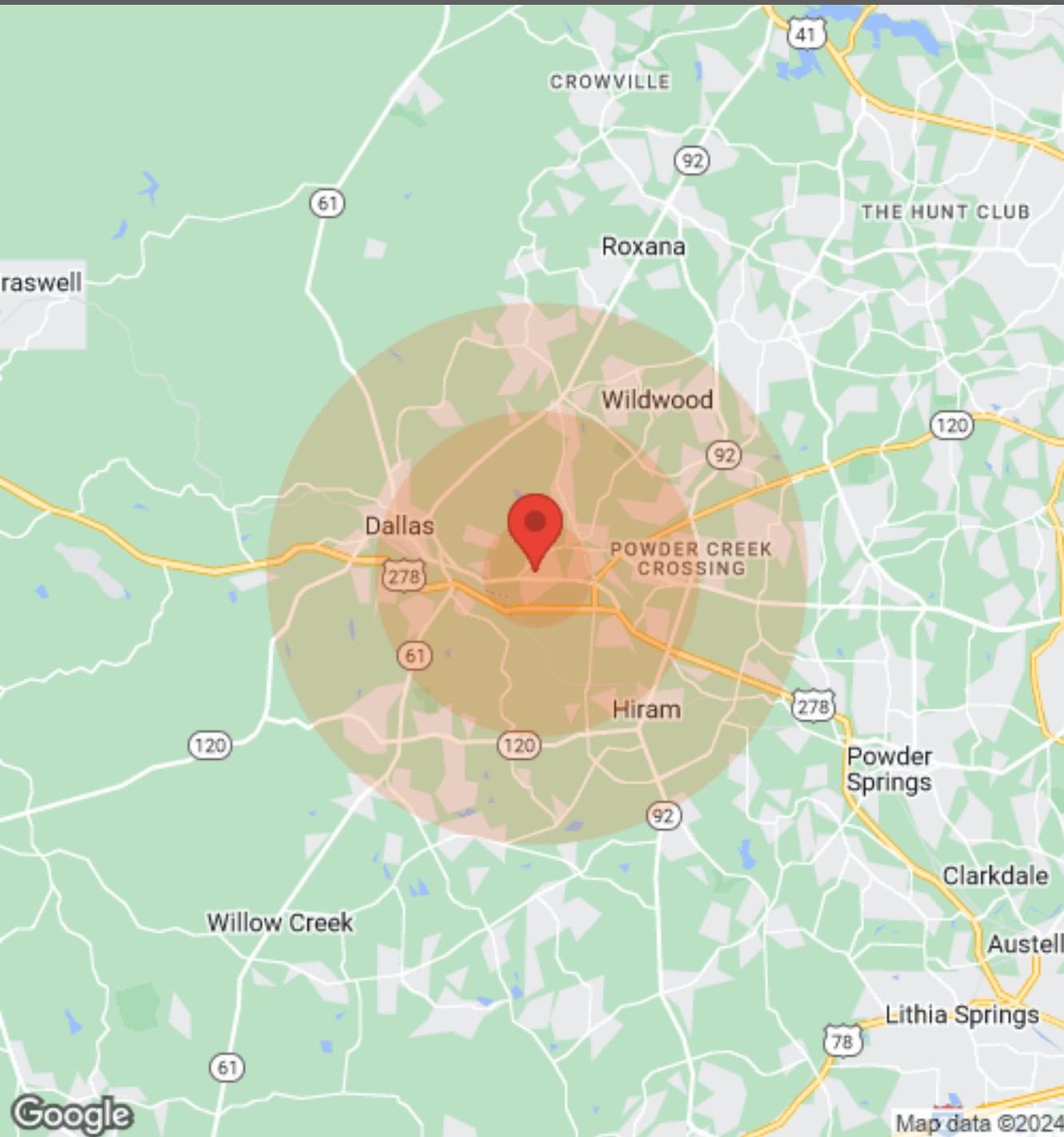


BUSINESS MAP



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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	N/A	12,687	34,956
Female	N/A	12,961	36,123
Total Population	N/A	25,648	71,079

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	6,067	16,812
Ages 15-24	N/A	3,878	10,706
Ages 25-54	N/A	9,734	28,057
Ages 55-64	N/A	2,668	7,510
Ages 65+	N/A	3,301	7,994

Race	1 Mile	3 Miles	5 Miles
White	N/A	17,757	53,219
Black	N/A	6,723	14,575
Am In/AK Nat	N/A	12	54
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	1,369	4,012
Multi-Racial	N/A	1,988	5,752

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$47,110	\$62,272
< \$15,000	N/A	1,290	2,289
\$15,000-\$24,999	N/A	1,041	2,540
\$25,000-\$34,999	N/A	1,159	2,663
\$35,000-\$49,999	N/A	1,675	3,767
\$50,000-\$74,999	N/A	1,758	6,125
\$75,000-\$99,999	N/A	1,439	4,157
\$100,000-\$149,999	N/A	924	2,761
\$150,000-\$199,999	N/A	183	487
> \$200,000	N/A	74	176

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	10,174	26,311
Occupied	N/A	9,187	24,097
Owner Occupied	N/A	5,801	17,850
Renter Occupied	N/A	3,386	6,247
Vacant	N/A	987	2,214

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DONALD B EDWARDS JR

KW Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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