

232-236 INDUSTRIAL PARK DR.

Commerce, GA 30529



OFFICE INVESTMENT

6,000 SF
FOR SALE

1,000 SF
FOR LEASE

J. Otis Rylee

c 706 870 0621 | o 404 812 4086
orylee@naibg.com

PROPERTY HIGHLIGHTS

- 6,000 SF office owner/user or investment opportunity
- 1,000 SF available for lease or owner occupancy
- Well maintained
- Located just off I-85 Exit 149 (Banks Crossing)
- Less than two miles to SK Battery and several million SF of industrial space under construction
- New area commercial developments include Chipotle, Whataburger, Dollar General & Harbor Freight
- Sale asking price: \$895,000
- Lease asking price: \$13.50/SF

Brock Wilson

c 706 207 1480 | o 404 812 9667
bwilson@naibg.com

KING Building, 6 Concourse Parkway, Suite 1900, Atlanta, GA 30328, 404 812 4000, NAIBG.COM

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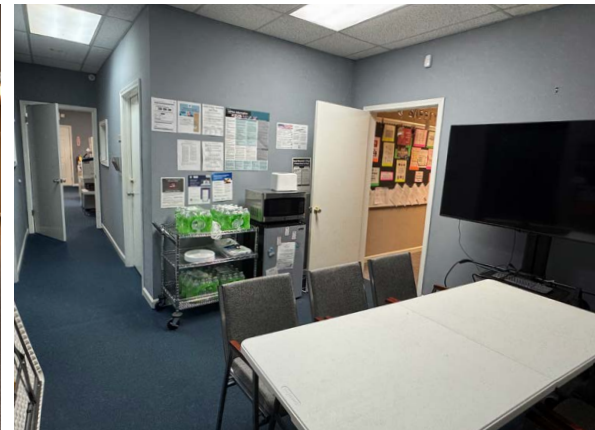
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SUITE A**



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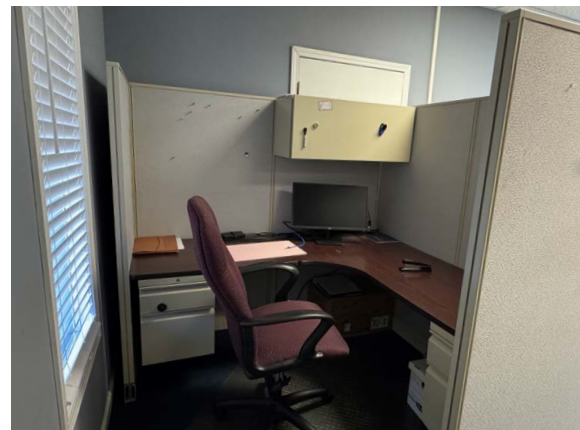
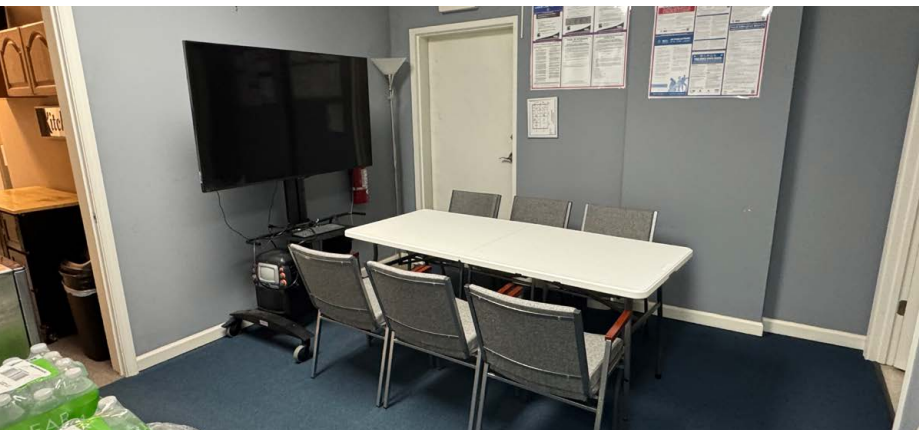
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SUITE B



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**232-236 INDUSTRIAL PARK DR.
SUITE D**



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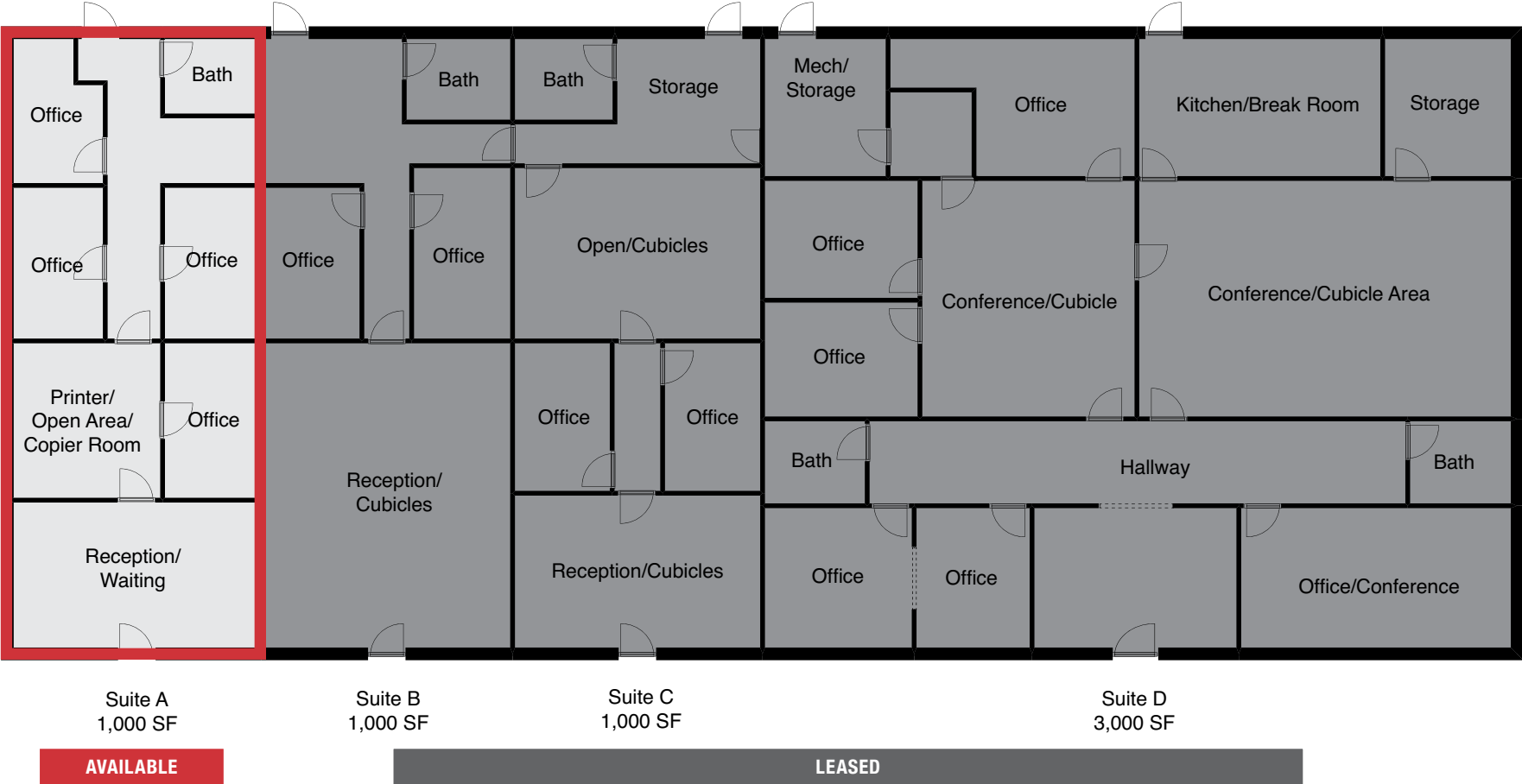
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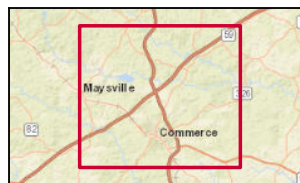
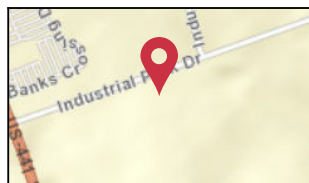
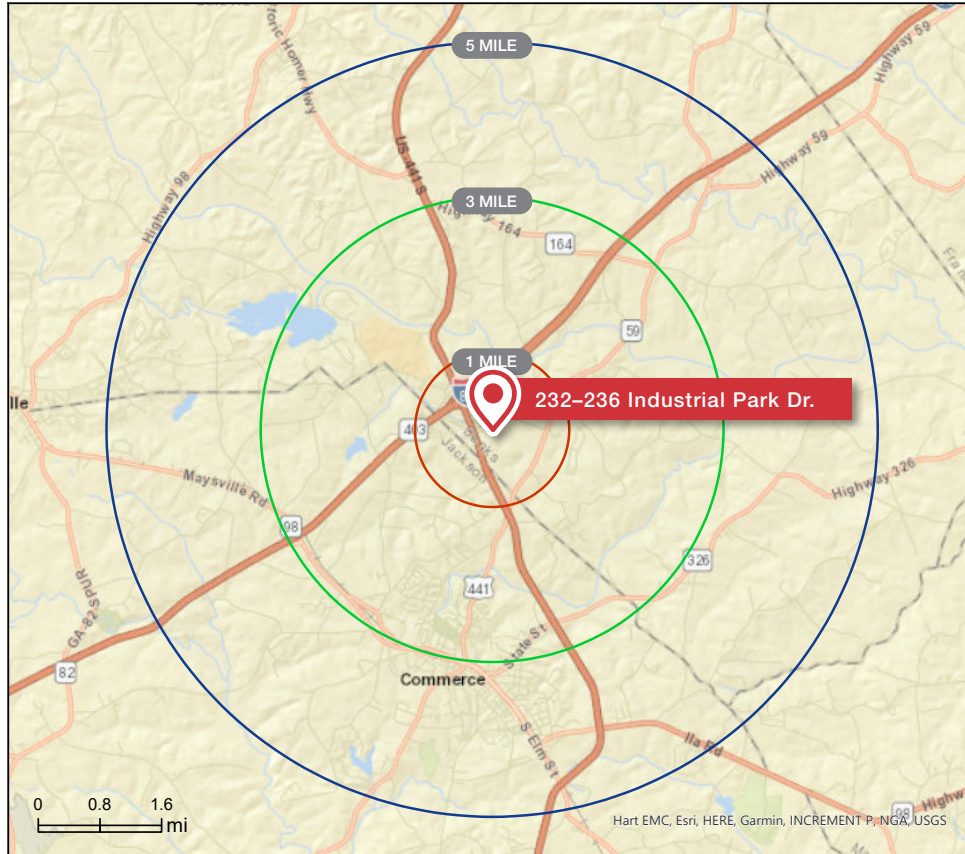
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	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	455	6,070	13,014
Households	155	2,175	4,771
Families	117	1,609	3,470
Average Household Size	2.67	2.67	2.67
Owner Occupied Housing Units	95	1,471	3,259
Renter Occupied Housing Units	60	704	1,512
Median Age	35.9	36.4	37.2
Census 2020 Summary			
Population	482	6,483	13,880
Households	180	2,420	5,177
Average Household Size	2.52	2.60	2.64
2023 Summary			
Population	541	7,181	14,866
Households	204	2,654	5,538
Families	147	1,881	3,859
Average Household Size	2.51	2.63	2.65
Owner Occupied Housing Units	129	1,710	3,676
Renter Occupied Housing Units	75	944	1,862
Median Age	38.1	38.7	39.6
Median Household Income	\$56,216	\$55,854	\$56,302
Average Household Income	\$73,600	\$70,848	\$70,795
2028 Summary			
Population	563	7,527	15,489
Households	211	2,767	5,732
Families	151	1,954	3,981
Average Household Size	2.53	2.65	2.67
Owner Occupied Housing Units	138	1,834	3,881
Renter Occupied Housing Units	73	933	1,852
Median Age	39.8	40.4	41.0
Median Household Income	\$59,422	\$59,711	\$61,611
Average Household Income	\$80,924	\$78,750	\$79,669
Trends: 2023-2028 Annual Rate			
Population	0.80%	0.95%	0.82%
Households	0.68%	0.84%	0.69%
Families	0.54%	0.76%	0.62%
Owner Households	1.36%	1.41%	1.09%
Median Household Income	1.12%	1.34%	1.82%

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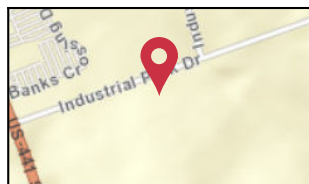
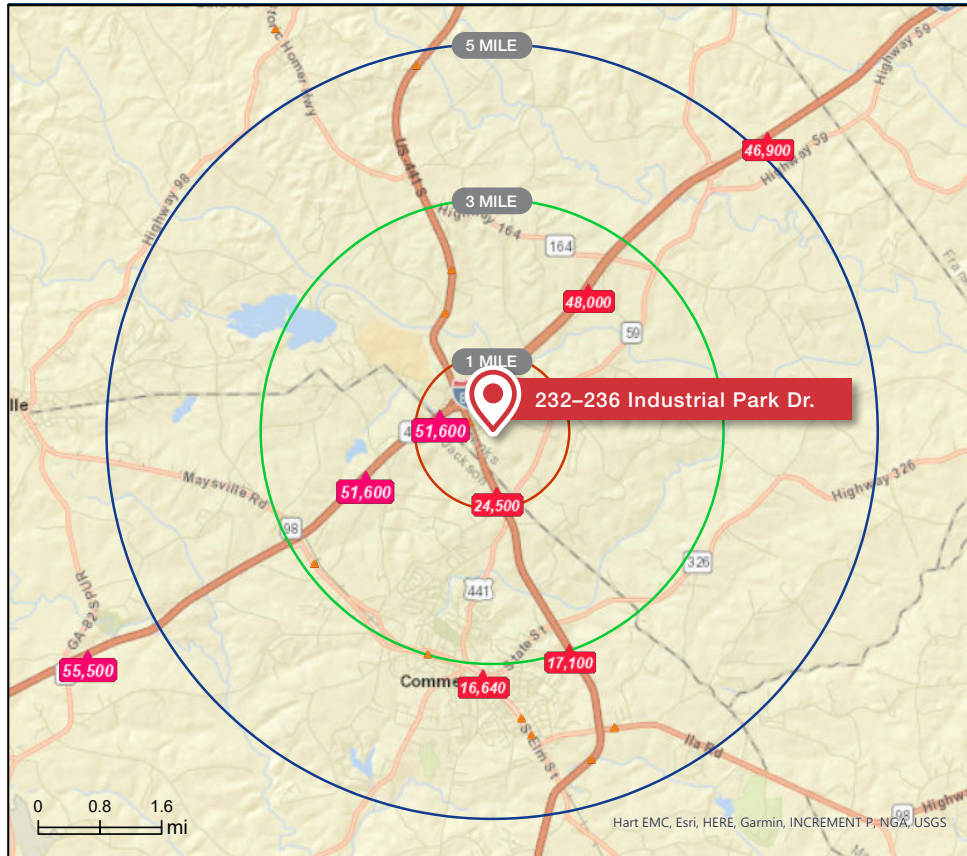
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Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



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