



**COLDWELL  
BANKER  
COMMERCIAL**  
BULLARD

# 245 GREENCASTLE RD

Tyrone, GA 30290

## AVAILABLE SPACE

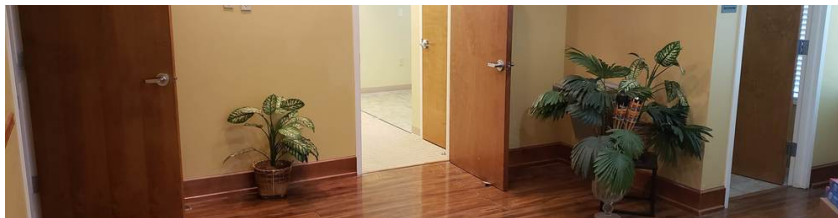
1,385 - 4,560 SF

## LEASE RATE

\$15.00 - 19.00 SF/yr (NNN)

## AREA

Cul-de-sac location between Tyrone and Peachtree City. Quiet professional development.



## OFFICE

Tom Fulton

O: 770 632 1774 | C: 770 329 1410

[tfulton@cbcbullard.net](mailto:tfulton@cbcbullard.net)

FOR LEASE

[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL  
BULLARD**

201 Prime Point, Peachtree City, GA 30269  
770.632.1774



# 245 GREENCASTLE RD

Tyrone, GA 30290

Property Overview

Location Map

Demographics Map & Report

LEASE

CBCWORLDWIDE.COM

Tom Fulton  
O: 770 632 1774 | C: 770 329 1410  
tfulton@cbsbullard.net



COLDWELL  
BANKER  
COMMERCIAL  
BULLARD



## 245 GREENCASTLE RD

Tyrone, GA 30290

LEASE



### OFFERING SUMMARY

Available SF: 1,385 - 1,700 SF

Lease Rate: \$15.00 - 19.00 SF/yr  
(NNN)

Lot Size: 5.4 Acres

Year Built: 2004

Building Size: 5,800 SF

Zoning: OI

[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

Tom Fulton  
O: 770 632 1774 | C: 770 329 1410  
[tfulton@cbcbullard.net](mailto:tfulton@cbcbullard.net)

### PROPERTY OVERVIEW

Multi-tenant medical office building for lease

Unfinished office space also available

### PROPERTY HIGHLIGHTS



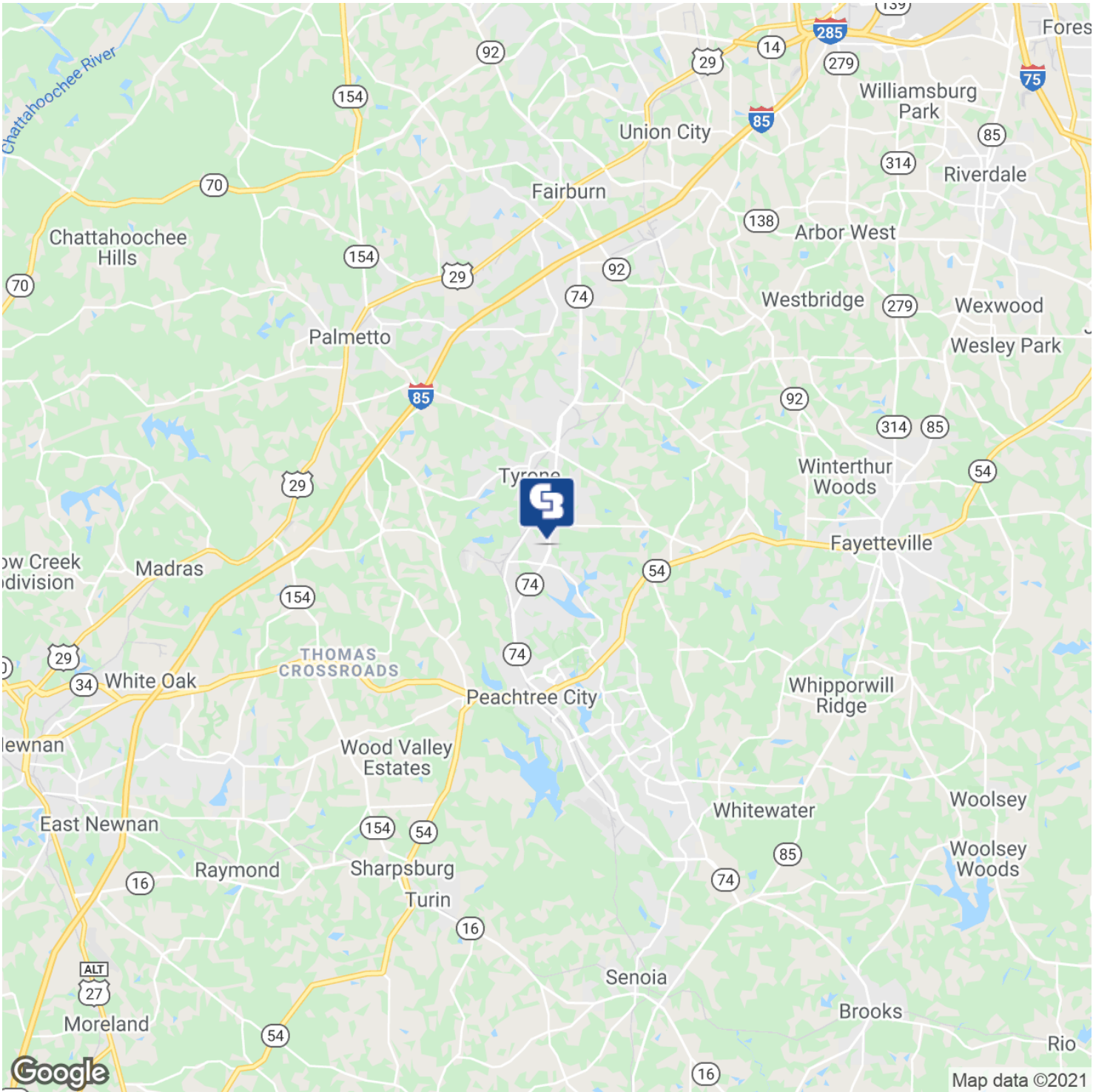
**COLDWELL  
BANKER  
COMMERCIAL**  
BULLARD



# 245 GREENCASTLE RD

Tyrone, GA 30290

LEASE



CBCWORLDWIDE.COM

Tom Fulton  
O: 770 632 1774 | C: 770 329 1410  
tfulton@cbcbullard.net



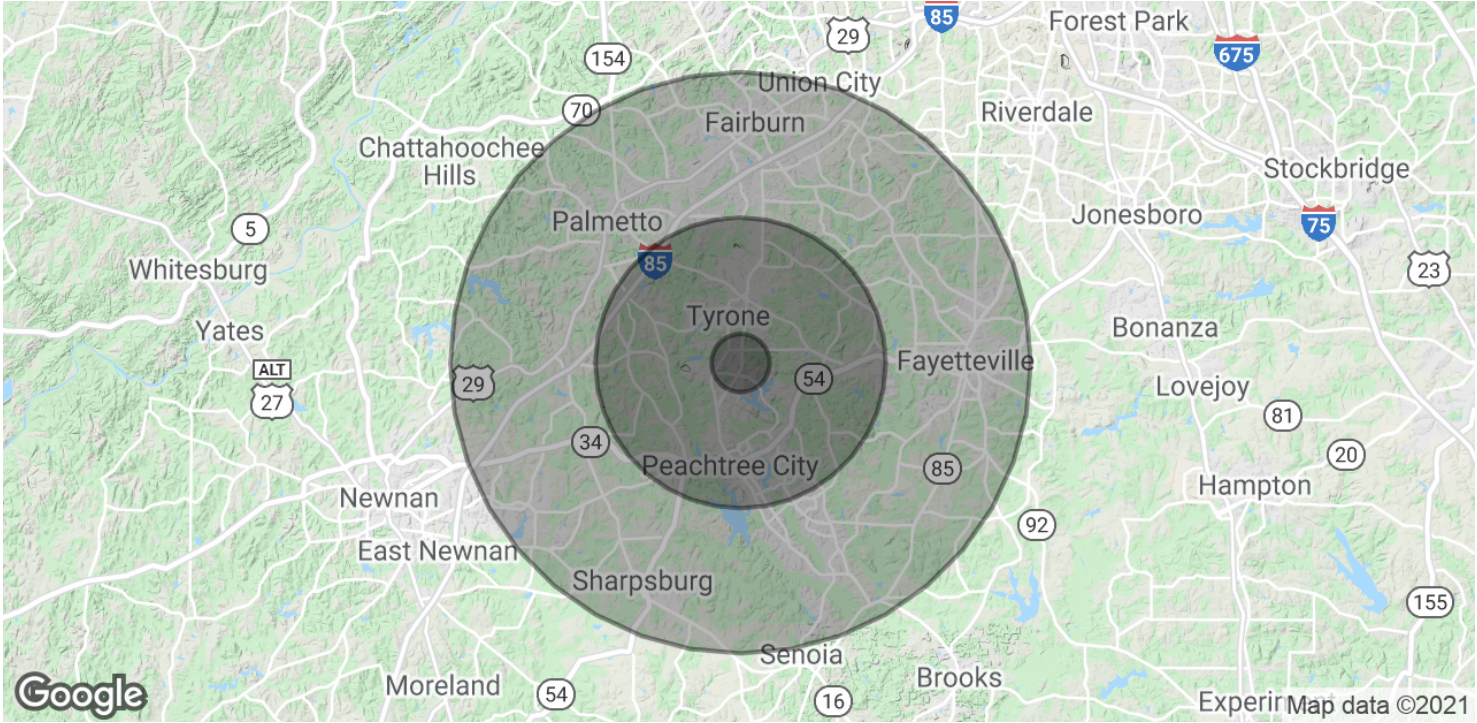
**COLDWELL  
BANKER  
COMMERCIAL**  
**BULLARD**



## 245 GREENCASTLE RD

Tyrone, GA 30290

LEASE



| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 2,949  | 53,244  | 178,090  |
| Average age          | 42.4   | 40.8    | 38.3     |
| Average age (Male)   | 42.2   | 40.0    | 37.1     |
| Average age (Female) | 42.9   | 41.4    | 39.1     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 1,075     | 19,051    | 63,971    |
| # of persons per HH | 2.7       | 2.8       | 2.8       |
| Average HH income   | \$125,954 | \$104,341 | \$87,430  |
| Average house value | \$503,213 | \$380,506 | \$276,432 |

\* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Tom Fulton  
O: 770 632 1774 | C: 770 329 1410  
tfulton@cbcbullard.net



**COLDWELL  
BANKER  
COMMERCIAL**  
**BULLARD**