

CONWAY DR OFFICE WAREHOUSE BLDG - LEASE

130 CONWAY DR, BOGART, GA 30622



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:

Lease Rate: \$4,600.00/month

Lot Size: 2.0± Acres

Lot Frontage: 260.4 ft Conway Dr

Year Built: 1982

Building Size: 22,134 SF

Zoning: C-G

Market: Clarke County

Submarket: Atlanta Hwy Corridor

Traffic Count: 33,300 Atlanta Hwy
1,530 Conway Dr.

PROPERTY OVERVIEW

Available immediately, 4,600 ± sq ft office space (Suite A). The space consists of 7 offices, 3 bathrooms, 2 break rooms and a large open shared work or storage space. The rear window in the larger open area can be replaced with a roll up door depending on tenant needs. The units are separately metered.

LOCATION OVERVIEW

The property is located at 130 Conway Dr, roughly 300 ft north of Atlanta Hwy behind Adcock Furniture. It's the second building on the right once you turn onto Conway Drive. Excellent location just off of the Atlanta Highway in the Coggins Industrial Park.

PROPERTY HIGHLIGHTS

- 4,600 sq ft office space
- Located in Coggins Industrial Park, just north of Atlanta Hwy
- Available immediately
- Plenty of parking

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

Revised: 9-28-2022

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



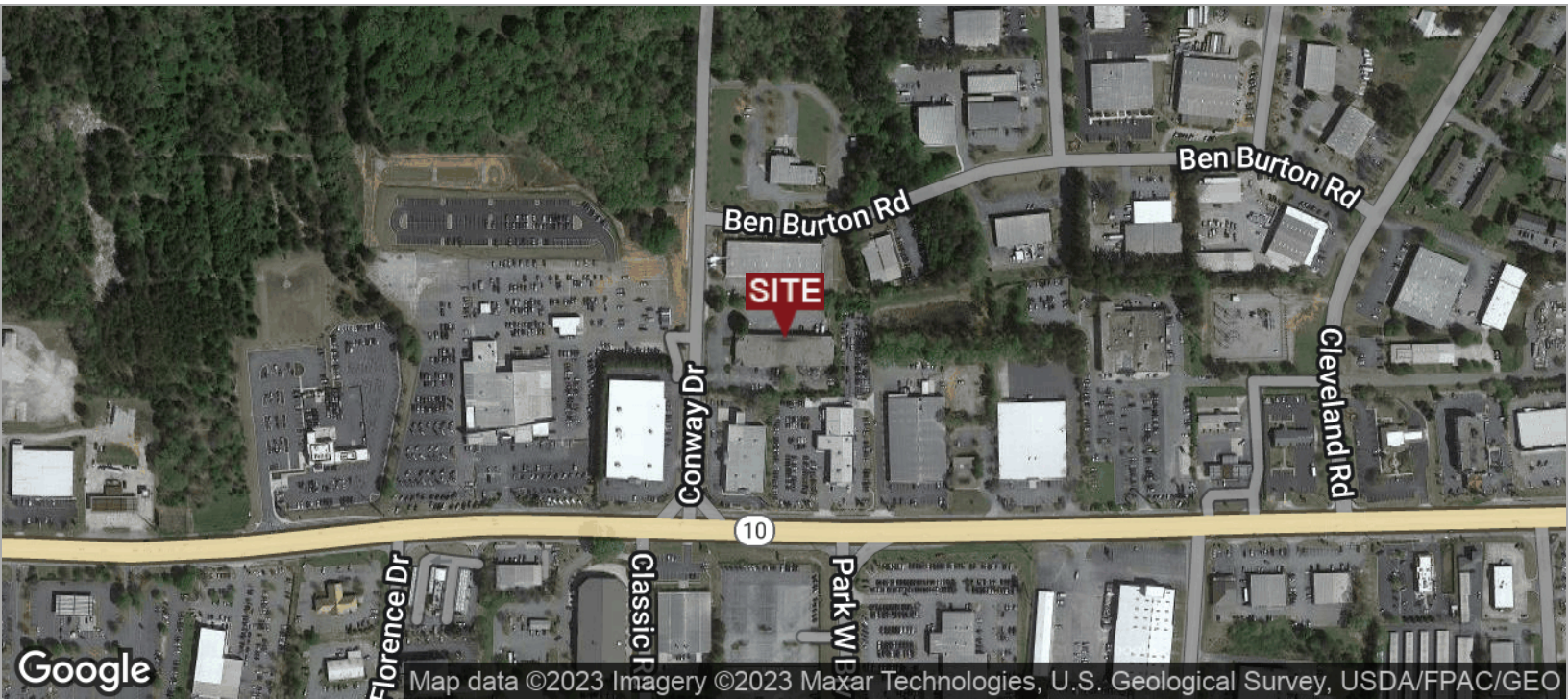
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LOCATION MAPS



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AERIAL MAP



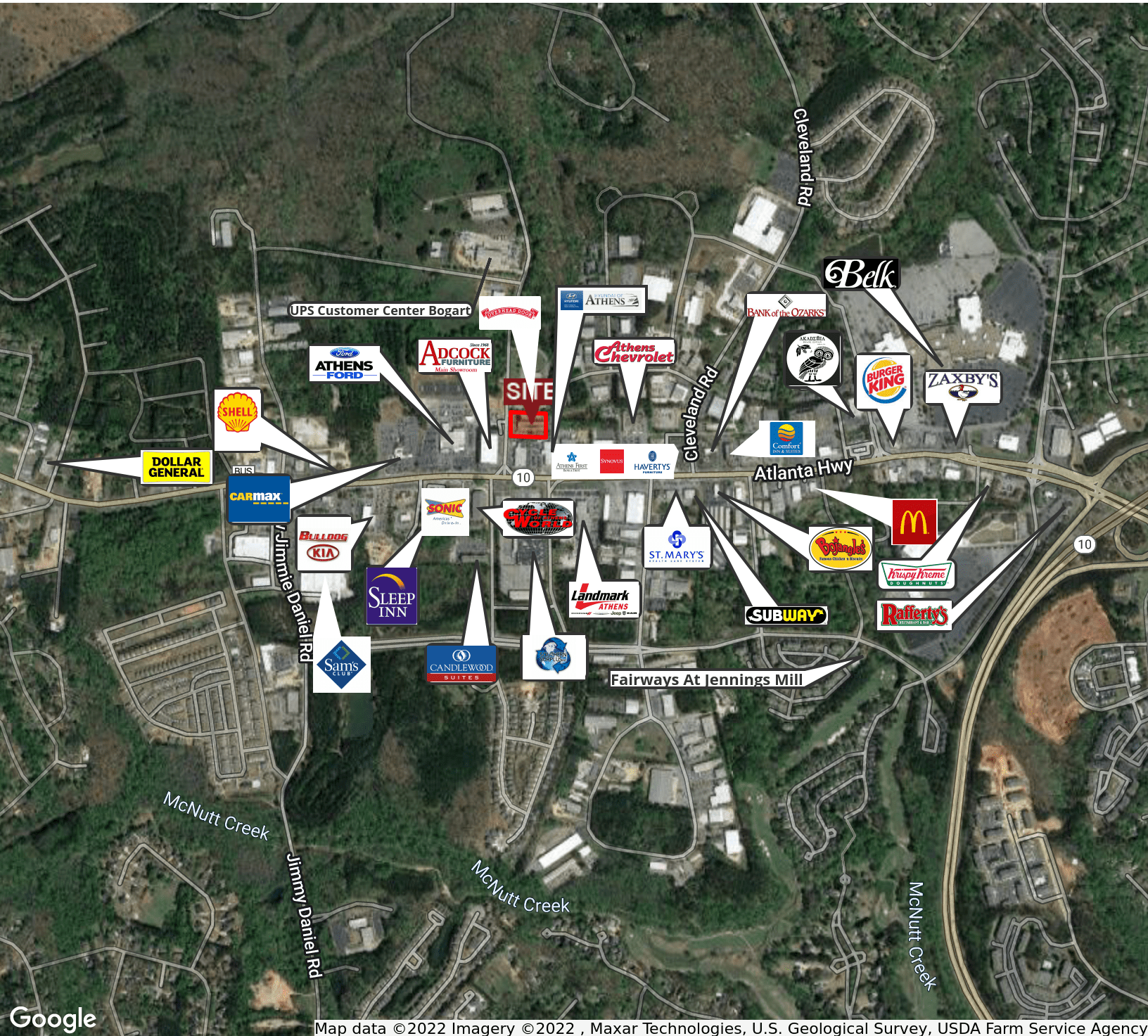
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RETAILER MAP



Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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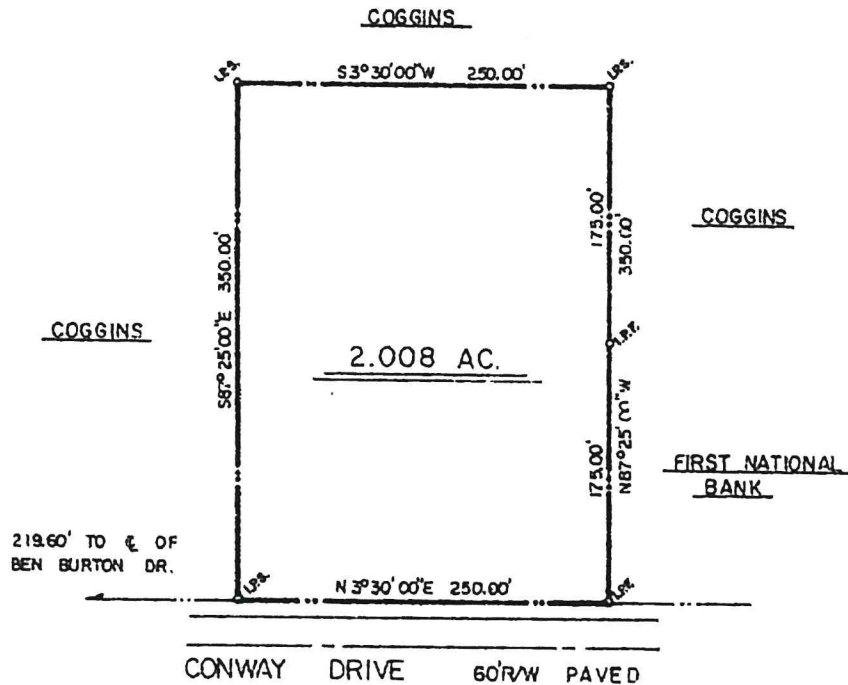
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PLAT

PLAT RECORDED
IN PLAT BOOK 19 PAGE 2
THIS 28 DAY OF August 1981
Mari James CLERK



This plat is a true and correct representation of the land shown and has been prepared in conformity with the standards and requirements of law.

BOOK 427 PAGE 151

J. R. Holland
Georgia Registered Land Surveyor No. 1087

SURVEY FOR				SEAL	
ROOKER AND ASSOCIATES, INC.					
COUNTY	CLARKE	CITY	G.M.D. 241	STATE	GEORGIA
SCALE	1" = 100'	DATE	JUNE 8, 1981	JOB NO.	C - 1644
LANDMARK ENGINEERING CORPORATION ATHENS, 259 WYNSBURN AVE., GEORGIA - PH. 546-6622				J. R. HOLLAND REG. SURVEYOR NO. 1087	



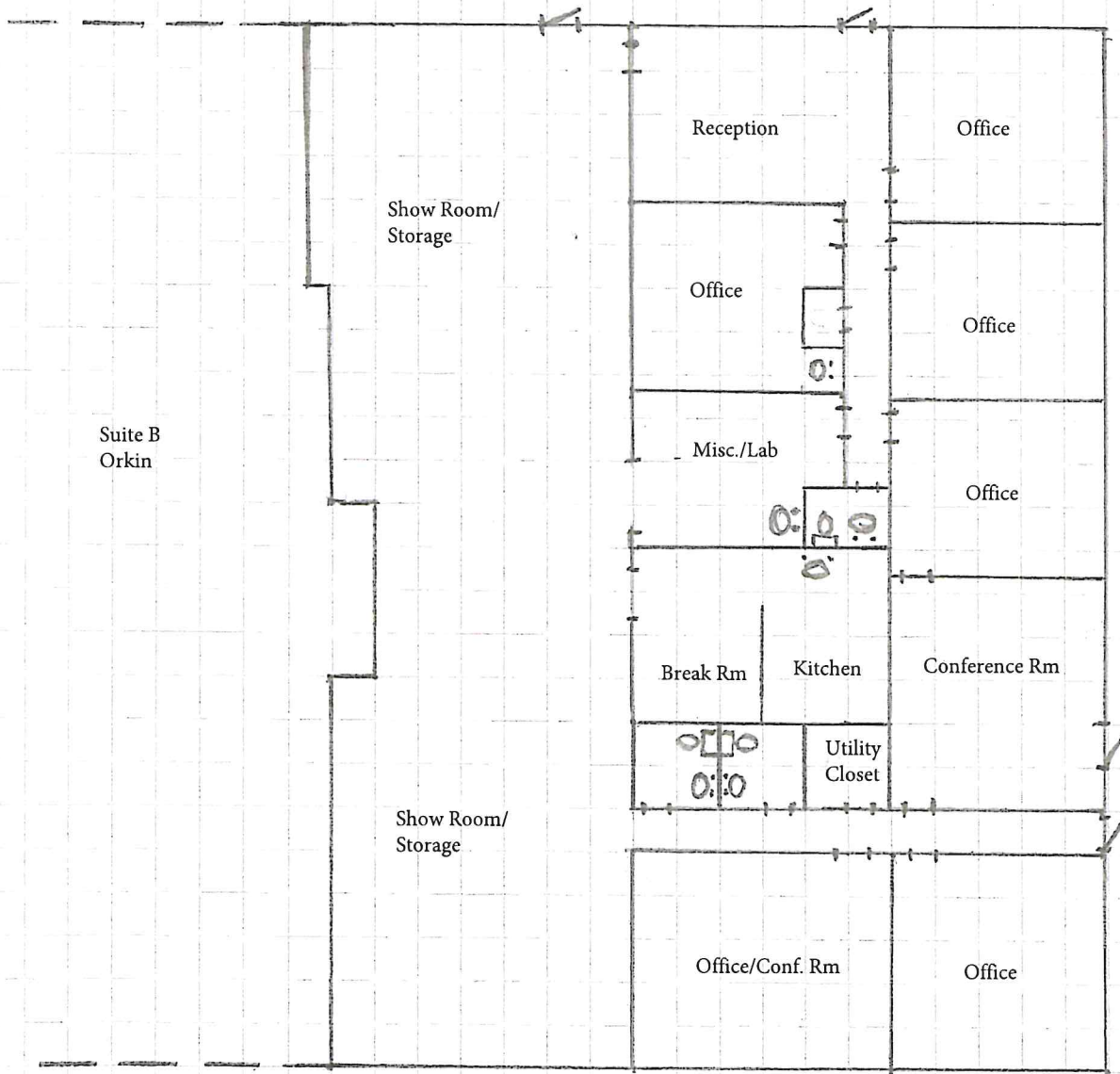
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130 Conway Drive, Suite A Floor Plan



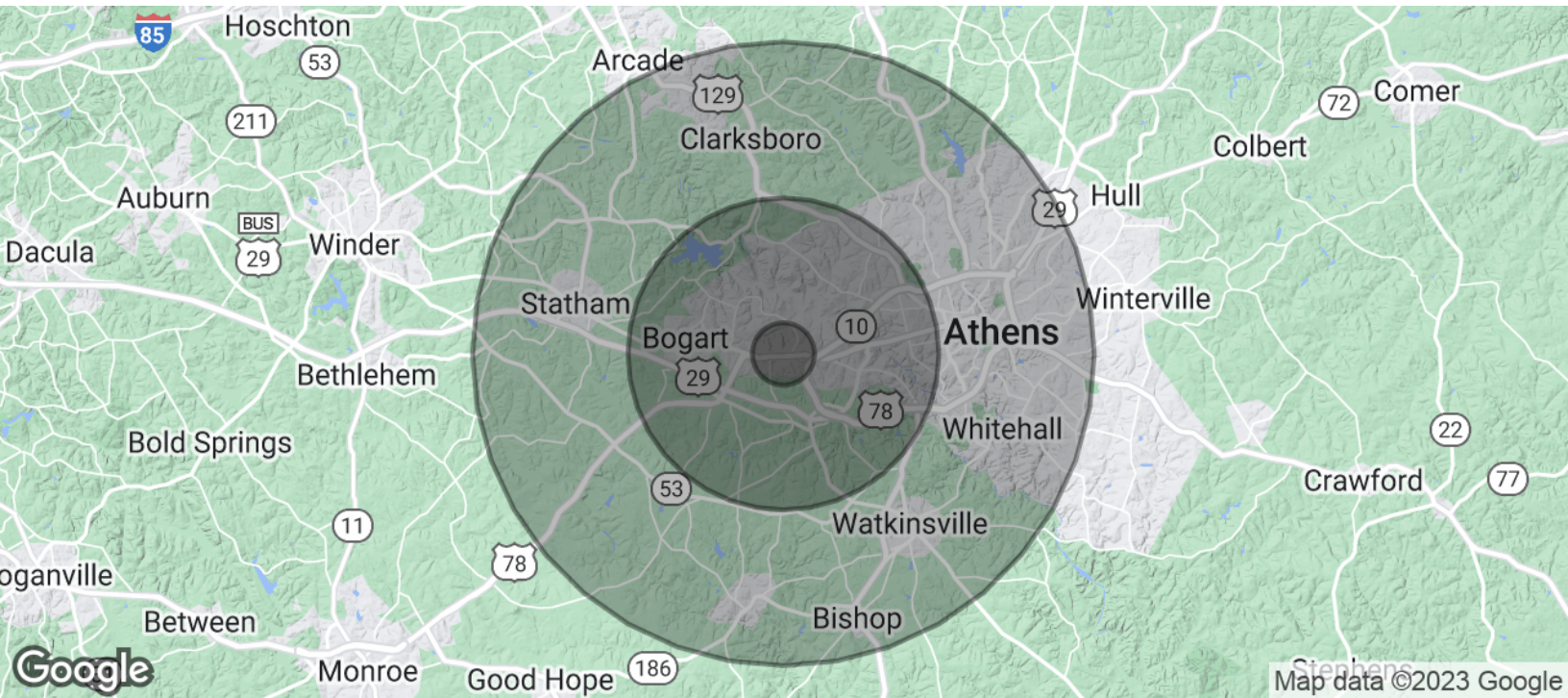
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,663	43,649	157,431
Average Age	31.2	34.5	30.9
Average Age (Male)	30.8	33.5	30.1
Average Age (Female)	30.7	35.2	31.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,086	17,099	56,430
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$71,533	\$77,596	\$60,014
Average House Value	\$240,525	\$245,411	\$221,846

* Demographic data derived from 2020 ACS - US Census

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