

## OFFICE BUILDING FOR SALE

# 13,400 SF 2 STORY OFFICE BUILDING

5505 Interstate N. Parkway NW, Atlanta, GA 30328



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,200,000
<b>CAP RATE:</b>	0.0%
<b>NOI:</b>	\$0
<b>AVAILABLE SF:</b>	6,700 - 13,400 SF
<b>LOT SIZE:</b>	1 Acres
<b>YEAR BUILT:</b>	1980
<b>BUILDING SIZE:</b>	13,400 SF
<b>ZONING:</b>	c1
<b>PRICE / SF:</b>	\$238.81

### PROPERTY OVERVIEW

13,400 SF Office Building For Sale with 1 Acre. It is an excellent redevelopment opportunity or owner user opportunity with current building, which is located in Atlanta, adjacent to I285, near the Braves Stadium.

### PROPERTY HIGHLIGHTS

- 13,400 SF Office Building For Sale
- 1 Acre Excellent Redevelopment opportunity
- Owner User Opportunity with current building
- Adjacent to I285 near the Braves Stadium

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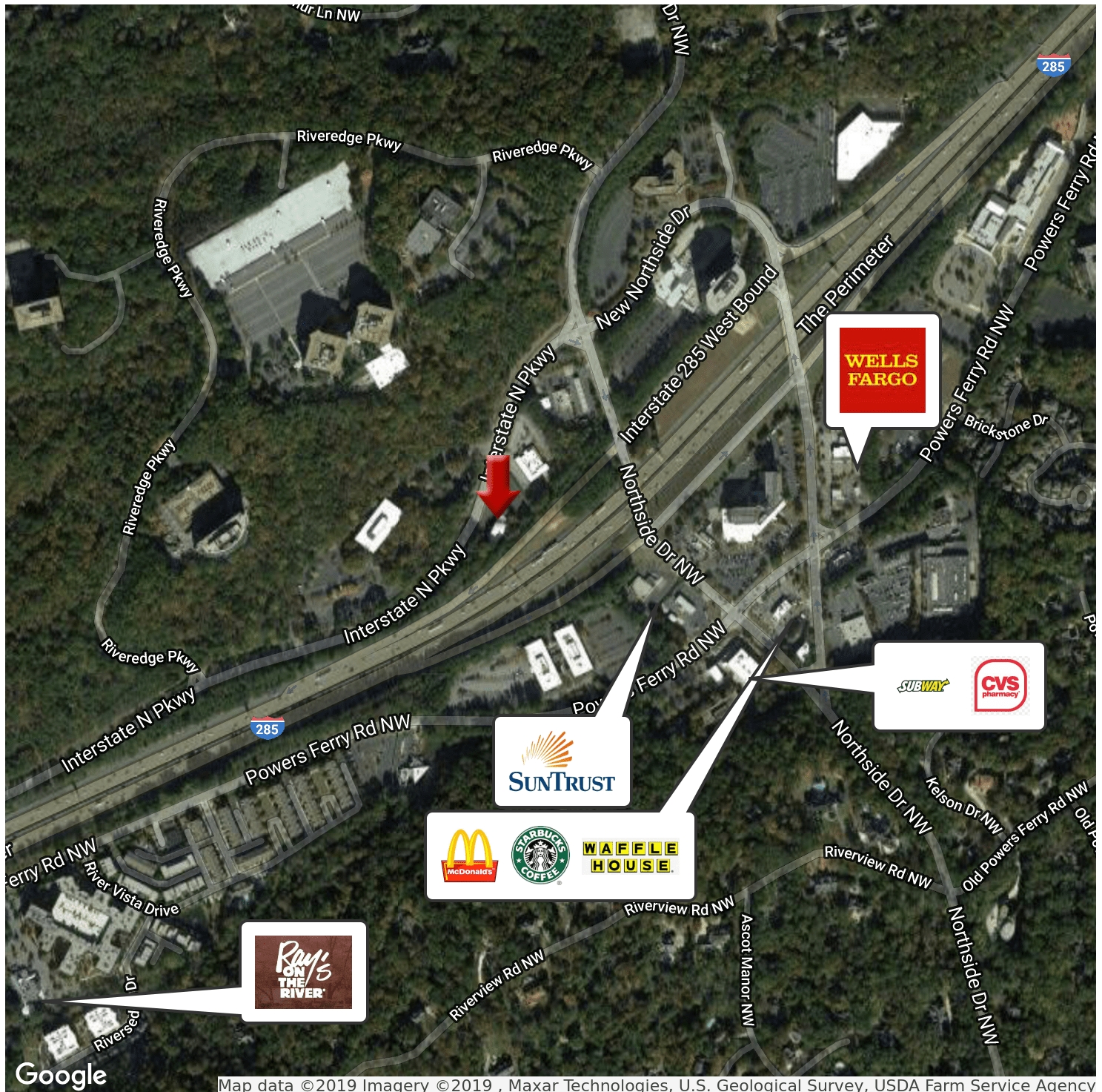
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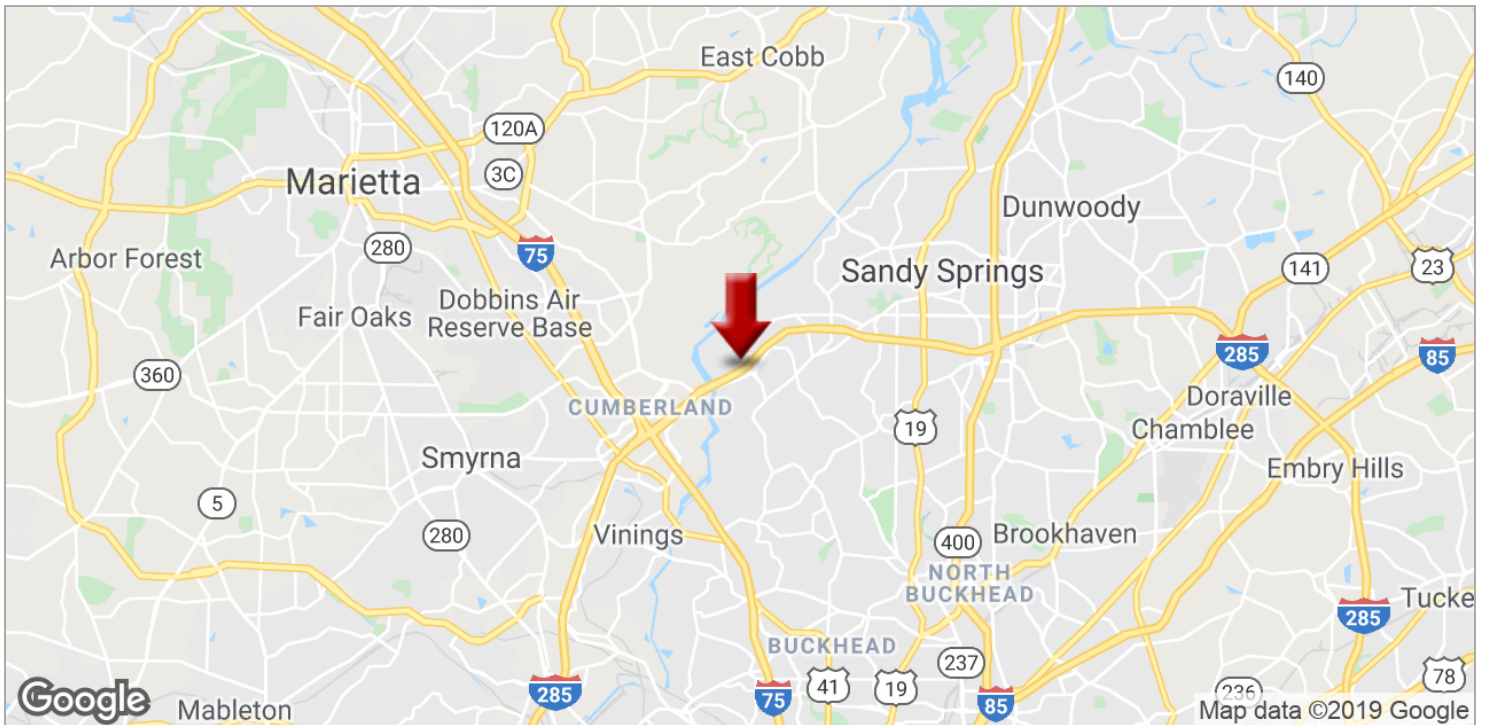
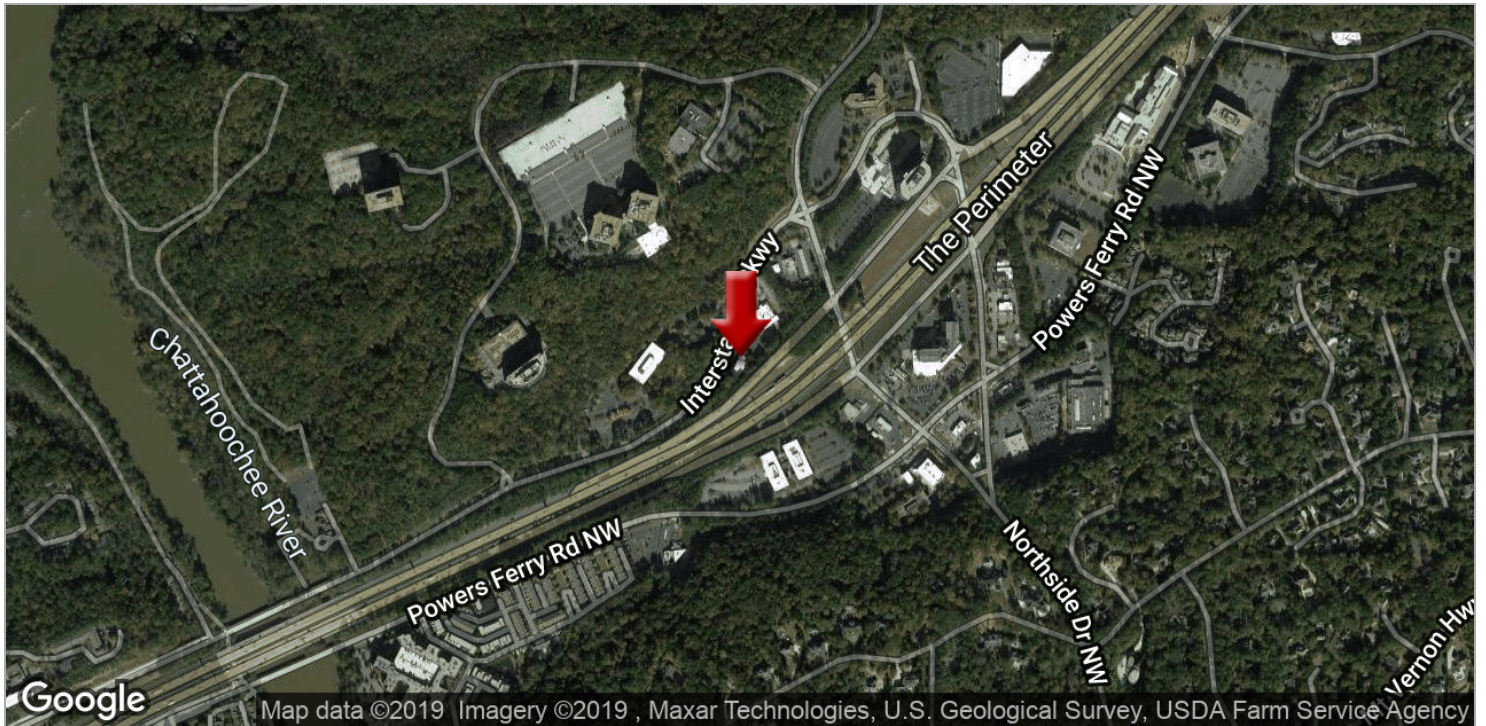
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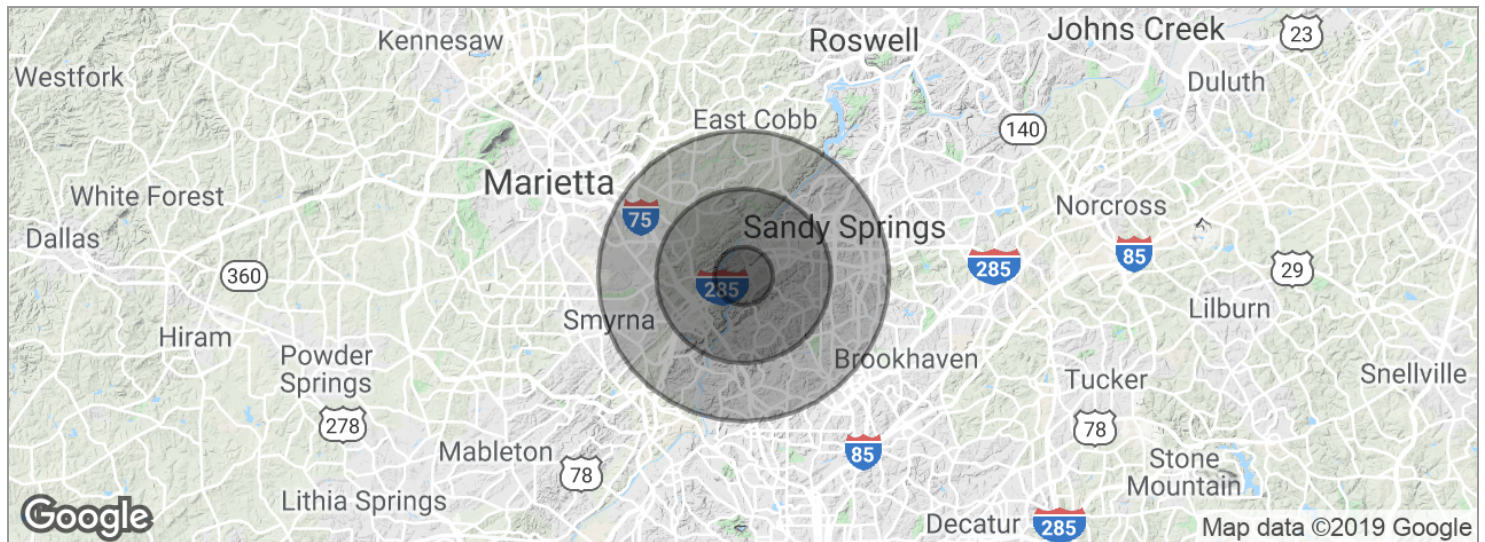
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## OFFICE FOR SALE

# 13,400 SF 2 STORY OFFICE BUILDING FOR LEASE

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,746	50,229	177,333
Median age	43.7	37.2	36.7
Median age (male)	44.5	38.0	36.8
Median age (Female)	42.9	36.5	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,488	22,470	80,079
# of persons per HH	2.5	2.2	2.2
Average HH income	\$202,506	\$131,644	\$112,803
Average house value	\$834,513	\$592,444	\$444,878

\* Demographic data derived from 2010 US Census

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