

FOR SALE

# 6087 BUFORD HIGHWAY

4,050 SF OFFICE BUILDING |  
BUFORD HWY | BELOW  
MARKET

Norcross, GA 30071

PRESENTED BY:

JEFF HAMMOND, MPA

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## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$829,900
<b>BUILDING SIZE:</b>	4,050 SF
<b>LOT SIZE:</b>	0.16 Acres
<b>PRICE / SF:</b>	\$204.91
<b>YEAR BUILT:</b>	1979
<b>MARKET:</b>	Atlanta MSA
<b>SUBMARKET:</b>	Norcross
<b>APN:</b>	R6244-084
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

SVN Creviston Realty Inc. is pleased to present for sale 6087 Buford Highway. Said property boast 4,050 SF, located off Jimmy Carter and Buford Highway 3 stories with 6 individual suites. Great visibility from Buford Highway. Ideal for owner user. Priced below market hard to find.

## PROPERTY HIGHLIGHTS

- Monument Sign
- Recently Renovated
- New Membrane Roof
- Plenty of Parking
- Average daily traffic count 47,400

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SVN | CREVISTON REALTY, INC. 3



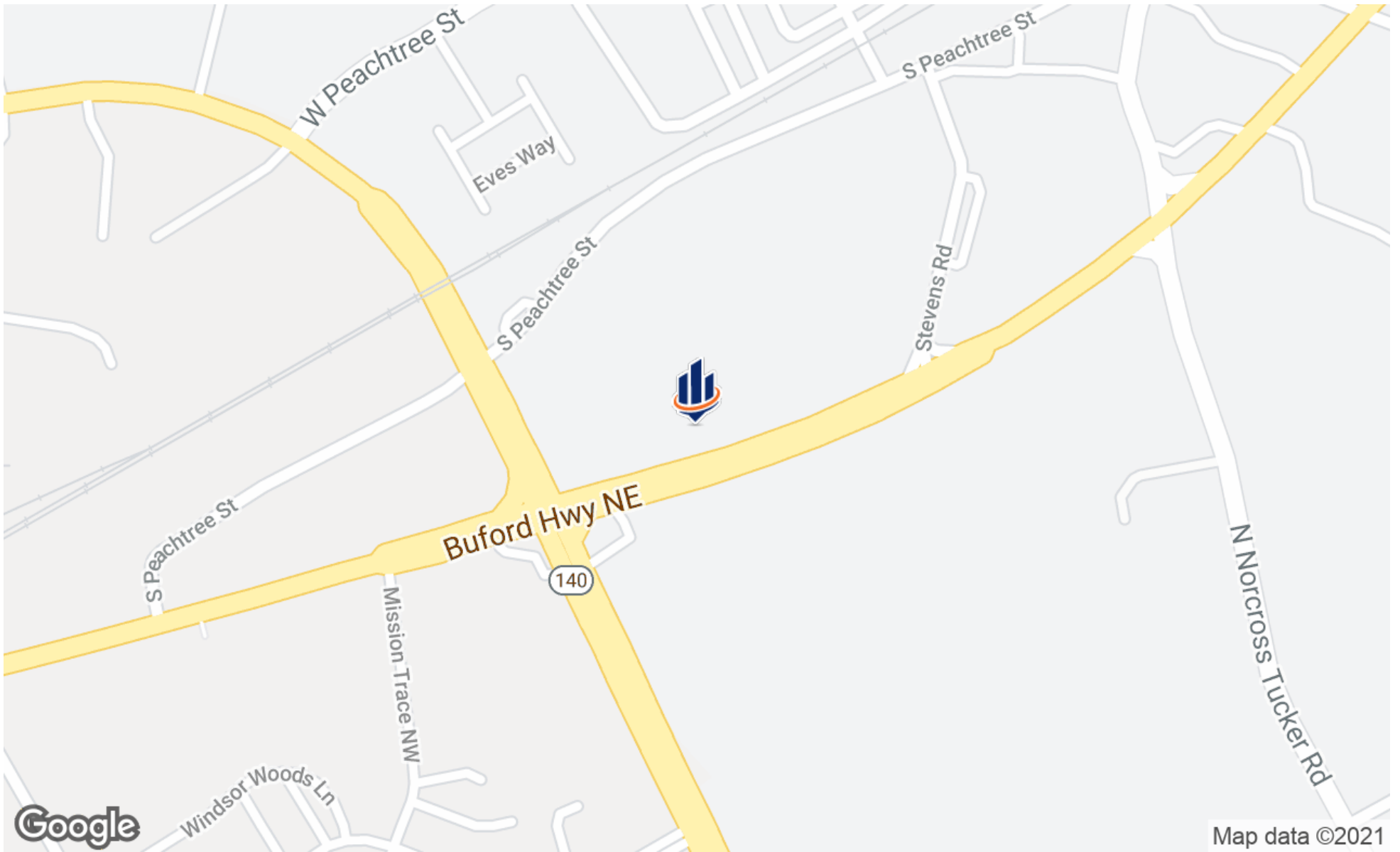
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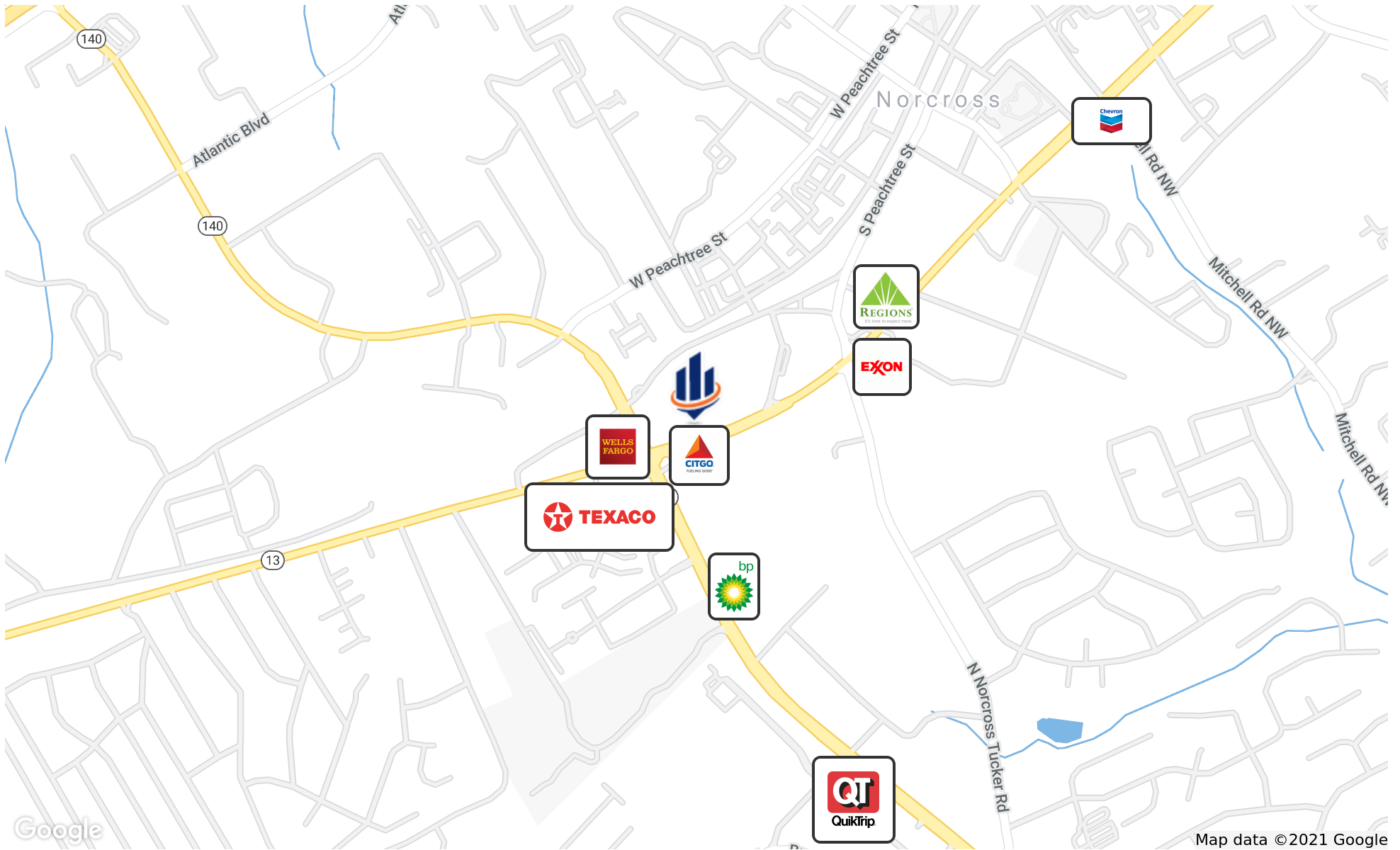
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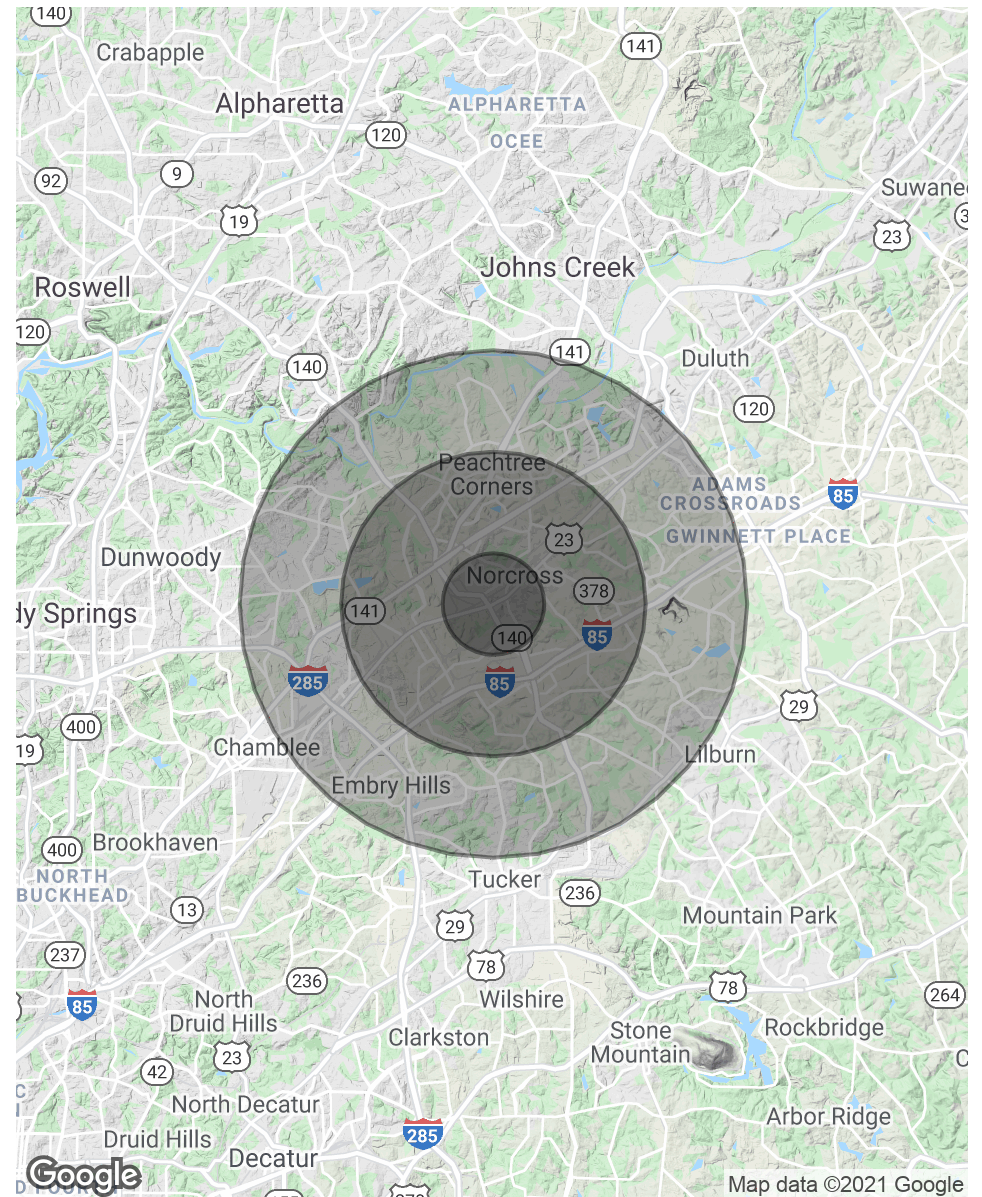
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,495	82,356	228,099
AVERAGE AGE	31.9	30.6	32.8
AVERAGE AGE (MALE)	31.2	29.6	31.7
AVERAGE AGE (FEMALE)	32.5	31.7	33.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,428	29,610	81,671
# OF PERSONS PER HH	3.1	2.8	2.8
AVERAGE HH INCOME	\$68,353	\$57,878	\$72,001
AVERAGE HOUSE VALUE	\$210,104	\$209,309	\$266,415

\* Demographic data derived from 2010 US Census



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