

OFFICE BUILDING FOR SALE

FULTON COUNTY

10425 Old Alabama Road Connector, Alpharetta, GA 30022



OFFERING SUMMARY

SALE PRICE: \$1,100,000

BUILDING SIZE: 11,666 SF

PRICE / SF: \$94.29

PROPERTY HIGHLIGHTS

- 11,666 s.f. free-standing brick construction (2003)
- Ample front-door surface parking
- Monument signage available
- Street-level (5,833 sf) is fully-leased to 2 tenants
- Lower-level built-out Fitness Center (1,684 sf) plus unfinished Tenant Storage (4,149 sf)
- Value-add potential by finishing out and lease-up of the Storage areas



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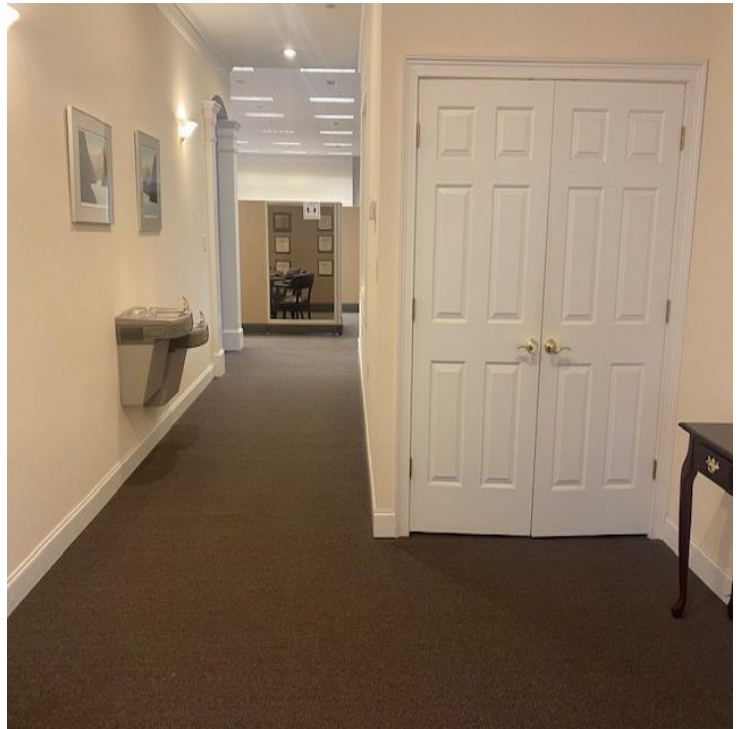
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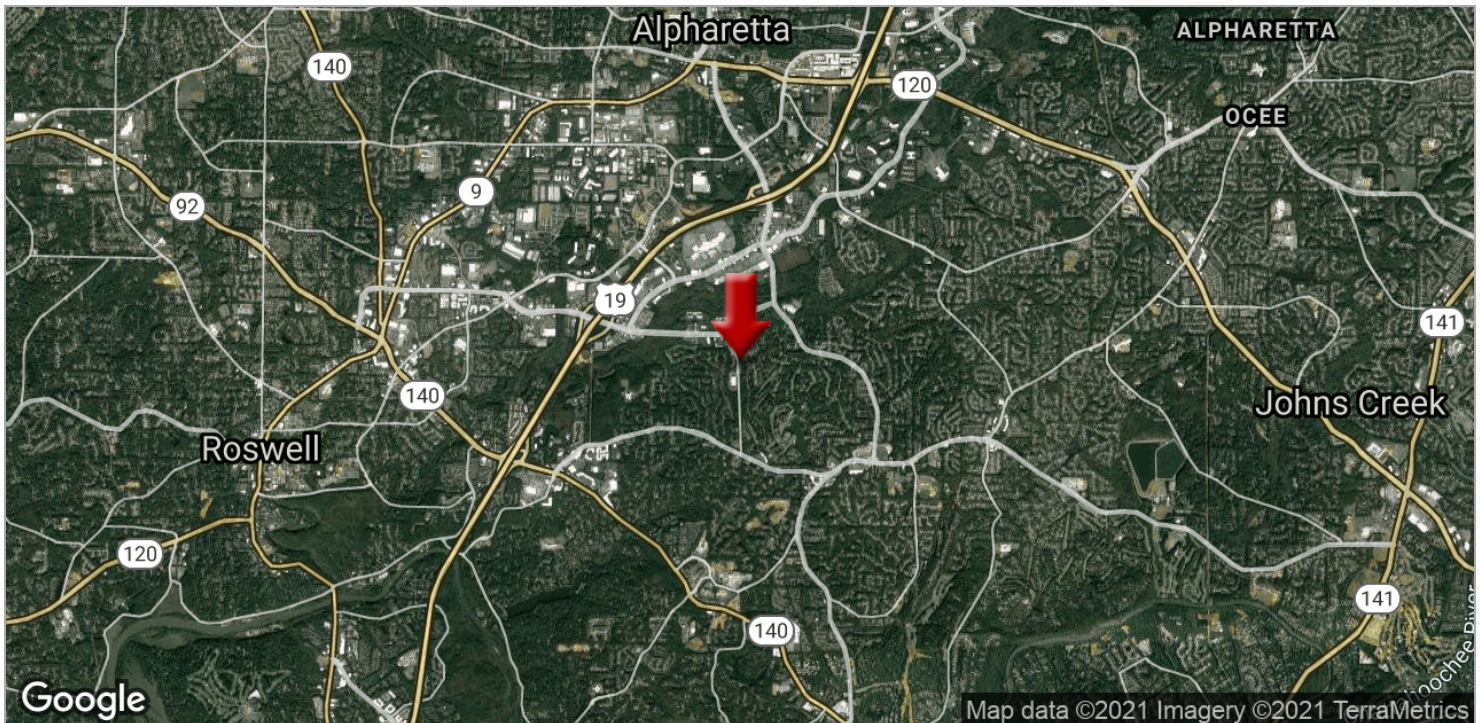
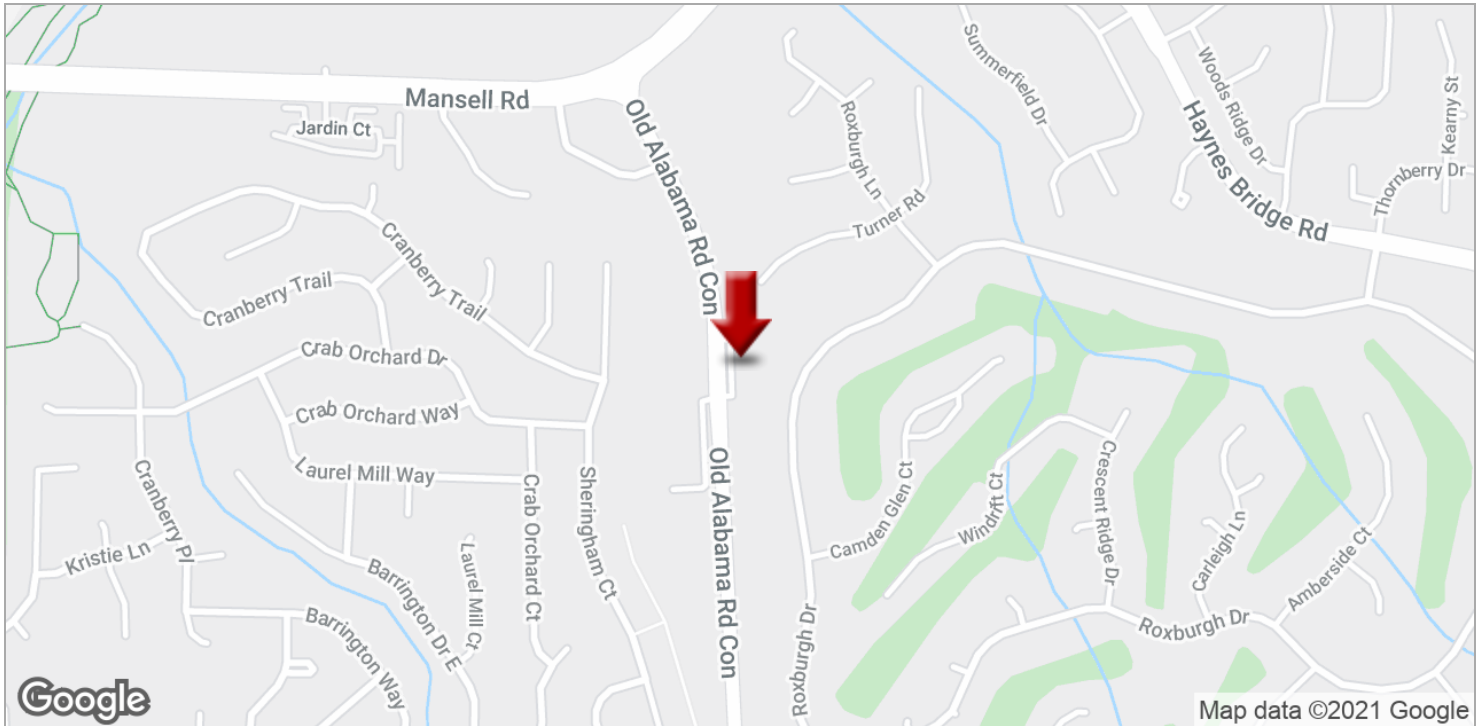
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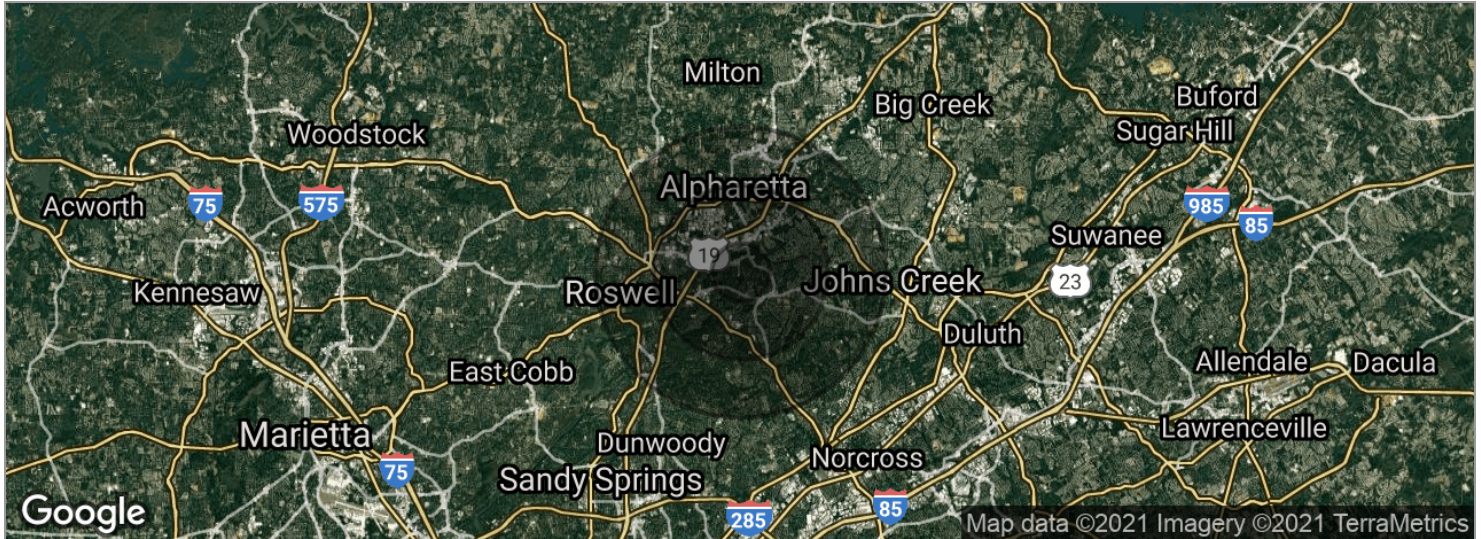
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,643	65,889	181,934
Median age	36.4	37.5	36.4
Median age (male)	35.1	36.3	35.4
Median age (Female)	37.4	38.3	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,816	24,748	68,783
# of persons per HH	2.5	2.7	2.6
Average HH income	\$106,686	\$121,924	\$113,470
Average house value	\$342,664	\$334,903	\$352,207
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	8.4%	8.0%	12.2%
RACE (%)	1 MILE	3 MILES	5 MILES
White	75.2%	77.2%	72.5%
Black	13.5%	10.4%	12.8%
Asian	5.8%	7.9%	8.9%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.0%	0.1%	0.1%
Other	3.5%	2.6%	3.7%

* Demographic data derived from 2010 US Census

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