

SOUTH FORSYTH COUNTY

1815 Lockeway Dr., Unit 101, Alpharetta, GA 30004



PROPERTY HIGHLIGHTS

- 1,477 square feet
- Fully renovated - move in ready!
- End unit features 4 offices with windows
- Conference room and break room
- Easy access approximately 3 miles west of GA 400 at Exit 12 - McFarland Road
- Located in Grasslands Office Condominium complex
- Main road visibility
- Upgraded finishes



OFFERING SUMMARY

Sale Price:	\$370,000
Building Size:	1,477 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

J B BADER

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GA #144398

B Bader &
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Realty
www.BaderRealty.com

KW COMMERCIAL

540 Lake Center Parkway, Ste 201
Cumming, GA 30040

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OFFICE CONDOMINIUM FOR SALE



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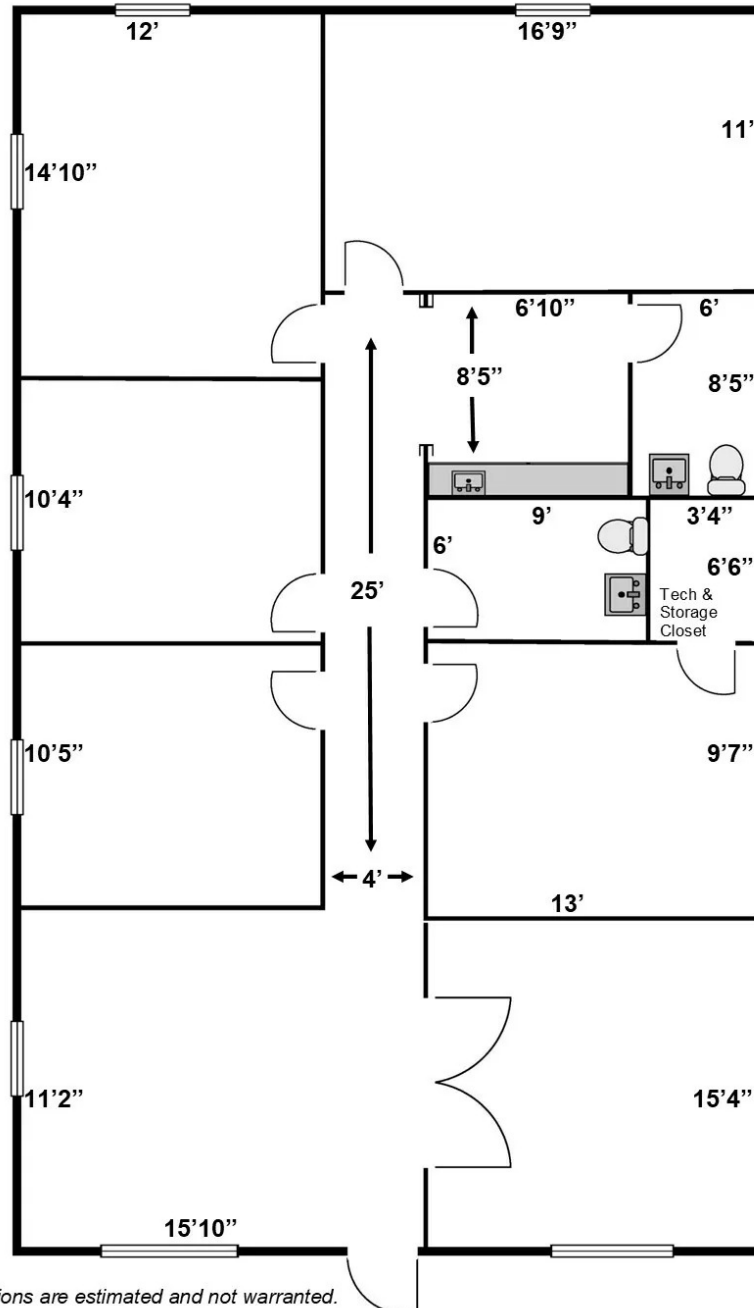
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Unit 101 1,477 Sq. Ft.



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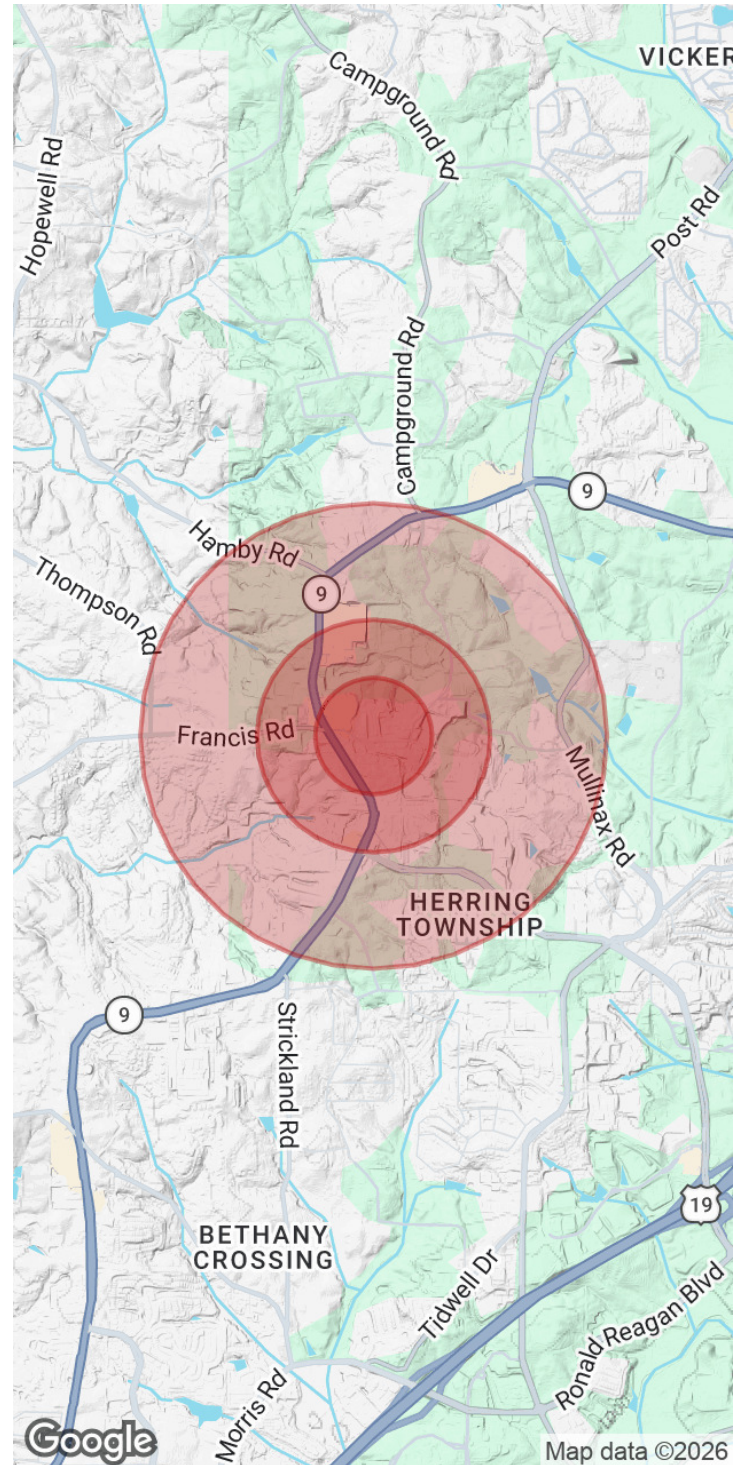
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	226	906	3,818
Average Age	36.4	36.3	38.6
Average Age (Male)	33.8	33.7	34.4
Average Age (Female)	36.7	36.6	39.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	75	301	1,258
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$149,488	\$148,991	\$181,097
Average House Value	\$444,116	\$440,320	\$517,808

ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	8.8%	8.8%	10.8%

RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	103	414	1,788
% White	45.6%	45.7%	46.8%
Total Population - Black	7	30	260
% Black	3.1%	3.3%	6.8%
Total Population - Asian	96	387	1,349
% Asian	42.5%	42.7%	35.3%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	0	0
% American Indian	0.0%	0.0%	0.0%
Total Population - Other	15	62	287
% Other	6.6%	6.8%	7.5%

2023 American Community Survey (ACS)



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