

COMMERCIAL PROPERTY FOR SALE OR LEASE 10,613+/- SF Building Available

KING Industrial
Realty, Inc.



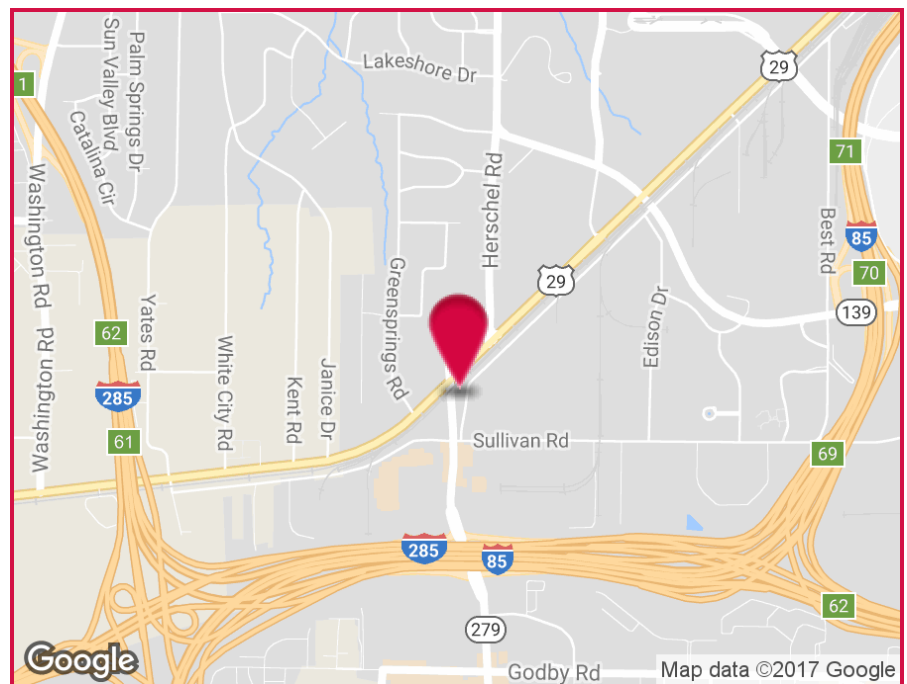
2561 West Point Avenue, College Park, GA 30337

OFFERING SUMMARY

Available SF: 10,613 SF
Lot Size: 1.26 Acres
Zoning: M-1

PROPERTY HIGHLIGHTS

- 1,200+/- SF Office Space
- 2 Dock Doors /1 Forklift Ramp
- Fenced Dock Area
- Sprinklered
- 14' Ceiling Height
- Highway Visibility
- Potential Retail



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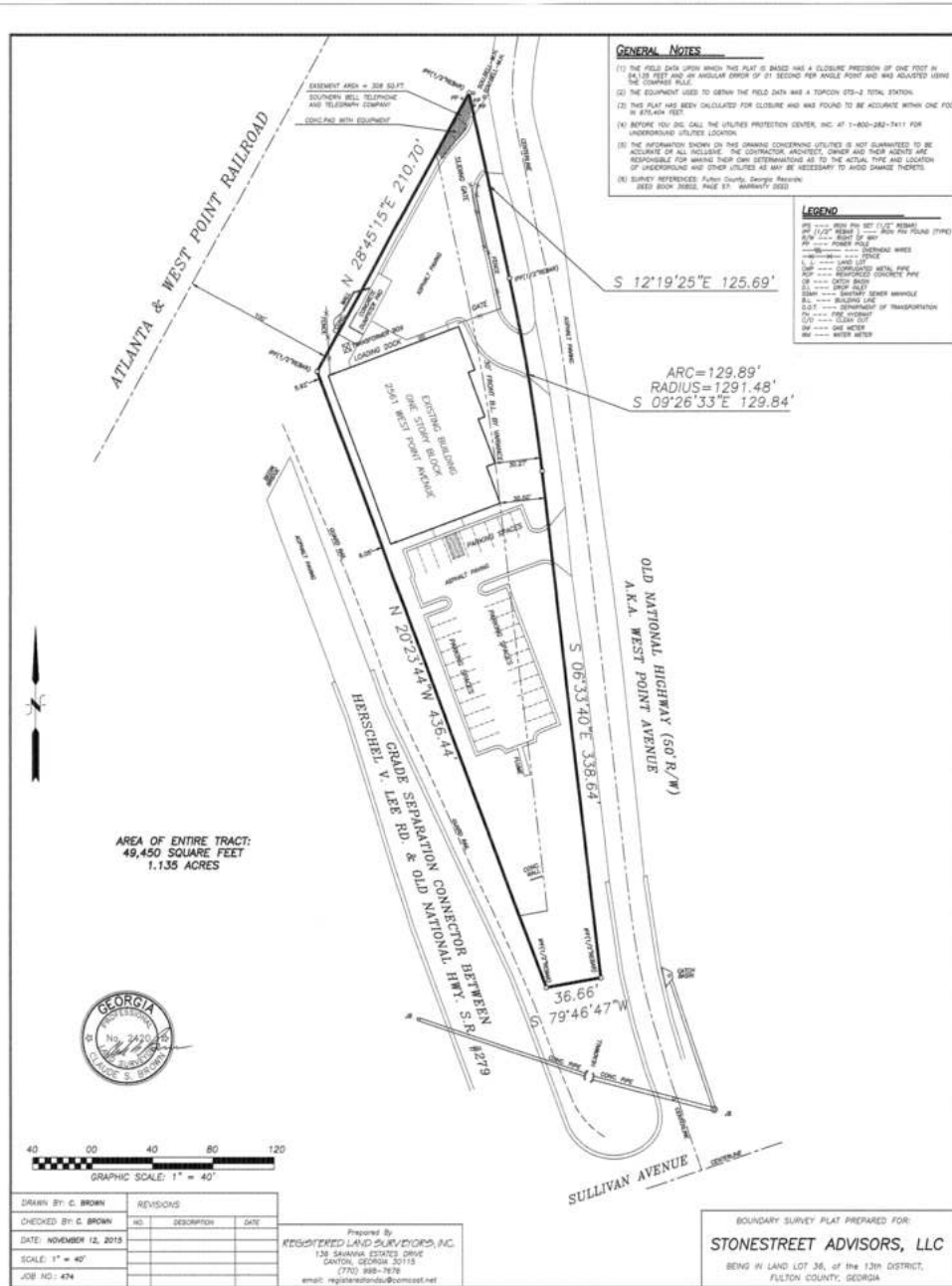
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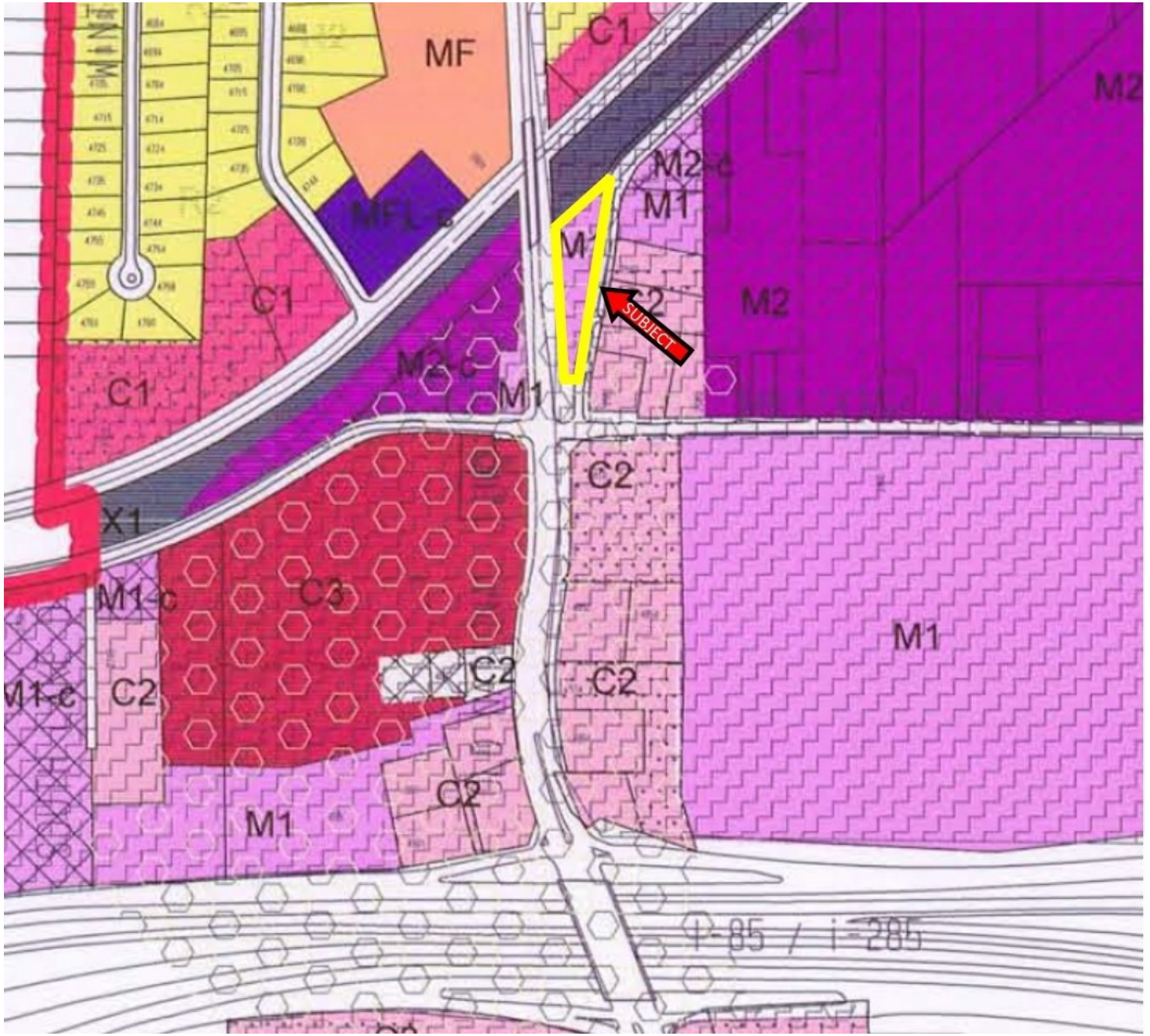
Site Plan

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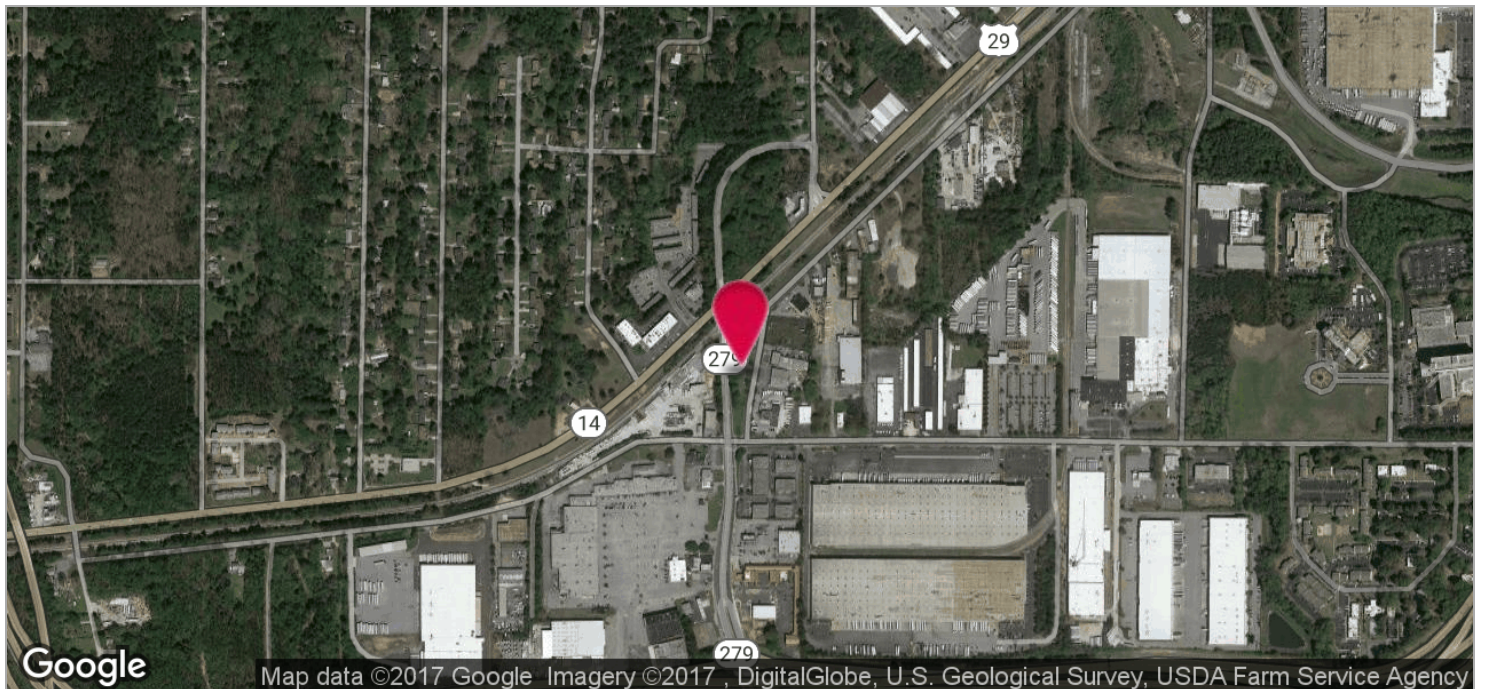
Zoning Map

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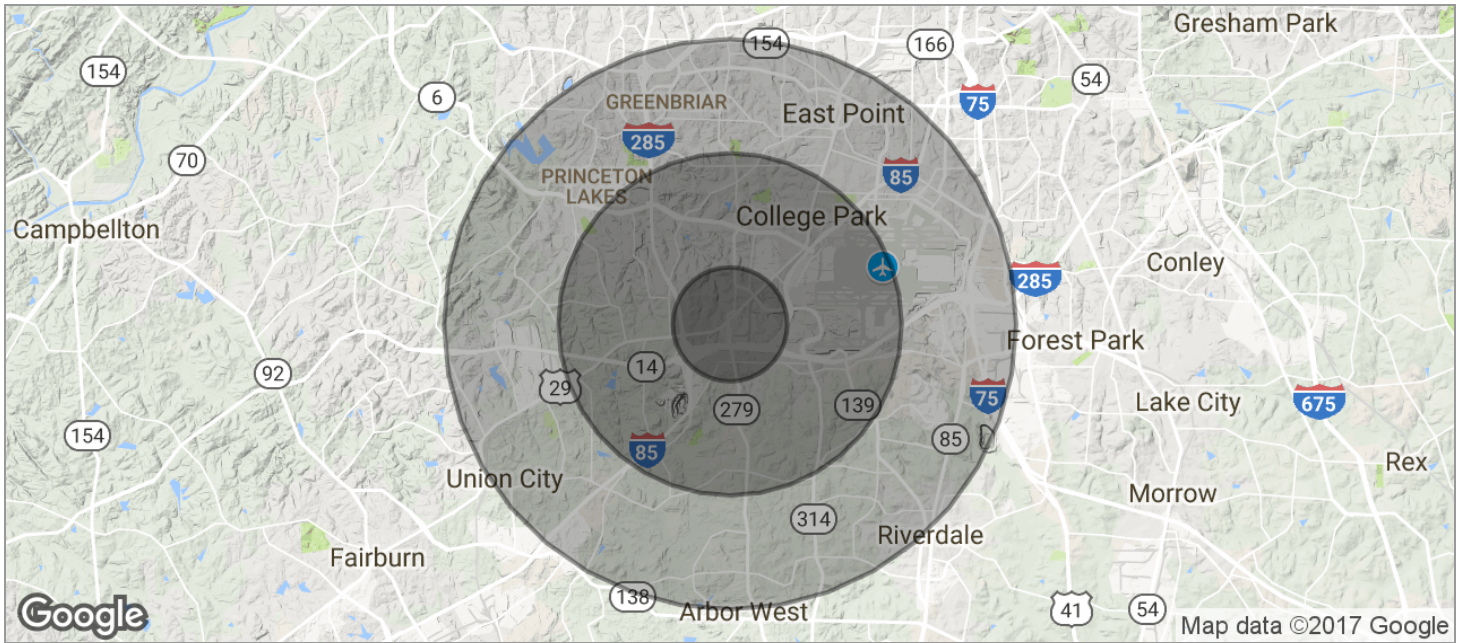
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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	7,021	50,317	140,462
MEDIAN AGE	32.9	32.1	32.2
MEDIAN AGE (MALE)	31.6	30.4	30.5
MEDIAN AGE (FEMALE)	34.6	33.2	33.7
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	2,793	19,751	53,942
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$41,269	\$49,341	\$50,926
AVERAGE HOUSE VALUE	\$145,648	\$179,803	\$170,145
RACE			
% WHITE	1.7%	5.7%	9.0%
% BLACK	90.5%	89.5%	84.2%
% ASIAN	3.3%	1.5%	1.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.1%
% OTHER	4.1%	2.5%	3.9%
ETHNICITY			
% HISPANIC	5.1%	4.7%	6.9%

* Demographic data derived from 2010 US Census

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