

OFFICE FOR LEASE

FRESHLY REMODELED OFFICE SPACE - TWO UNITS AVAILABLE - 1250 SF EACH OR BOTH 2500 SF TOTAL



5552 Robin Road, Acworth, GA 30102



PROPERTY DESCRIPTION

Freshly Remodeled Office Space near Buice Lake Development. Two units available Unit B (1250 sf) and Unit C (1250 sf). Total sf available is 2500 sf. \$17/SF Lease Rate. CAM is \$250 per month for each unit. CAM includes outdoor maintenance, taxes, trash pickup/dumpster. Power is separately metered for each unit. First Floor Tenant is a Dental Practice. Ample Parking - Front and Rear Approximately 28 spaces.

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NN)
Available SF:	1,250 - 2,500 SF
Building Size:	2,500 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,085	21,683	51,756
Total Population	5,810	61,689	144,204
Average HH Income	\$62,918	\$78,514	\$78,971

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.

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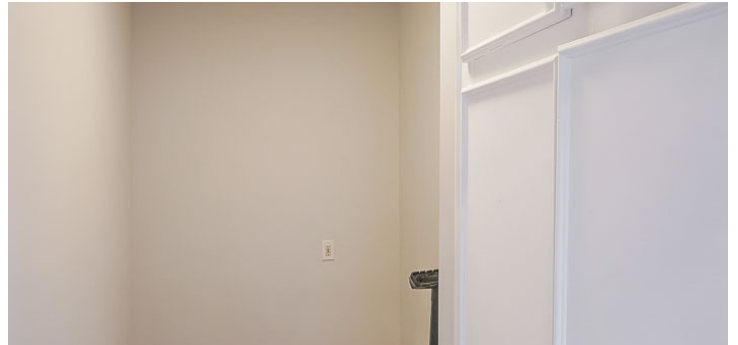
Each Office Independently Owned and Operated

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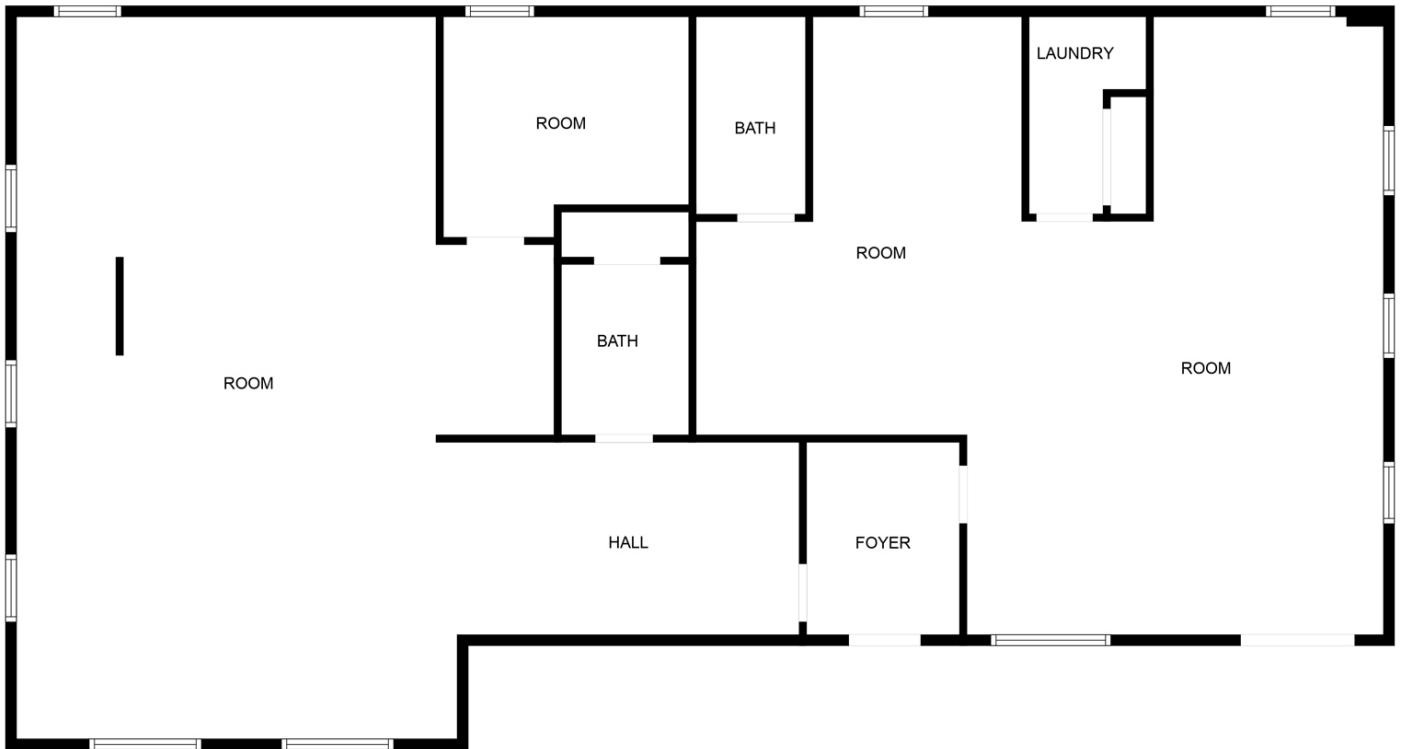
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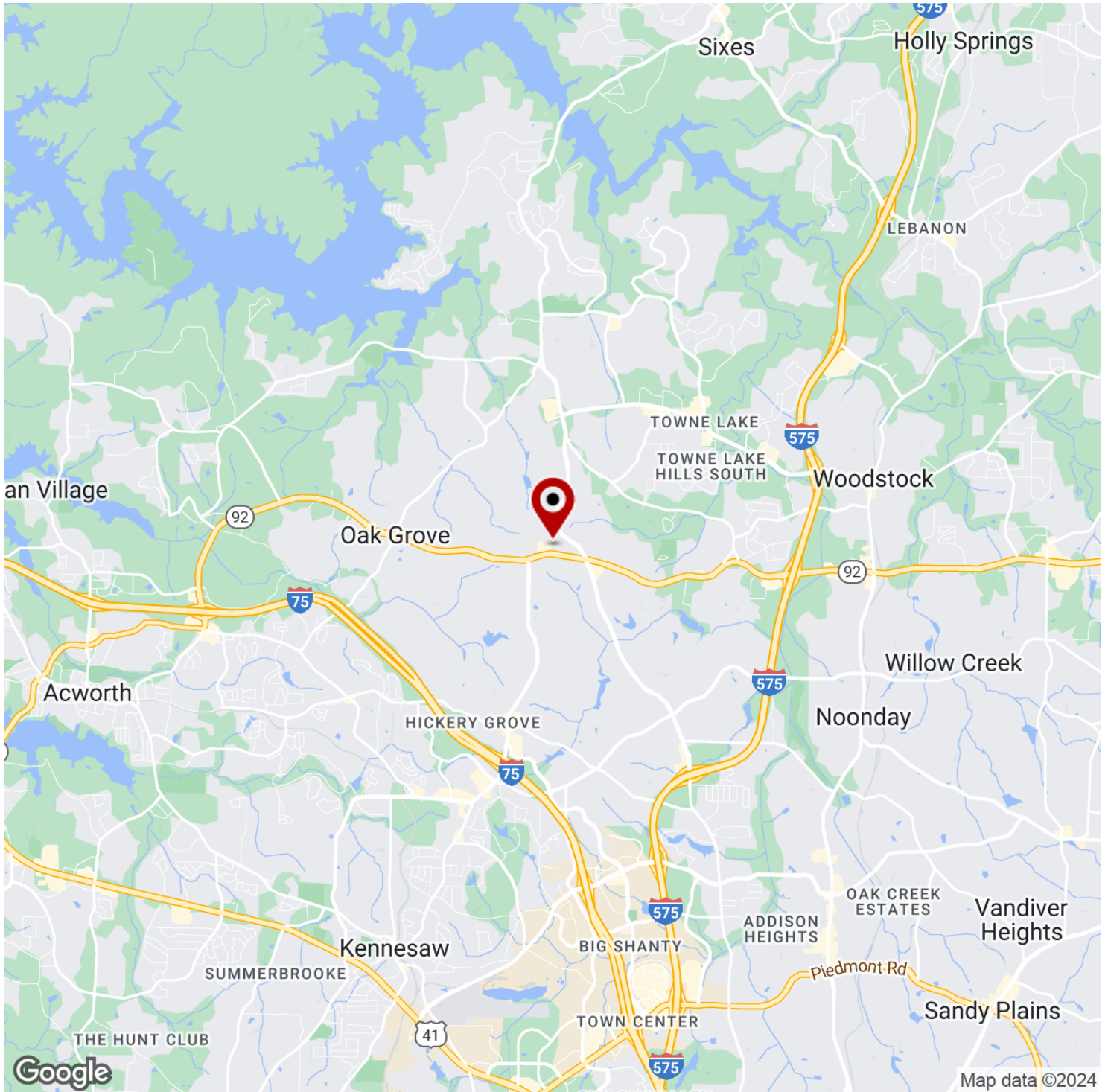
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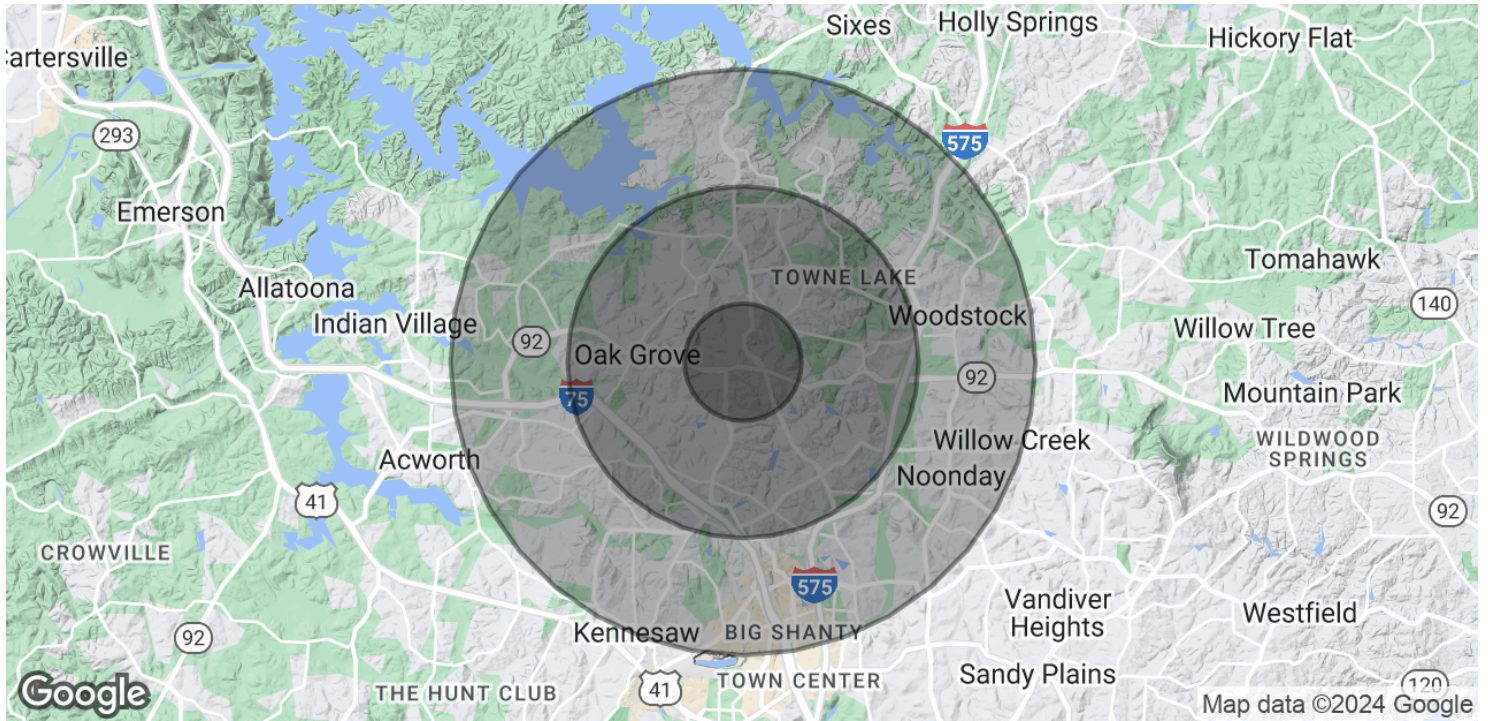
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,810	61,689	144,204
Average Age	31.5	33.9	34.0
Average Age (Male)	30.7	32.7	33.2
Average Age (Female)	32.5	34.7	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,085	21,683	51,756
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$62,918	\$78,514	\$78,971
Average House Value		\$208,917	\$222,042

* Demographic data derived from 2020 ACS - US Census

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