

# 62B Lenox Pointe

Atlanta, GA 30324

OFFICE BUILDING FOR SALE



Patrick Cisco

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## PROPERTY DESCRIPTION

Fantastic opportunity to own an office condo in one of Atlanta's most accessible and highly sought after locations! This office building is perfect for either investor or owner-occupant buyers! The two-story, all-brick condo has three offices on each floor (6 total), two bathrooms, a kitchenette, waiting room area, and plenty of storage! Lighting throughout the space is optimum, with the top floor even having three skylights. All offices contain additional insulation to help with sound from room to room. Parking is more than ample, both in front, to the side, and behind the building. **CALL TODAY**

## LOCATION DESCRIPTION

Truly an unbelievable location! At the corner of Lenox Rd and Buford Hwy, in the Lenox Pointe Office Park. Convenient access to both GA-400 and I-85, and easily accessible to Buckhead, Midtown, Downtown, and so much more around Atlanta!

## OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	0.049 Acres
Building Size:	2,116 SF

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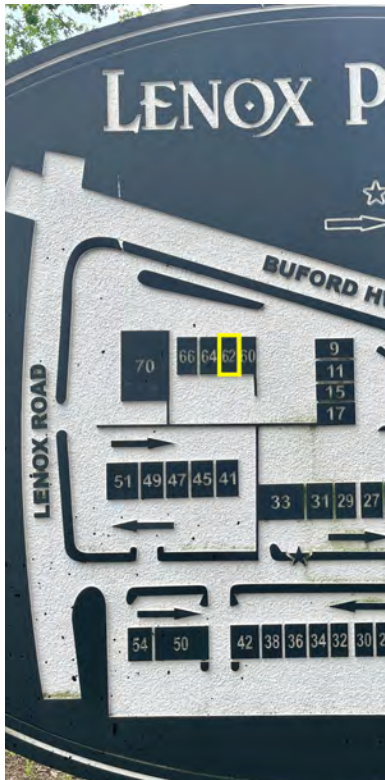
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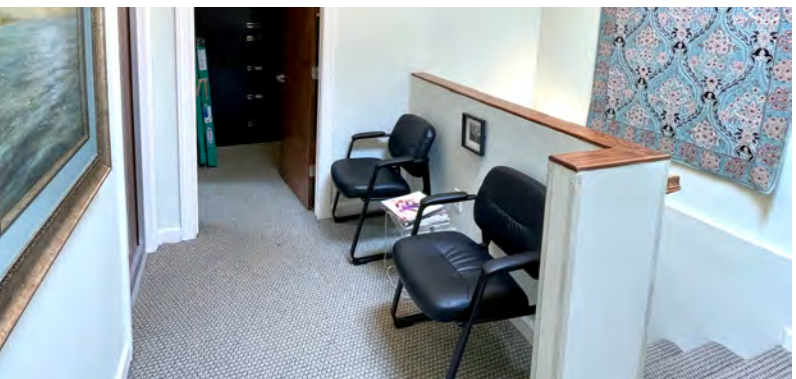
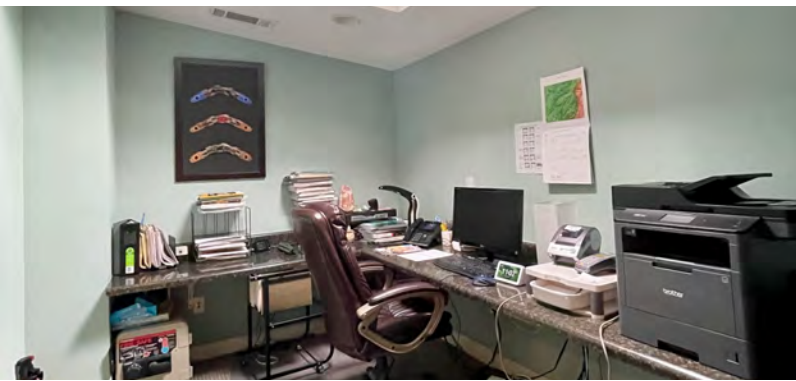
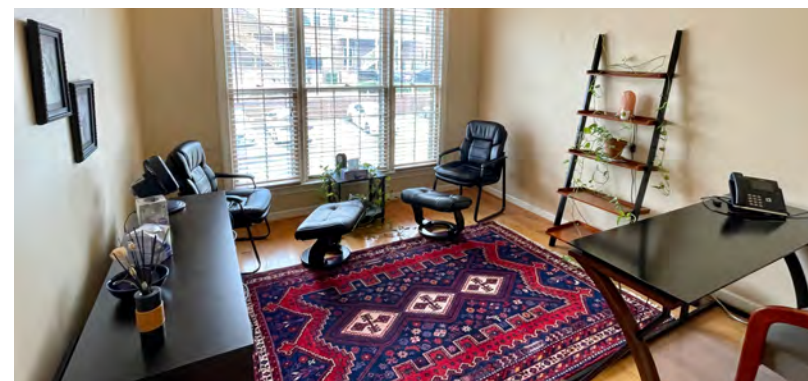
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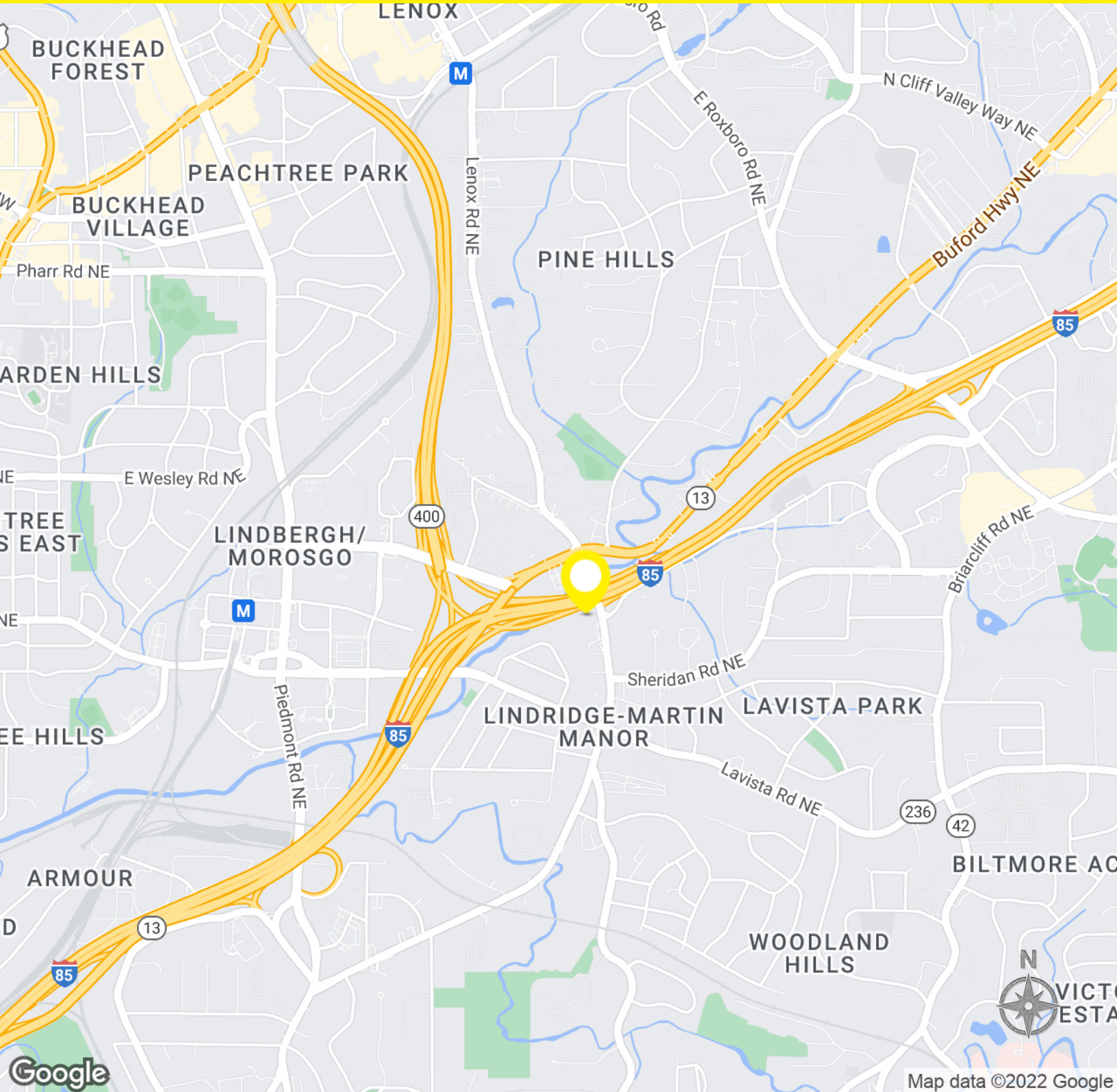
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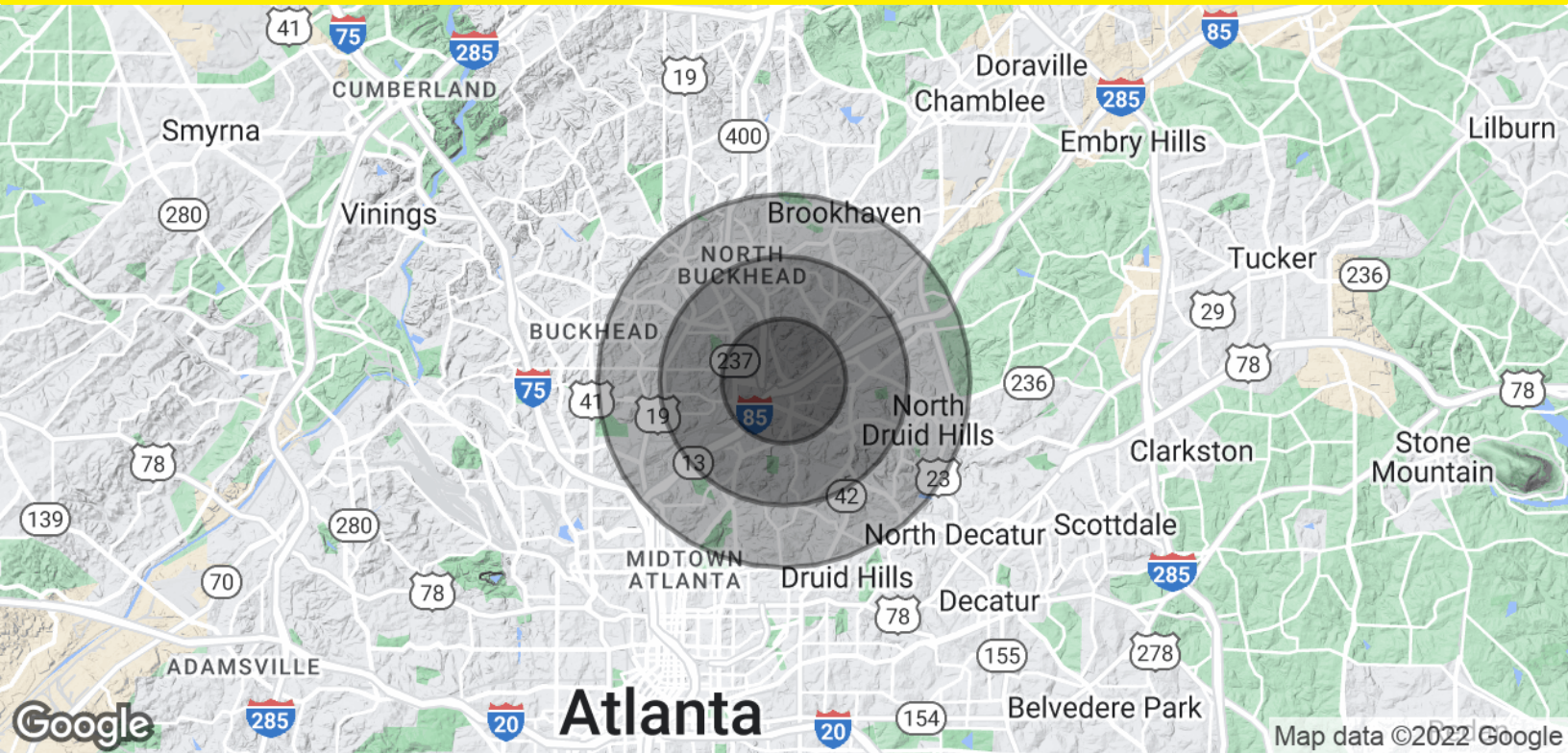
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,512	59,377	127,226
Average Age	33.3	34.1	34.8
Average Age (Male)	33.9	34.6	35.1
Average Age (Female)	32.7	34.0	35.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	9,133	30,656	62,383
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$77,705	\$93,148	\$105,159
Average House Value	\$386,855	\$457,434	\$484,483

\* Demographic data derived from 2010 US Census

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