OFFICE FOR SALE: PRICE REDUCTION

+/-1,404 SF OFFICE CONDO IN PROFESSIONAL OFFICE PARK

1883 McDonough Road, Unit 100 B, Hampton, GA 30228

OFFERING SUMMARY

SALE PRICE:	$109,000
NUMBER OF UNITS:	1
AVAILABLE SF:	
BUILDING SIZE:	1,404 SF
ZONING:	GB-General Business
MARKET:	Atlanta
SUBMARKET:	South Clayton/Henry County
TRAFFIC COUNT:	11,900 VPD
PRICE / SF:	$77.64

PROPERTY OVERVIEW

PRICE REDUCTION: Office Condo in Hampton, GA Off Highway 19/41. Located just west of intersection of HWY 19/41 (Tara Blvd) and McDonough Road. Traffic count on HWY 19/41 is 43,700 VPD. Professional office park location in south Clayton County. Great location for medical office or service business. Interior build-out plans are available.

PROPERTY HIGHLIGHTS

- +/-1,404 SF Office Condo in Shell Condition
- Ideal Location for Medical Office or Service Business
- Well-Maintained Office Park
- Located 20 Miles South of Hartsfield Jackson Atlanta Airport
- Easily Accessible from Clayton, Henry and Fayette Counties
- In Close Proximity to Banking, Restaurants & Retail
- Traffic Count McDonough Rd: 11,900 VPD
- Sales Price: $109,000
- Clayton County
- City of Hampton

KW COMMERCIAL
354 Newnan Crossing Bypass,
Suite 235
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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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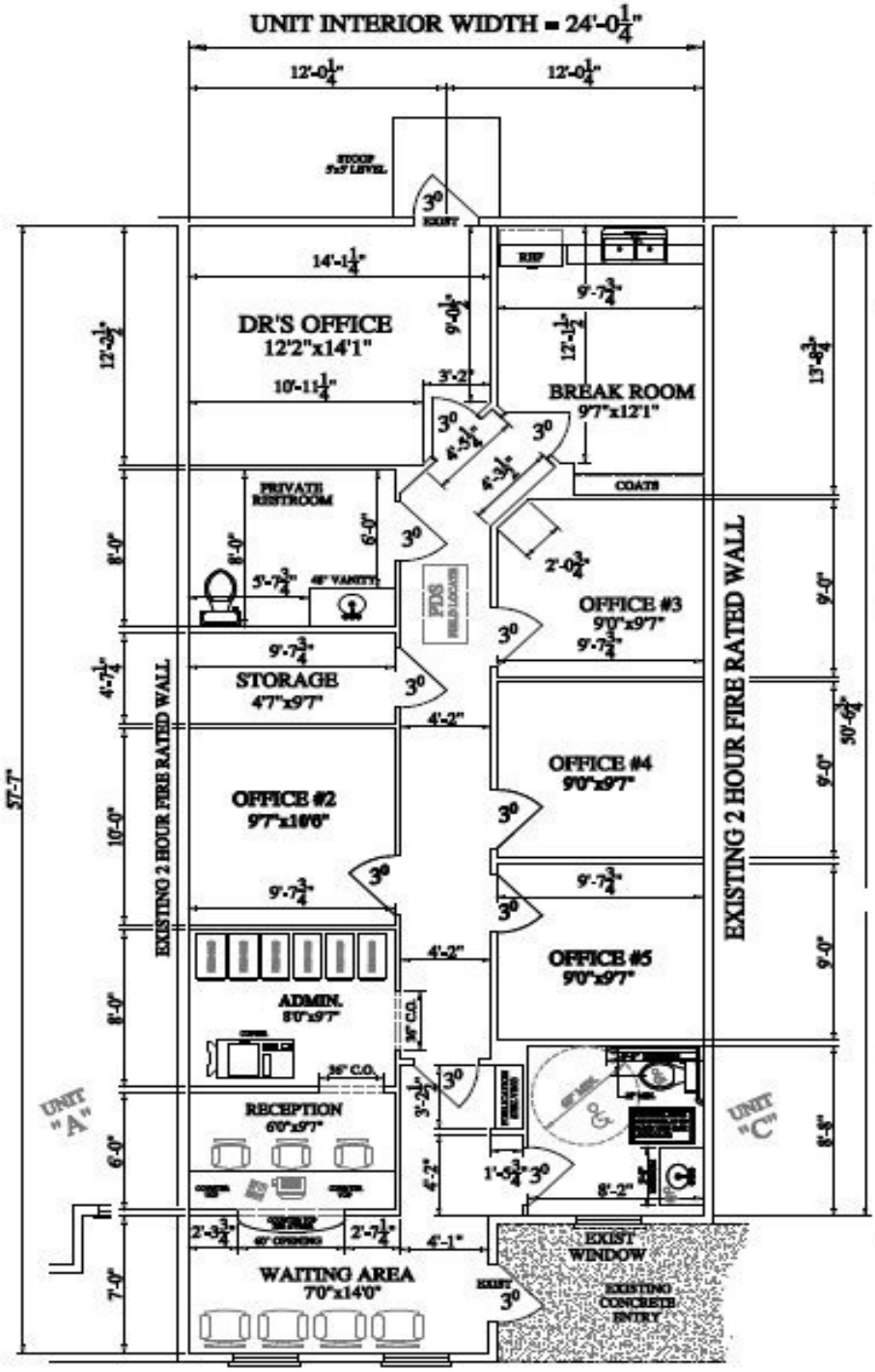

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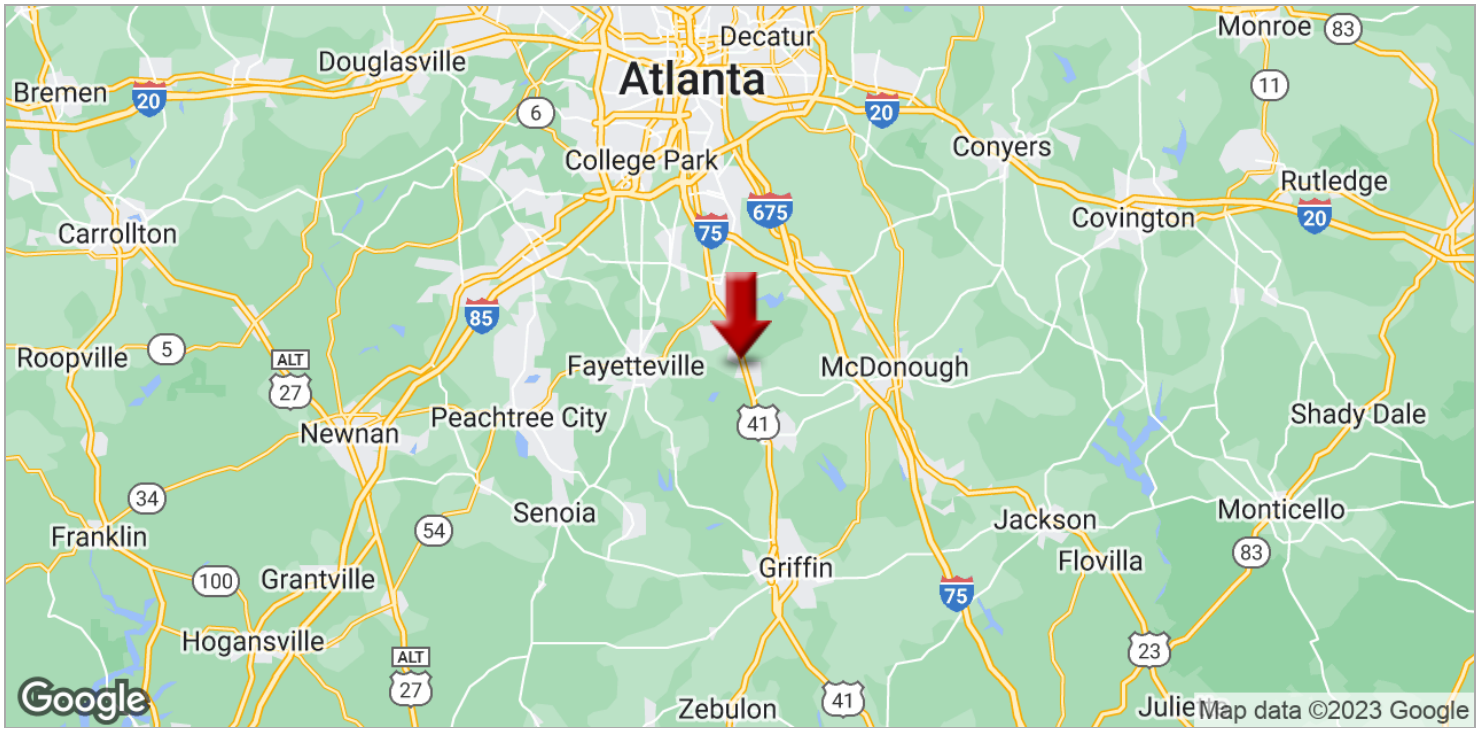

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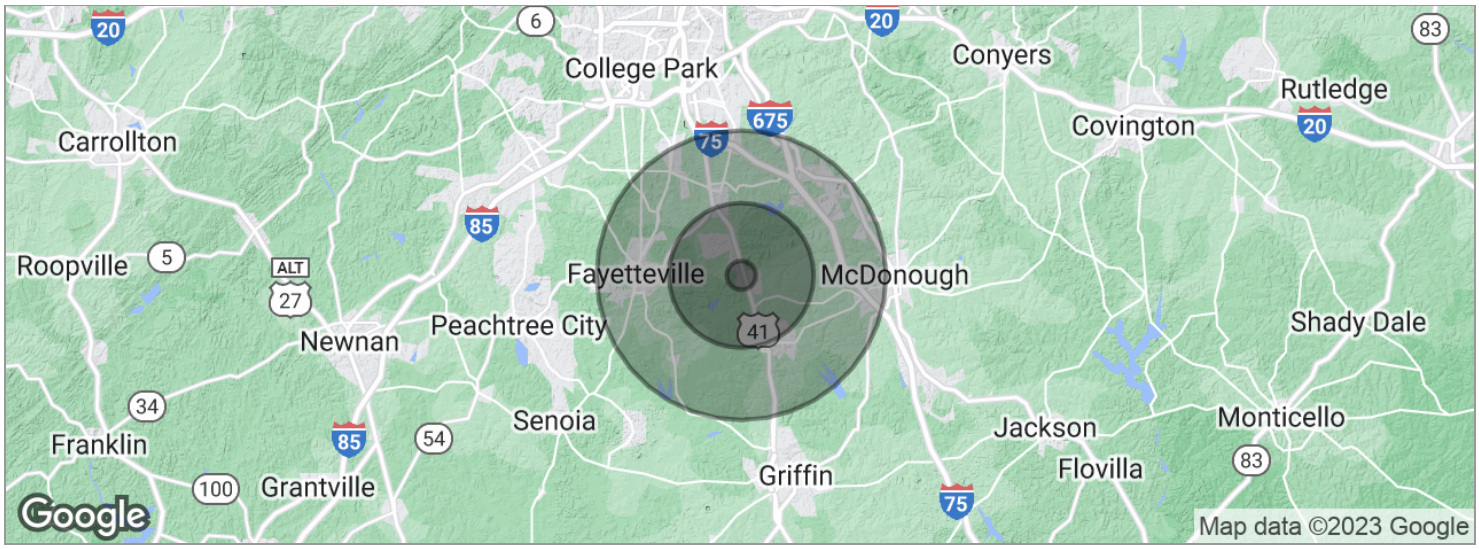

POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,319	61,933	317,075
Median age	32.7	33.1	33.2
Median age (male)	32.0	31.0	31.5
Median age (Female)	34.2	35.5	34.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,087	20,241	107,076
# of persons per HH	3.1	3.1	3.0
Average HH income	$64,625	$65,001	$62,545
Average house value	$134,352	$166,006	$175,663

** Demographic data derived from 2020 ACS - US Census*

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