

FOR LEASE

5345 BELLS FERRY RD

FOR LEASE FLEX SPACE W/
COMMERCIAL KITCHEN & C-
STORE HWY 92 & BELLS
FERRY RD

Acworth, GA 30102

PRESENTED BY:

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OFFERING SUMMARY

LEASE RATE:	\$400.00 per month [Ground]
BUILDING SIZE:	11,537 SF
AVAILABLE SF:	150 SF
LOT SIZE:	1.17 Acres
ZONING:	C3
MARKET:	Atlanta MSA
SUBMARKET:	Cherokee
APN:	15N06 168B

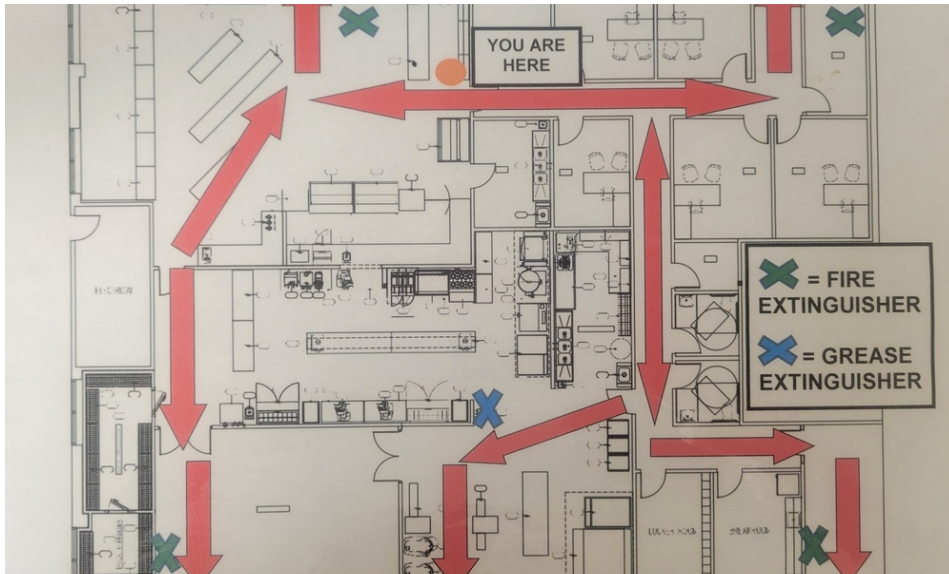
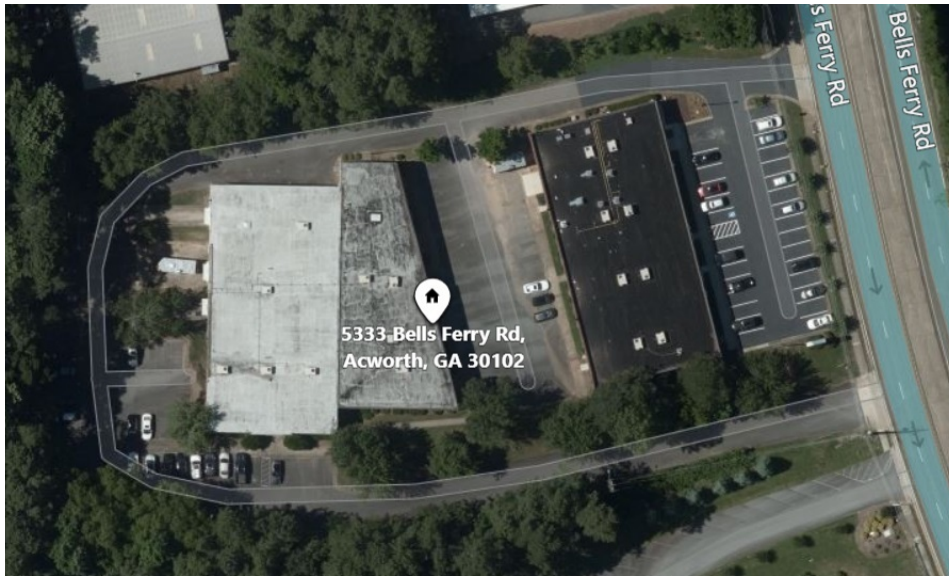
PROPERTY OVERVIEW

SVN Creviston Realty is proud to present Industrial Flex Space, 5345 Bells Ferry Rd, located in Acworth 1/2 mile south of Highway 92 on Bells Ferry Rd. 11,537+/- SF on 1.17 acres with plenty of parking. Includes C-store, seven offices, conference room, and a fully functioning commercial kitchen complete with 30ft hood; small 15ft hood; walk-in cooler/freezers; fire suppression system; loading dock door; and warehouse/storage space. Can be leased altogether or individually. Offices starting as low as \$400/mo.

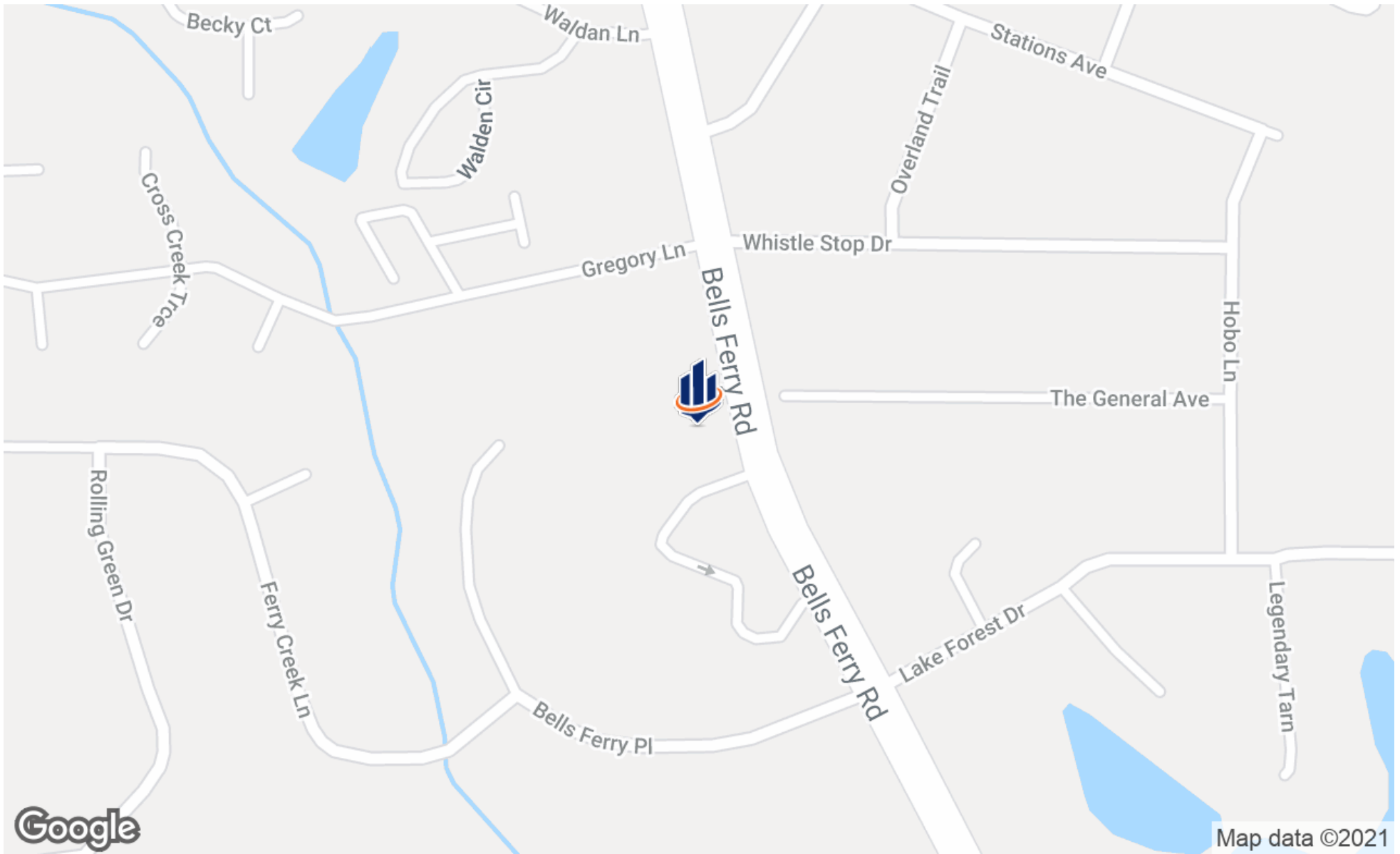
PROPERTY HIGHLIGHTS

- 1.17 Acres
- 11,537 SF
- Flex Space
- High Traffic Count
- Office, Commercial Kitchen, C-Store and Warehouse Space

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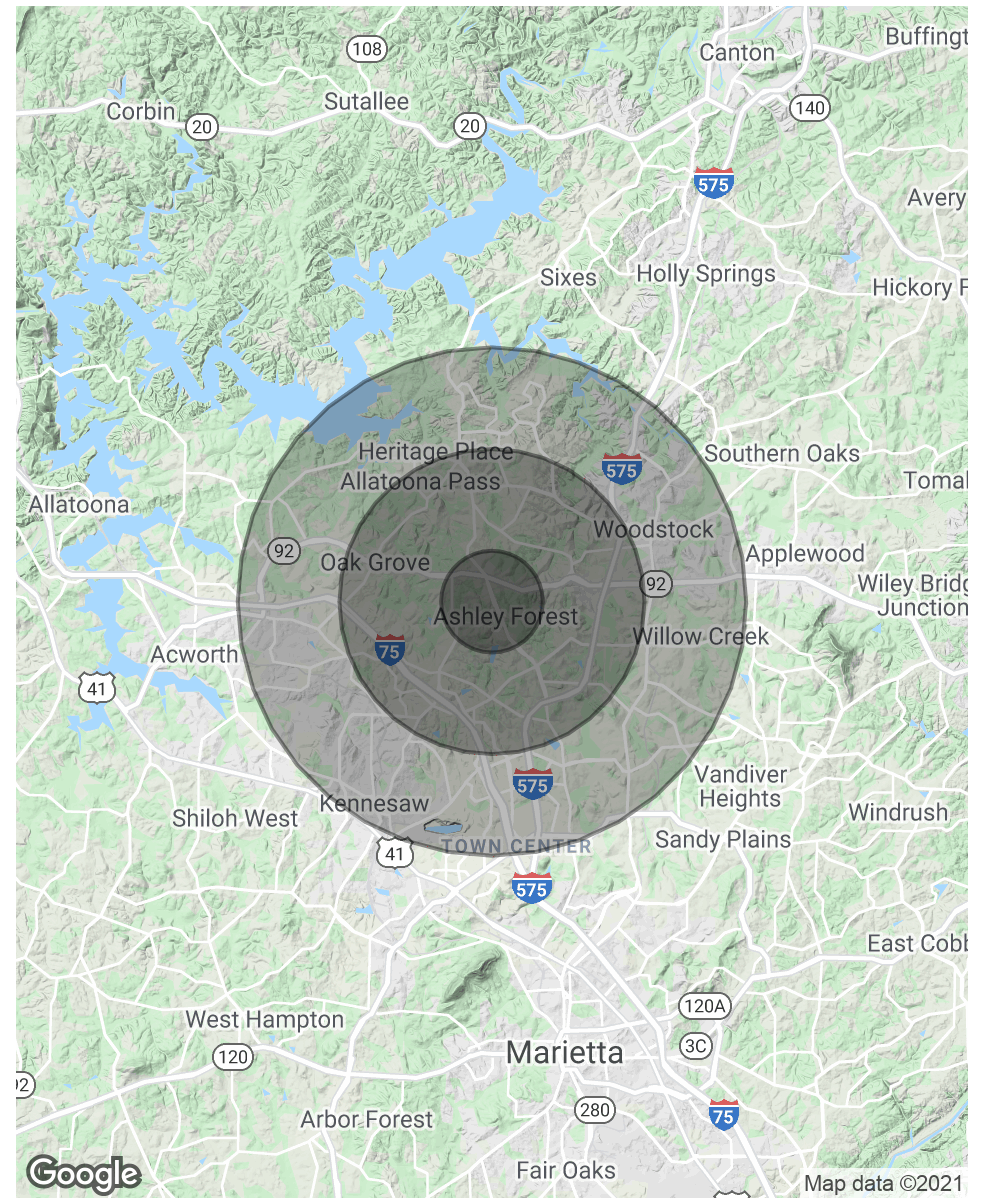
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,376	64,447	150,147
AVERAGE AGE	31.4	33.5	34.0
AVERAGE AGE (MALE)	30.7	32.7	33.3
AVERAGE AGE (FEMALE)	31.7	34.2	34.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,437	22,838	54,152
# OF PERSONS PER HH	3.0	2.8	2.8
AVERAGE HH INCOME	\$71,982	\$76,477	\$78,535
AVERAGE HOUSE VALUE	\$204,777	\$208,801	\$223,017

* Demographic data derived from 2010 US Census



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