



990 Iris Dr SW, Conyers, GA 30094



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$700,000
<b>LOT SIZE:</b>	1.07 Acres
<b>BUILDING SIZE:</b>	10,000 SF
<b>ZONING:</b>	ID
<b>PRICE / SF:</b>	\$70.00

[CLICK HERE TO VIEW VIDEO](#)

## PROPERTY OVERVIEW

Owner-User Multi-tenant Office Building located on 1.07 Acres with tenant/owner user 10x20ft billboard included.

## PROPERTY HIGHLIGHTS

- Owner User Office Building
- 1.07 Acres Directly visible off i20
- 10x20ft billboard included
- Multi-tenant
- High Traffic count (i20)
- \$70 per SF Office

**KW COMMERCIAL**  
5780 Windward Parkway, Suite 100  
Alpharetta, GA 30005

**PATRICK HALLWOOD**  
O: 404.663.7291  
C: 404.242.6500  
patrickhallwood@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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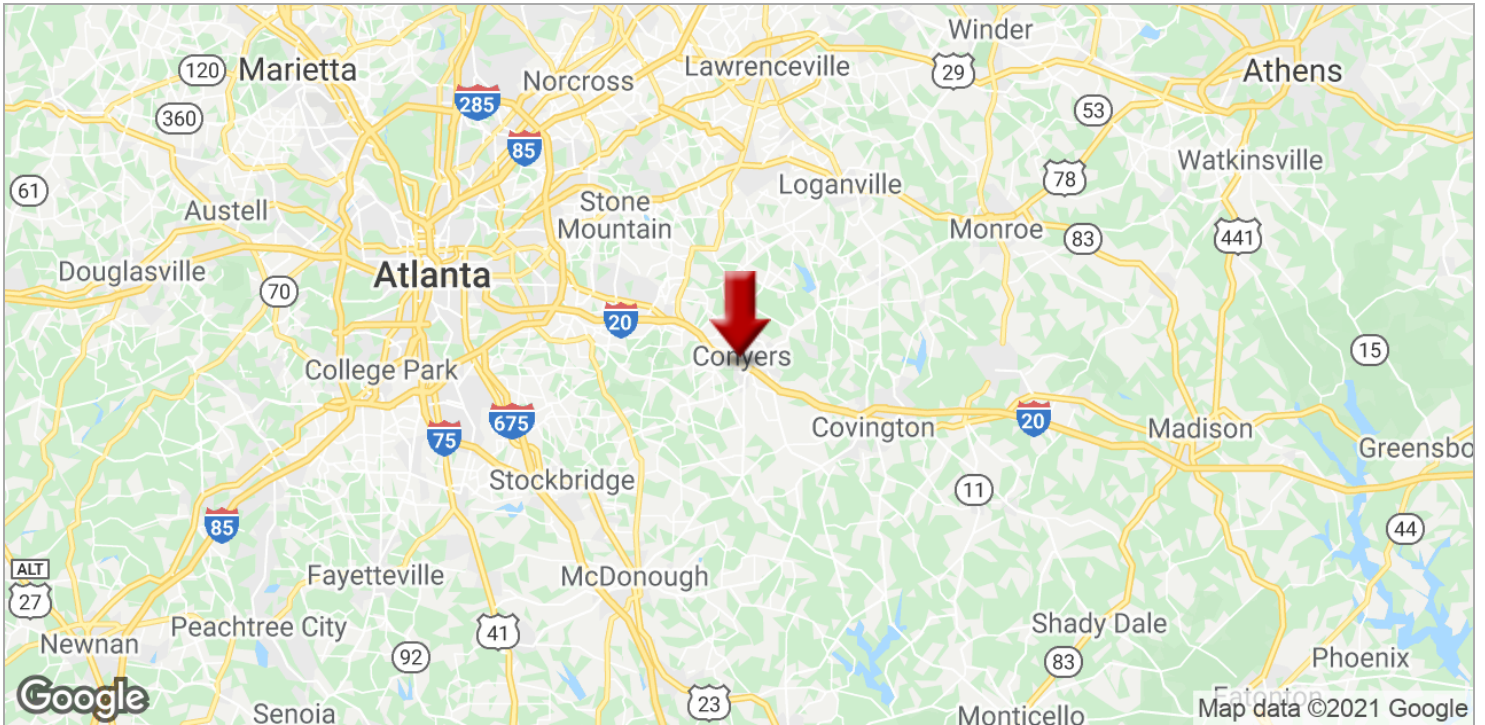
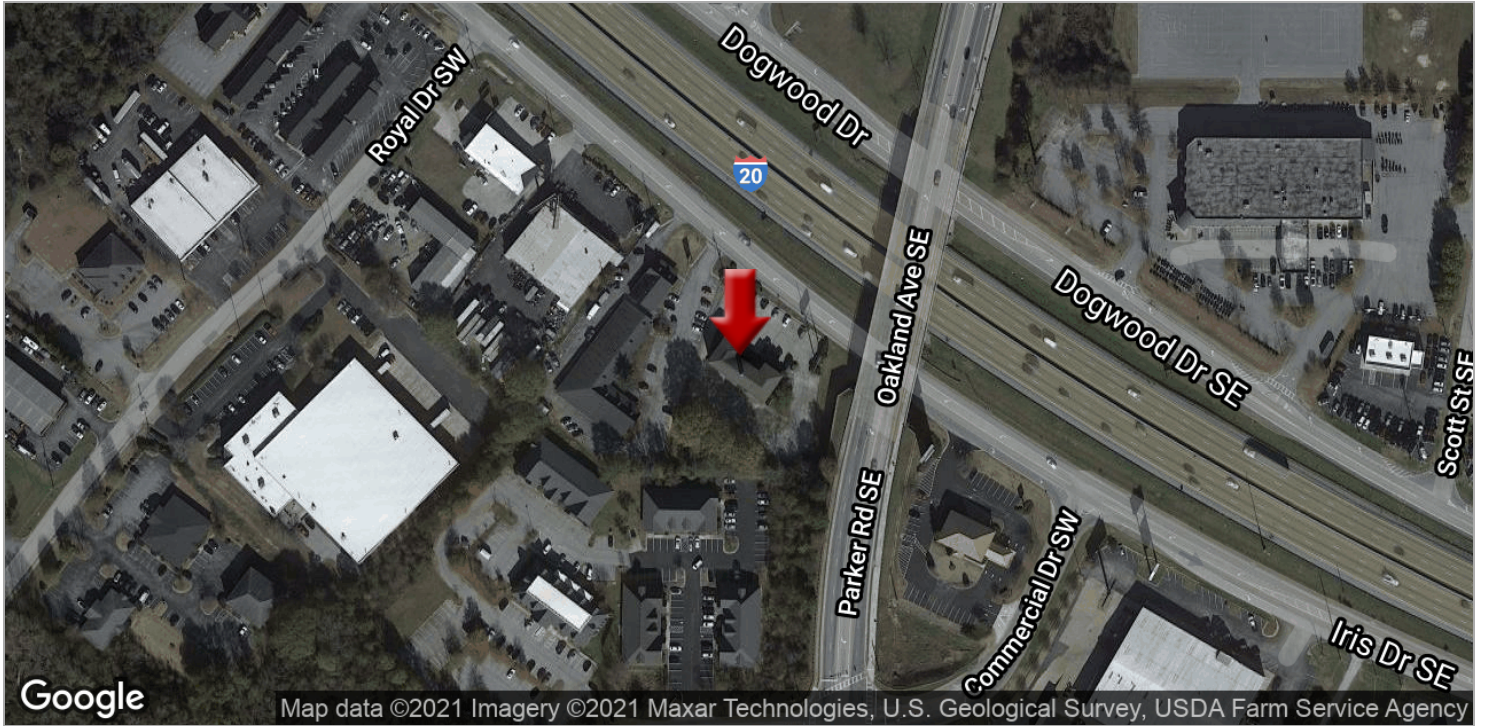
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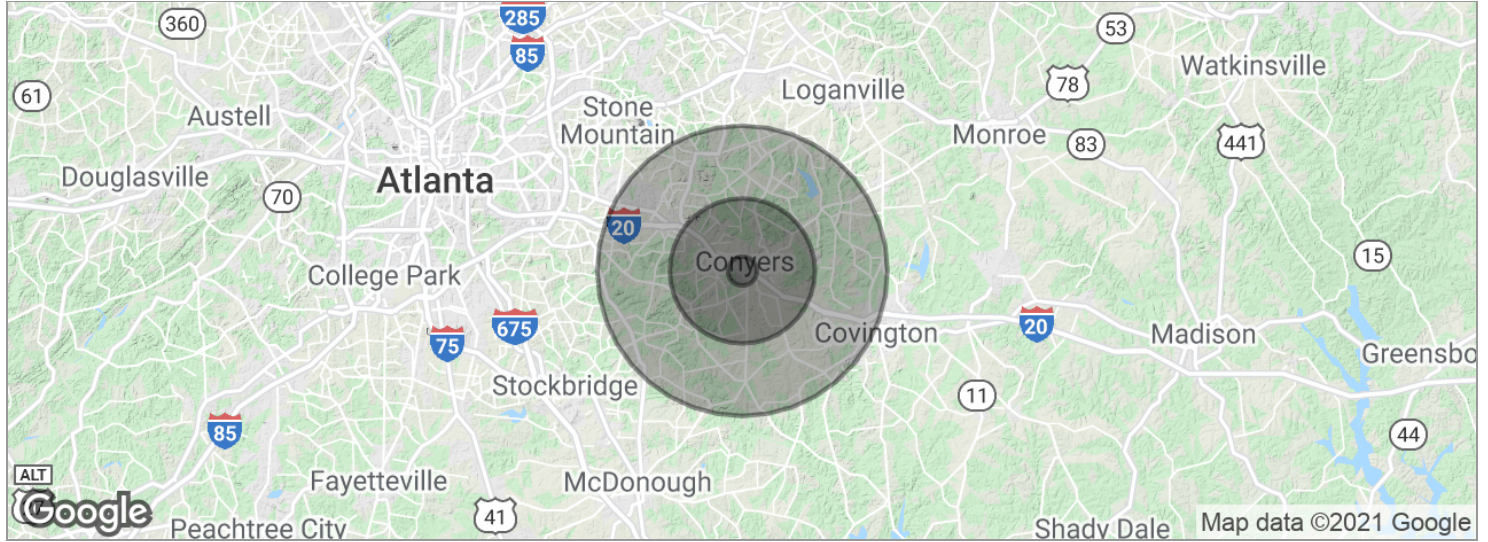
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,183	72,315	247,126
Median age	40.7	35.5	34.5
Median age (male)	38.7	33.6	32.4
Median age (Female)	44.7	36.5	35.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	880	24,838	86,511
# of persons per HH	2.5	2.9	2.9
Average HH income	\$59,996	\$64,215	\$64,493
Average house value	\$169,048	\$165,962	\$179,153

\* Demographic data derived from 2010 US Census

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