



741 Lambert Drive | Atlanta, Georgia 30324

## ±3,750 SF OFFICE / WAREHOUSE

Prime location with access to Buckhead and Midtown

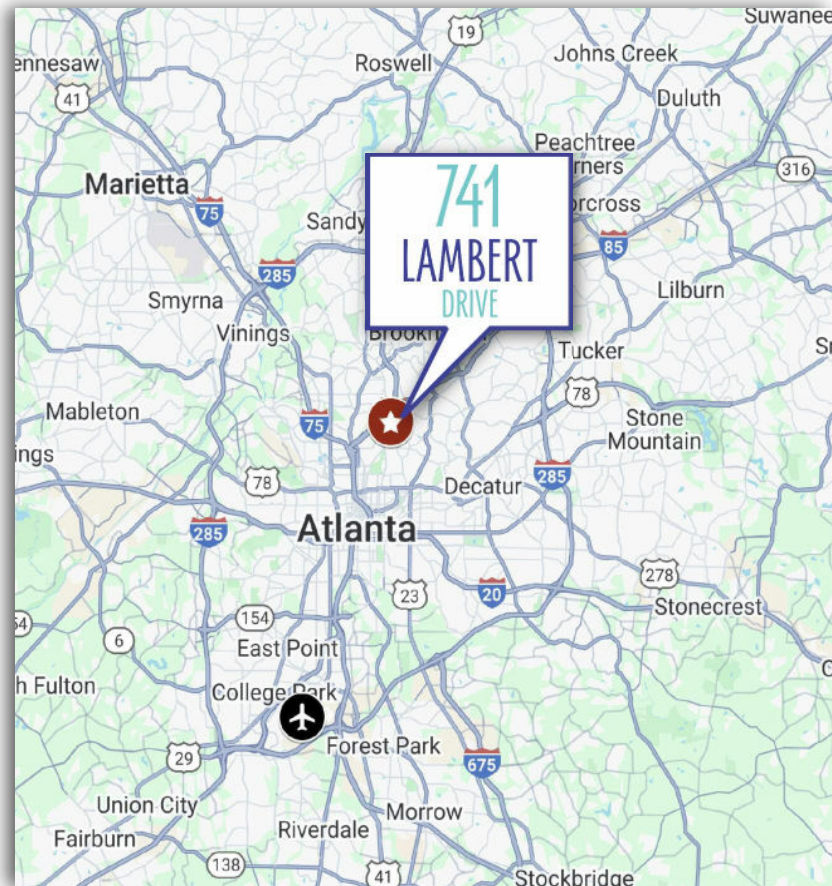
One (1) Dock-high door

3,000 SF office space with  
750 SF warehouse space

Currently office is built out as a  
recording studio

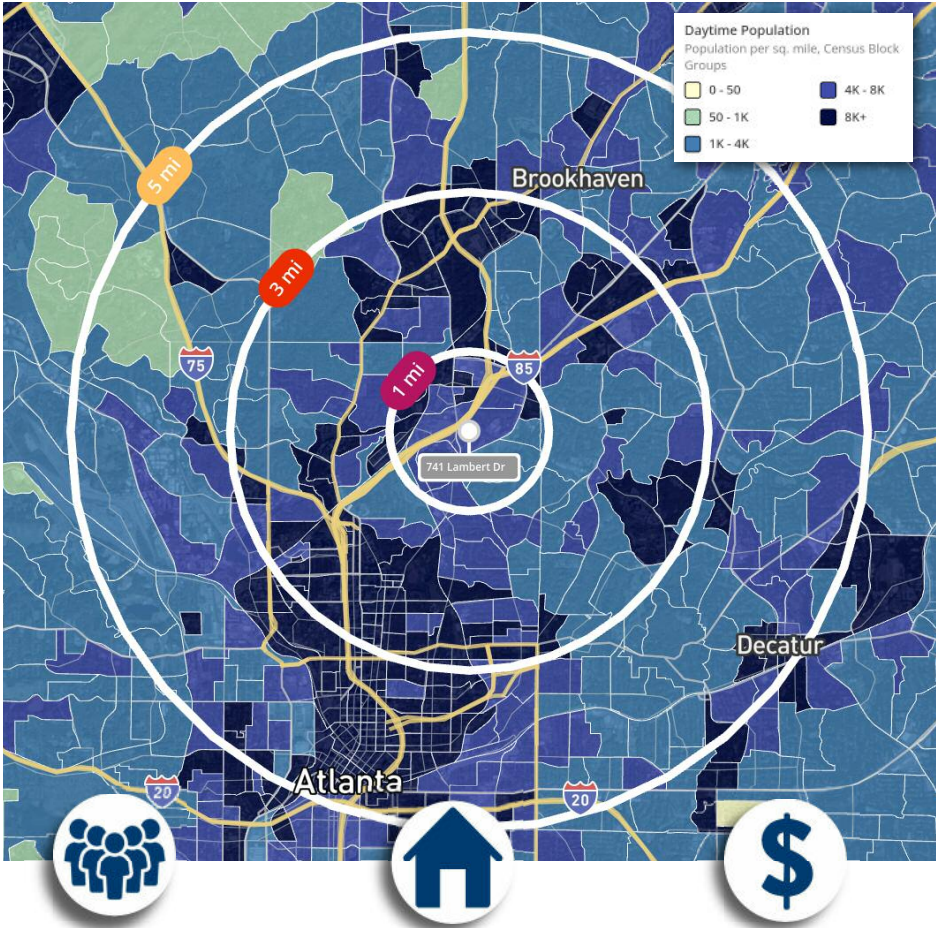
\$900/Month HOA fees which covers  
property insurance but not taxes

Close to Atlanta Decorative Arts





## DEMOGRAPHICS



**POPULATION**

1-mile	18,118
3-mile	192,302
5-mile	414,728

**HOUSEHOLDS**

1-mile	9,996
3-mile	101,882
5-mile	203,717

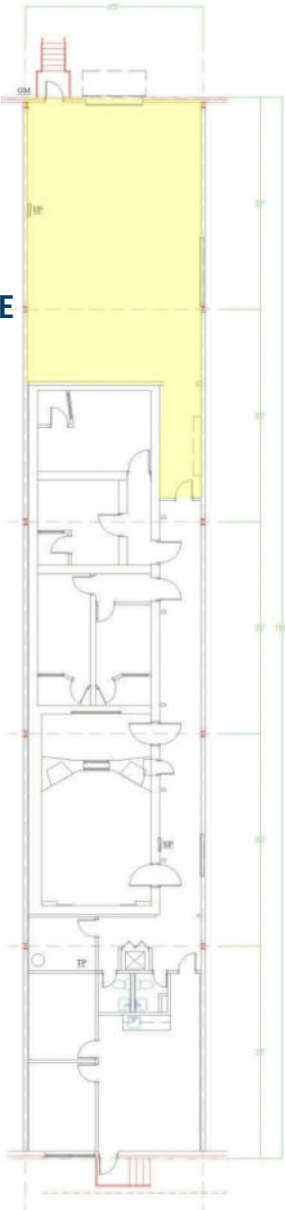
**AVERAGE HH INCOME**

1-mile	\$134,067
3-mile	\$158,390
5-mile	\$160,883

Source: Placer.ai

**750 SF WAREHOUSE**

**3,000 SF OFFICE**



FOR MORE INFORMATION PLEASE CONTACT

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