

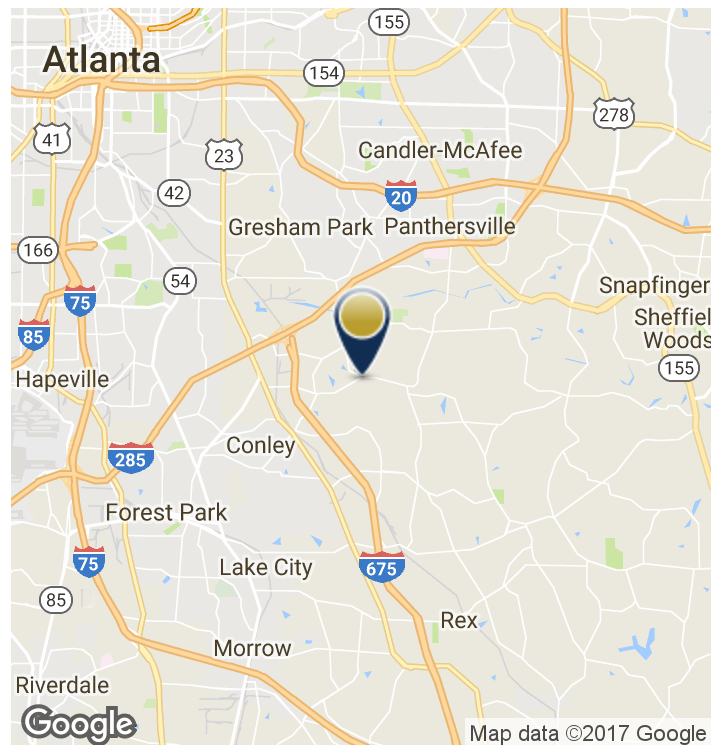
CONLEY OFFICE OPPORTUNITY | 1,531 SF  
3423 BOULDERCREST RD  
CONLEY, GA 30288

FOR LEASE



PROPERTY HIGHLIGHTS

- 1,531 SF office for lease
- Offered for lease for \$3,000 per month, Modified Gross
- Includes office and 4.2 acres of land
- Ideal for landscaper or similar contractor
- 3 miles southeast of I-285 and 2 miles east of I-675
- Three land parcels with office totaling ±6.2 acres also offered for sale at \$350,000



CONLEY OFFICE OPPORTUNITY | 1,531 SF | Georgia | 10f2



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# CONLEY OFFICE OPPORTUNITY | 1,531 SF

## 3423 BOULDERCREST RD

CONLEY, GA 30288

FOR LEASE

### DEMOGRAPHICS & TRAFFIC COUNTS

### PHOTO

	1 Mile	5 Miles	10 Miles
Total Households:	1,334	47,155	275,702
Total Population:	4,042	136,108	723,548
Average HH Income:	\$61,899	\$51,778	\$59,976
Traffic Counts:	6,530 vehicles per day		

\*Data derived from ESRI



### LAND AERIAL



CONLEY OFFICE OPPORTUNITY | 1,531 SF | Georgia | 20f2



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