

TWO BUILDINGS, - 100% LEASED INDUSTRIAL PORTFOLIO



2201 BROCKETT ROAD | TUCKER GA, 30084

LIGHT INDUSTRIAL CENTER

Below Market Rents

18,600 Square Feet

7 Tenants Light Industrial

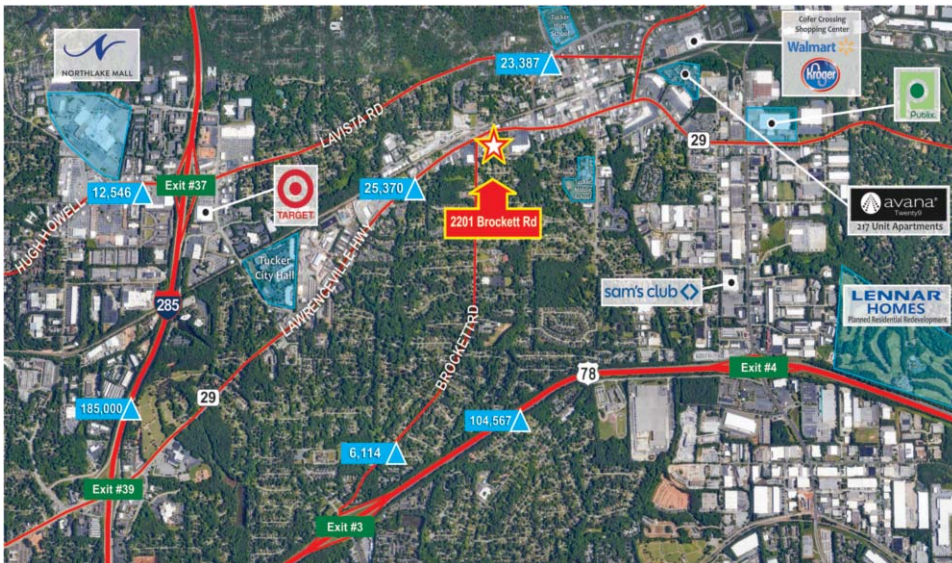
100% Leased | Long Term Tenants

Downtown Tucker

High Barrier Entry Product

Low Supply

\$2,780,000



FOR MORE INFORMATION PLEASE CONTACT

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DEMOGRAPHICS

	1 MILE	3 MILE
Population	7,967	85,484
Households	3,212	34,198
Average HH Income	\$106,299	\$88,465

TRAFFIC COUNT

Lawrenceville Highway	25,370
Brockett Road	6,114

Select Available Auto Repair Spaces as of 9/23/21

Address	Asking Rent	Available SF	Distance From Site (Miles)
621 Indian Trail Rd NW	\$28.00/SF NNN	4,000	5.62
4216 Buford Hwy	\$12.00/SF NNN	5,000	8.98
934 Metropolitan Pkwy	\$20.16/SF MG	4,164	13.45
593 Holcomb Bridge Rd	\$30.00/SF NNN	5,466	14.51
4000 Atlanta Rd	\$23.33/SF MG	3,600	15.56
2959-2969 Jonquil Dr	\$20.00/SF MG	900	16.29

No available spaces located in 3 mile radius as of 9/23/21.

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