

Presented By:

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**POWELL PROPERTY GROUP, INC**

343 Dahlonega Street, Suite A

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**POWELL**  
PROPERTY GROUP

Harbour Oaks  
Montessori School

# 1721 ATHENS HIGHWAY

FOR LEASE

Industrial Property :

GRAYSON, GA 30017

# 1721 ATHENS HIGHWAY

GRAYSON, GA 30017



## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	9,534 SF
Available SF:	9,534 SF
Lot Size:	1.08 Acres
Number of Units:	1
Year Built:	2001
Renovated:	2014
Zoning:	BG, Snellville

## PROPERTY OVERVIEW

Renovated in 2014, this space has 9,534 SF with retail, office and warehouse possibilities. Several notable neighbors include Tractor Supply, AutoZone, South Gwinnett High School, Planet Fitness, UPS, Dunkin' Donuts, Belk and PNC Bank, amongst others.

## PROPERTY HIGHLIGHTS

- Three roll up doors
- Loading dock
- Canopy Shelter
- Ample Parking
- Secure Storage
- Air Conditioning

## SCOTT HANLON

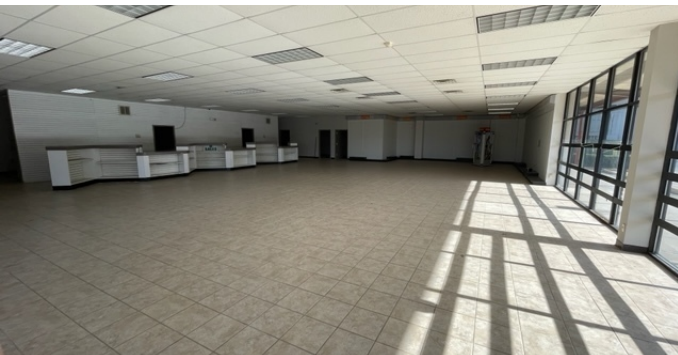
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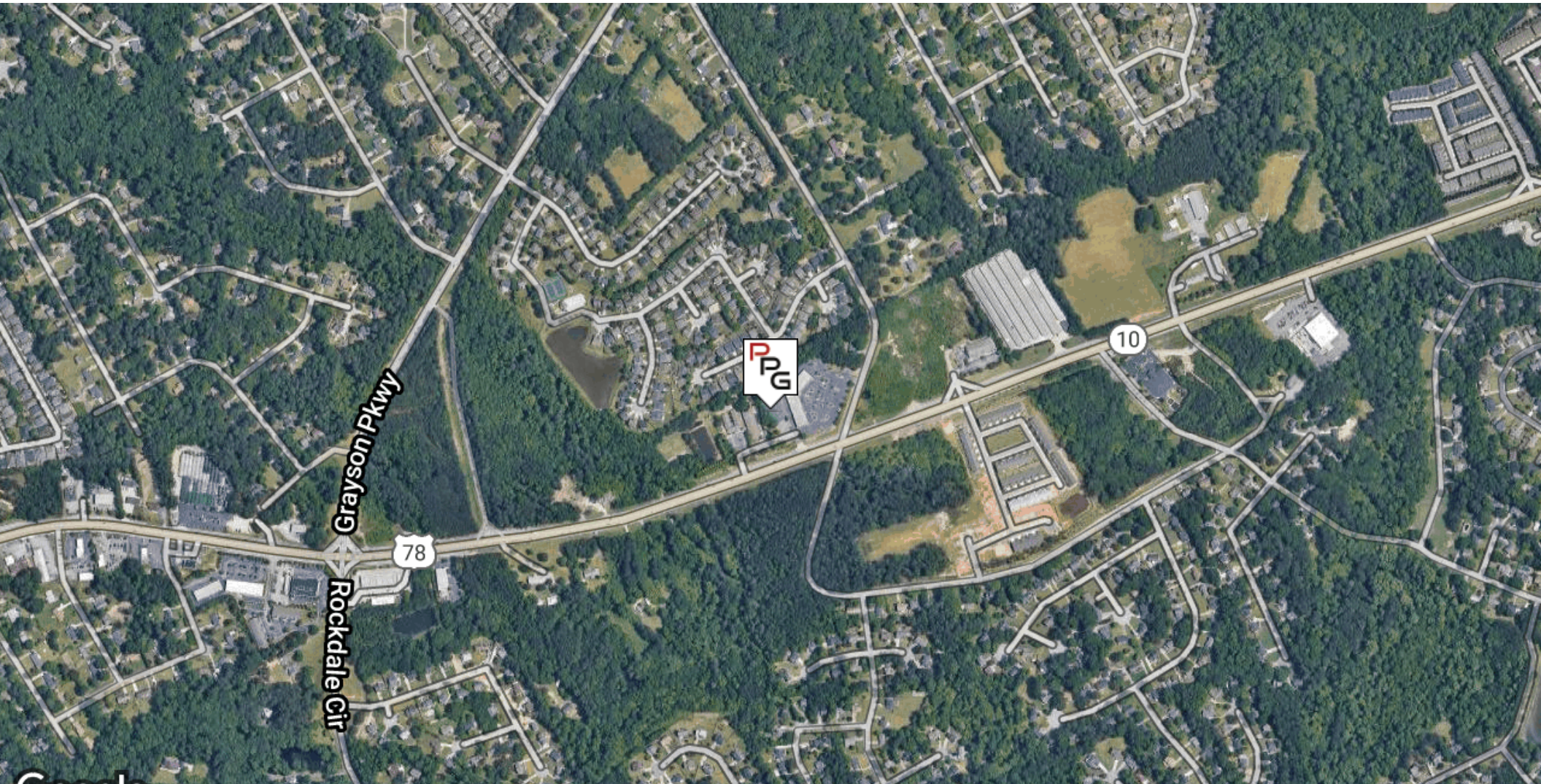
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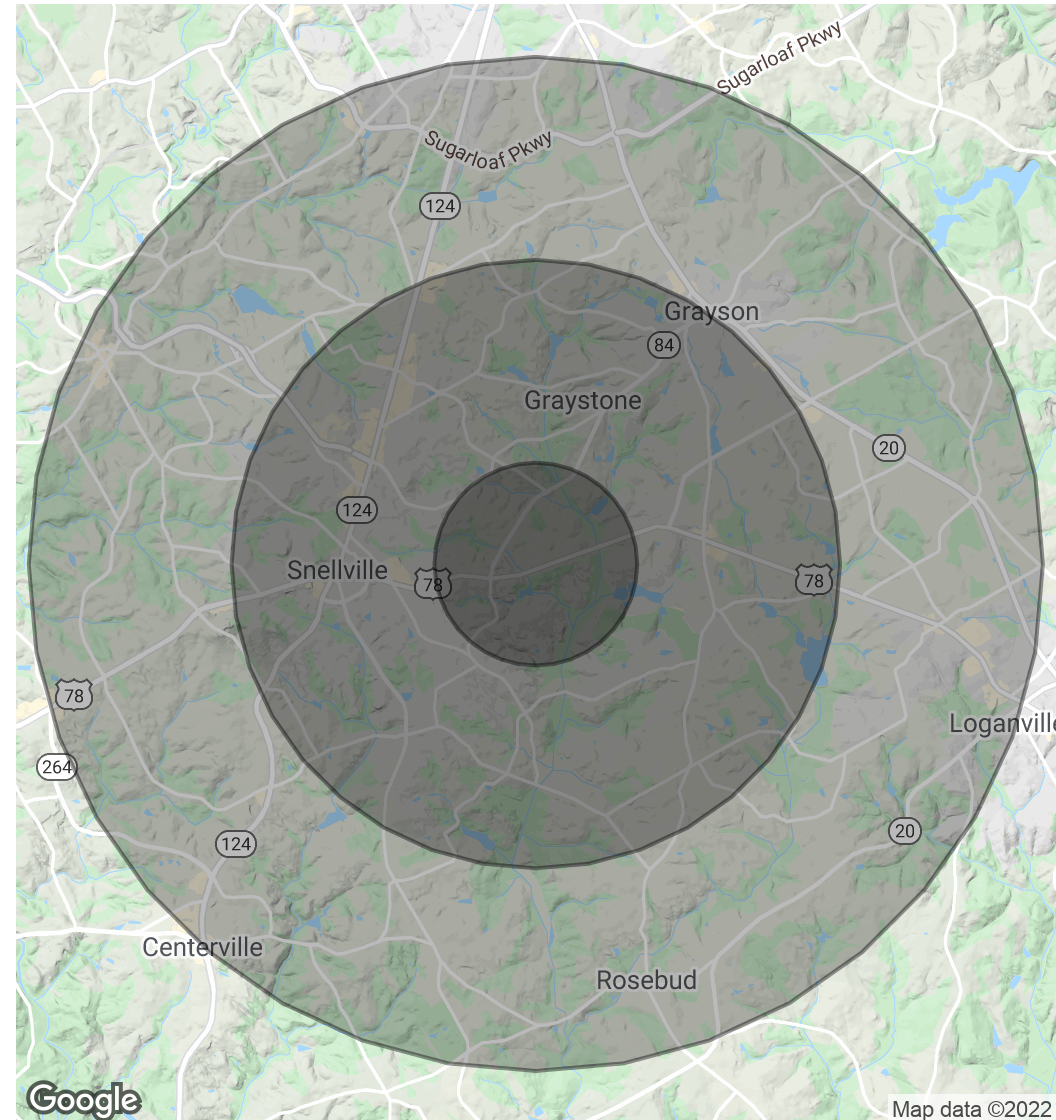
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,102	46,474	129,755
Average Age	35.7	37.2	36.2
Average Age (Male)	35.8	36.5	35.1
Average Age (Female)	35.8	37.8	37.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,955	15,799	43,075
# of Persons per HH	3.1	2.9	3.0
Average HH Income	\$78,870	\$80,234	\$82,199
Average House Value	\$198,760	\$222,490	\$235,364

*\* Demographic data derived from 2010 US Census*



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