

FOR LEASE

1462 HIGHWAY 41 N

WAREHOUSE FOR LEASE | I-75
FRONTAGE

Calhoun, GA 30701

PRESENTED BY:

JEFF HAMMOND, MPA

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jhammond@svn.com

GA #373135





OFFERING SUMMARY

LEASE RATE:	\$3,000.00 per month [MG]
BUILDING SIZE:	11,400 SF
AVAILABLE SF:	10,000 SF
LOT SIZE:	0.5 Acres
ZONING:	C-1
MARKET:	Atlanta MSA
SUBMARKET:	Calhoun
APN:	041B 057

PROPERTY OVERVIEW

SVN Creviston Realty Inc. is pleased to present for lease 1462 US 41 N. Prime location just off highway.

PROPERTY HIGHLIGHTS

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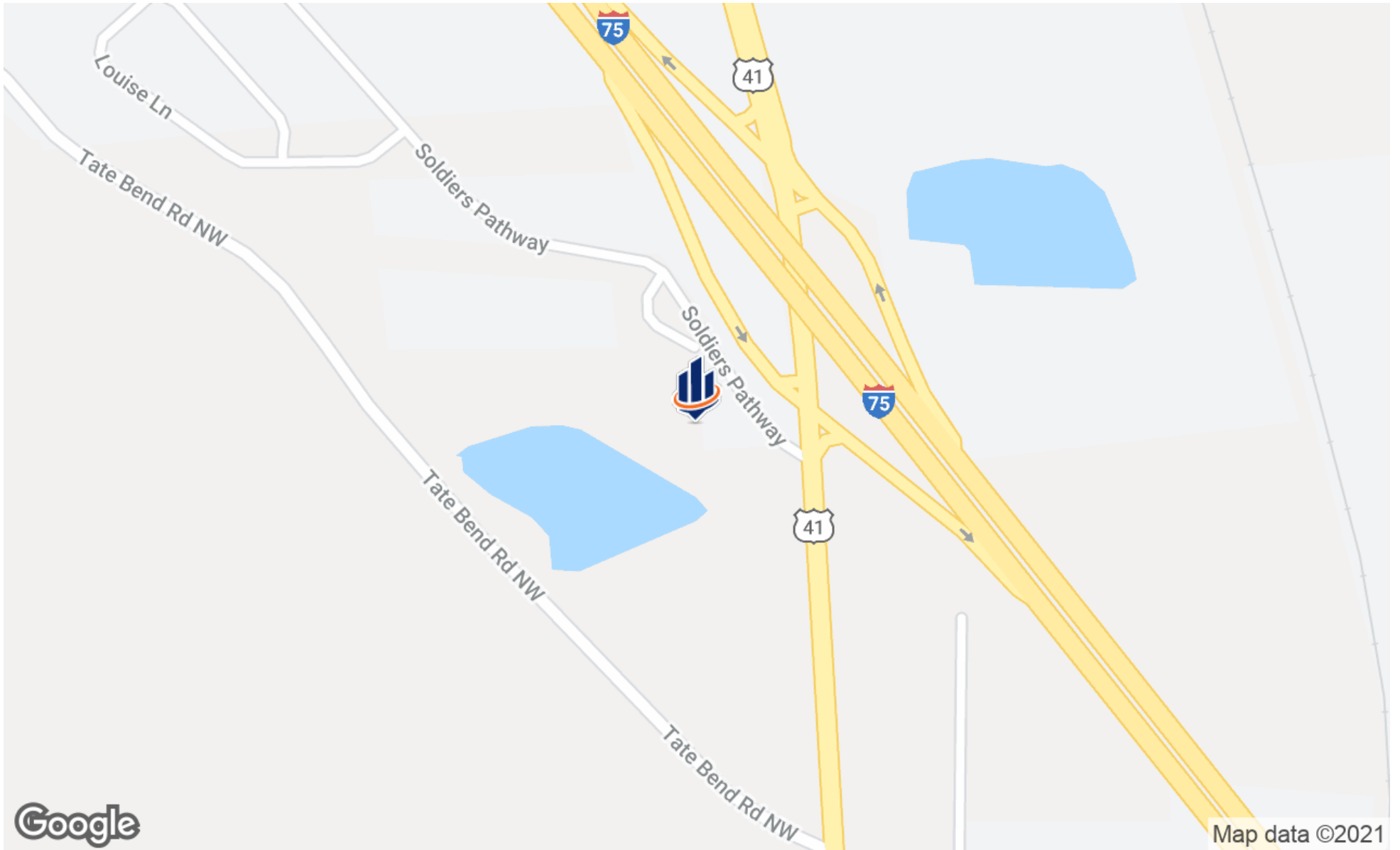
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SVN | CREVISTON REALTY, INC. 5

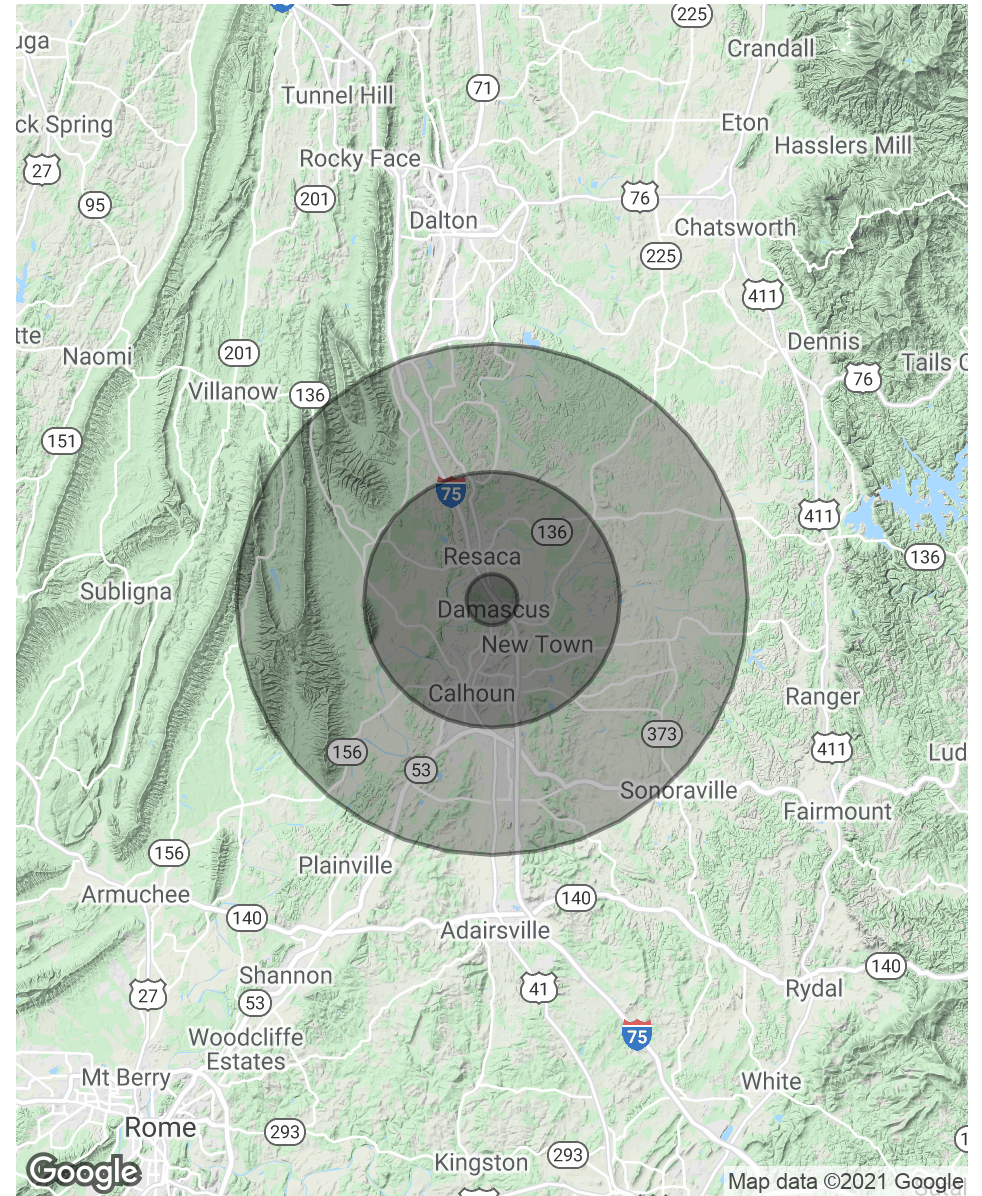
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,167	20,621	58,999
AVERAGE AGE	37.2	35.4	35.6
AVERAGE AGE (MALE)	35.8	33.2	33.7
AVERAGE AGE (FEMALE)	37.9	37.3	37.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	434	7,494	21,097
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$45,089	\$47,523	\$51,034
AVERAGE HOUSE VALUE		\$152,668	\$159,578

* Demographic data derived from 2010 US Census



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