

## OFFICE FOR LEASE

# SUGAR HILL OFFICE FOR SUBLEASE

4510 Nelson Brogdon Blvd, Suite B, Sugar Hill, GA 30518



### PROPERTY DESCRIPTION

The +/-3049 square feet of office space has been thoughtfully designed to optimize productivity and create a welcoming atmosphere. With well-planned layouts, ample natural light, and an open concept, this sublease offers the perfect setting for collaboration, focus, and creativity.

### PROPERTY HIGHLIGHTS

- 2 large conference rooms
- Six individual offices
- Kitchenette
- 2 restrooms
- 2 large conference rooms

### OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Available SF:	3,049 SF
Building Size:	3,049 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,886	40,803	158,707
Total Population	4,969	122,809	469,704
Average HH Income	\$72,000	\$104,056	\$114,602

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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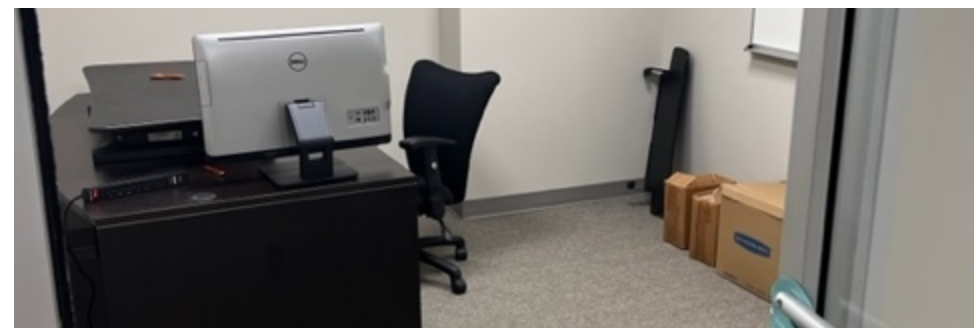
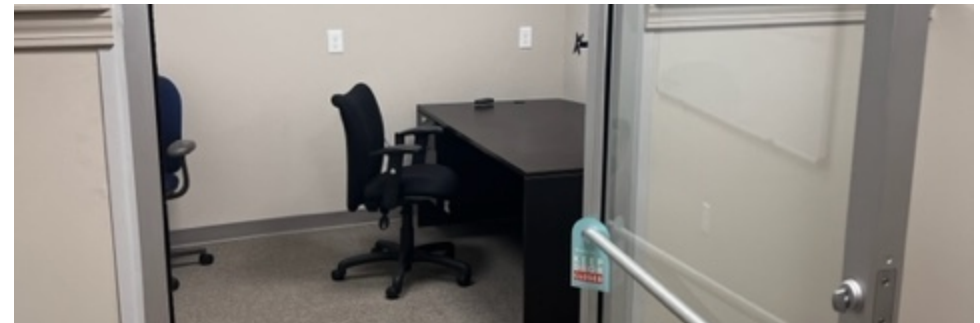
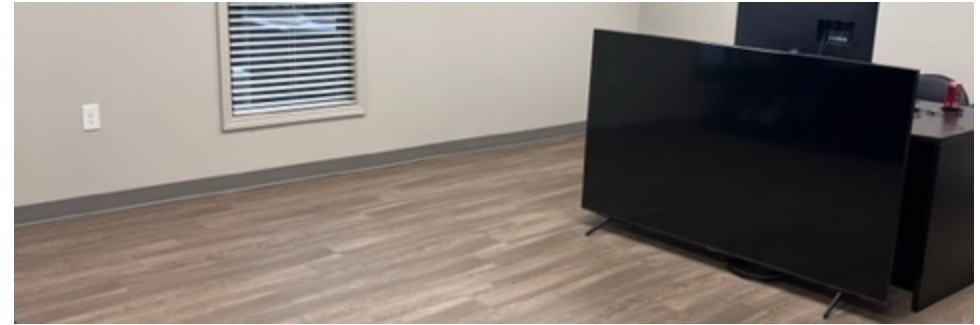
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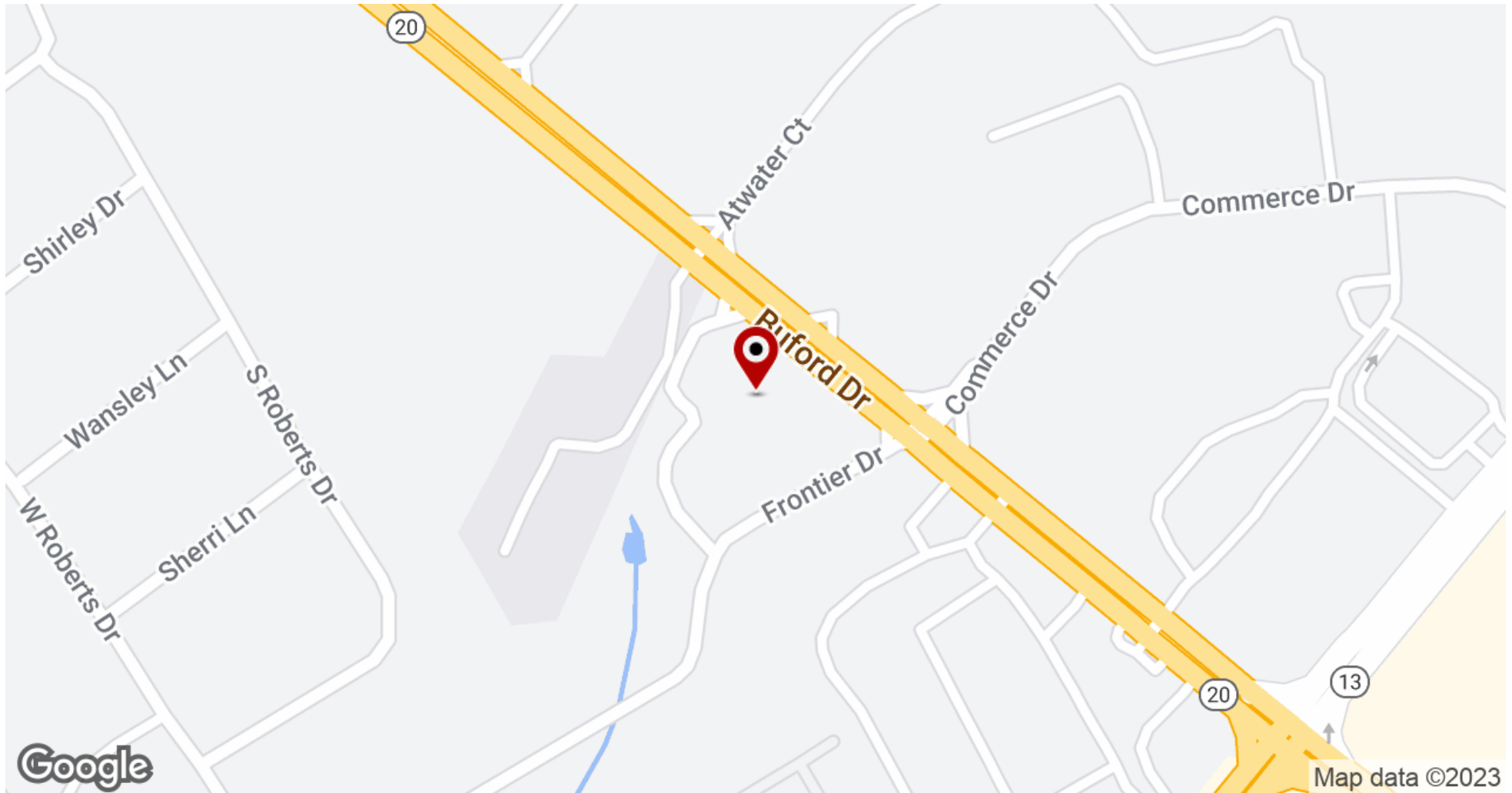
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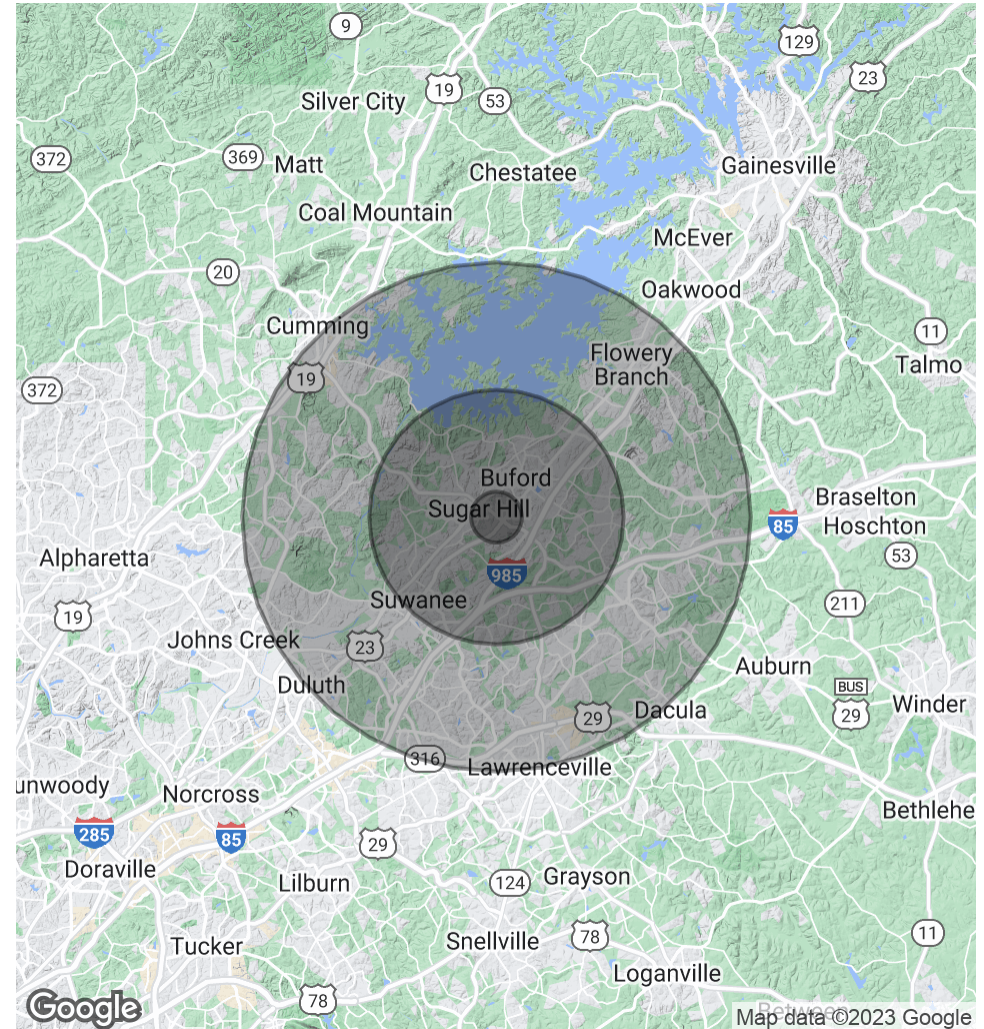


<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	4,969	122,809	469,704
Average Age	35.3	37.2	38.2
Average Age (Male)	35.2	35.1	37.2
Average Age (Female)	37.1	37.9	38.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,886	40,803	158,707
# of Persons per HH	2.6	3.0	3.0
Average HH Income	\$72,000	\$104,056	\$114,602
Average House Value	\$196,963	\$260,790	\$311,836

\* Demographic data derived from 2020 ACS - US Census



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