

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A

Cumming, GA 30040

commercial400.com



POWELL
PROPERTY GROUP

390 WINKLER DRIVE, SUITES C & D

Office Building :

390 WINKLER DRIVE, ALPHARETTA, GA 30004

FOR LEASE

390 WINKLER DRIVE, SUITES C & D

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OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	14,000 SF
Available SF:	Fully Leased
Lot Size:	1.48 Acres
Year Built:	2003
Zoning:	M1

PROPERTY OVERVIEW

No Deferred Maintenance.
Highly sought after air conditioned warehouse/assembly/bullpen area.
Five minutes to Exit 12 (GA 400) and Halcyon.
Well maintained and beautiful building/area.
Features two roll up doors with both drive in AND dock high loading capabilities.

PROPERTY HIGHLIGHTS

- Dock High Loading
- Drive Up Loading
- Modified Gross

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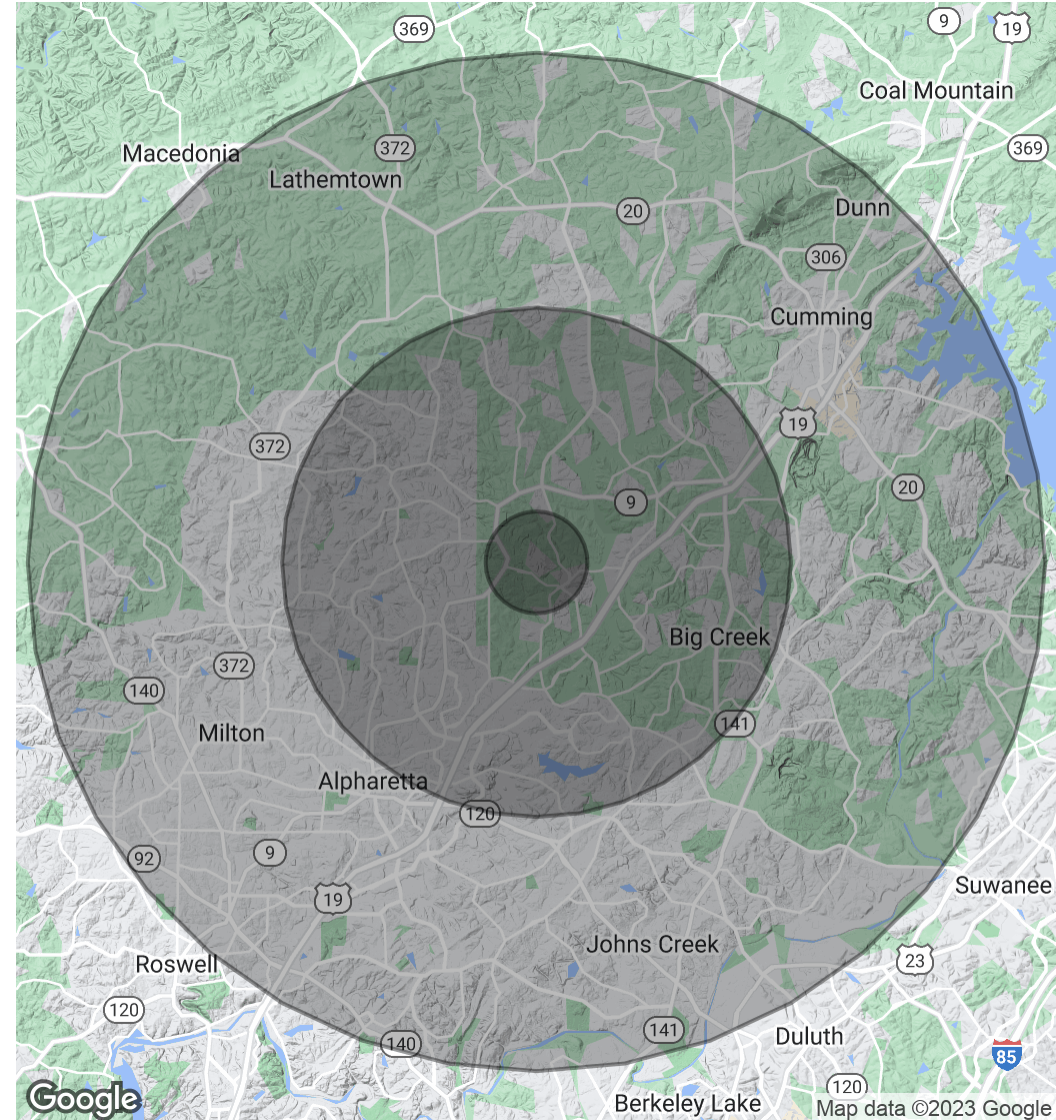
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,735	87,715	379,827
Average age	31.5	35.6	36.3
Average age (Male)	31.4	35.1	35.8
Average age (Female)	32.5	35.9	36.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	627	31,159	132,023
# of persons per HH	2.8	2.8	2.9
Average HH income	\$90,853	\$122,801	\$117,409
Average house value	\$257,193	\$403,209	\$386,207

* Demographic data derived from 2020 ACS - US Census



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