

Office/Retail Building Available



FOR SALE OR LEASE

2150 Paxton Drive SW
Lilburn, GA 30047

DANY KOE

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EMILY RICHARDSON

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Key Features/Highlights

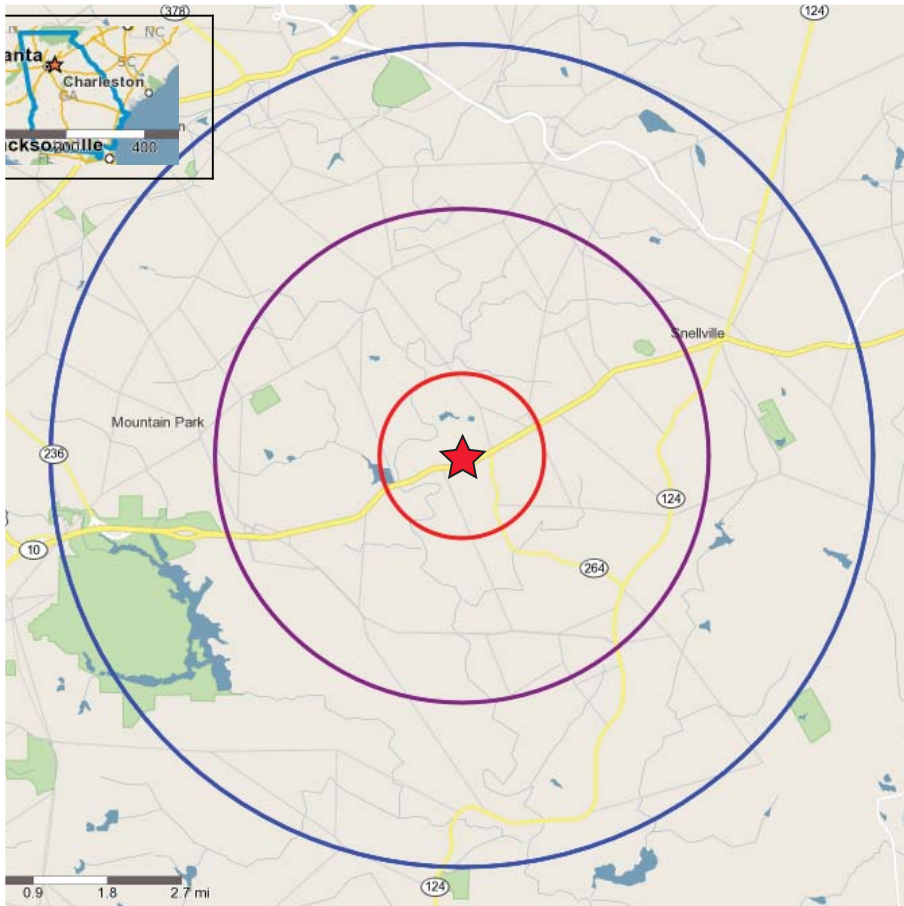
- > For Sale: \$650,000.00
- > For Lease: \$3,700.00/month MG
- > +/- 4,410 SF retail/office space end-cap unit & cell tower
- > Second floor mezzanine
- > Access to Highway 78 (Stone Mountain Highway)
- > Built in 2005
- > Abundant parking
- > Next to PetSmart and Home Depot
- > Excellent owner/user opportunity
- > Ground lease to AT&T, Inc.
 - Cell tower lease
 - S&P Rating: A-
 - Options to extend through 2053
 - 10% rent increase at each option period
 - \$1,197.92 monthly rent



FOR SALE > 2150 PAXTON DR SW



4,410 RSF END CAP AVAILABLE FOR SALE > 2150 Paxton Dr SW



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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2017 Total Population	6,778	61,012	151,064
2022 Population	7,404	66,731	164,280
Population Growth 2017-2022	9.24%	9.37%	8.75%
Average Age	36.10	37.60	38.10
Households			
2017 Total Households	2,437	20,705	51,421
HH Growth 2017-2022	9.07%	9.22%	8.58%
Median Household Income	\$60,147	\$69,468	\$72,314
Avg Household Size	2.80	2.90	2.90
2017 Avg HH Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$166,541	\$176,311	\$178,766
Median Year Built	1987	1985	1987



Contact Us

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