

SNELLVILLE OFFICE BUILDING | 6,400 SF

1580 TREE LN
SNELLVILLE, GA 30078

FOR SALE



PROPERTY OVERVIEW

A variety of professional services may be offered in this inviting office in Snellville. Unique opportunity for a professional to locate their business in a welcoming environment.

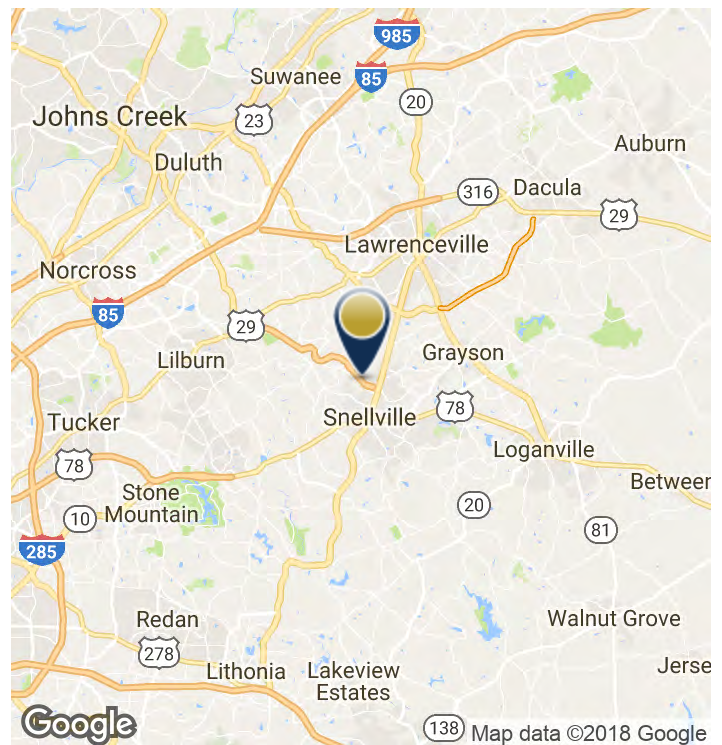
- 6,400 SF office building
- Supplemental 800 SF finished basement
- Lead-lined wall for x-ray room
- Ample parking
- Large 1.22 acre lot can fit another office in rear
- Five year old roof
- Previously used by a chiropractor and a gynecologist
- \$12K per year additional income from billboard (included at additional price)
- Potential to subdivide and lease out extra space

Offered for sale at \$650,000

LOCATION OVERVIEW

Subject property is visible from Ronald Reagan Parkway (36,000 VPD). Adjacent to other professional offices, Eastside Medical Center, and an under-construction single-family home subdivision priced in the \$400s.

Excellent demographics (average household income of \$115K within a 1 mile radius and \$97K within a 3 mile radius).



SNELLVILLE OFFICE BUILDING | 6,400 SF | Georgia | 1 of 3



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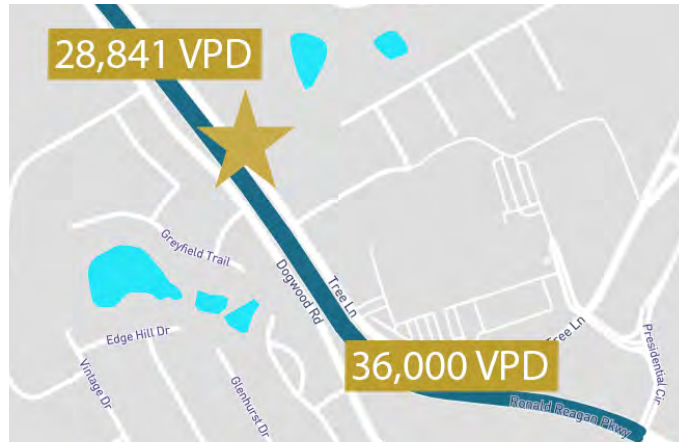
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DEMOGRAPHICS & TRAFFIC COUNTS

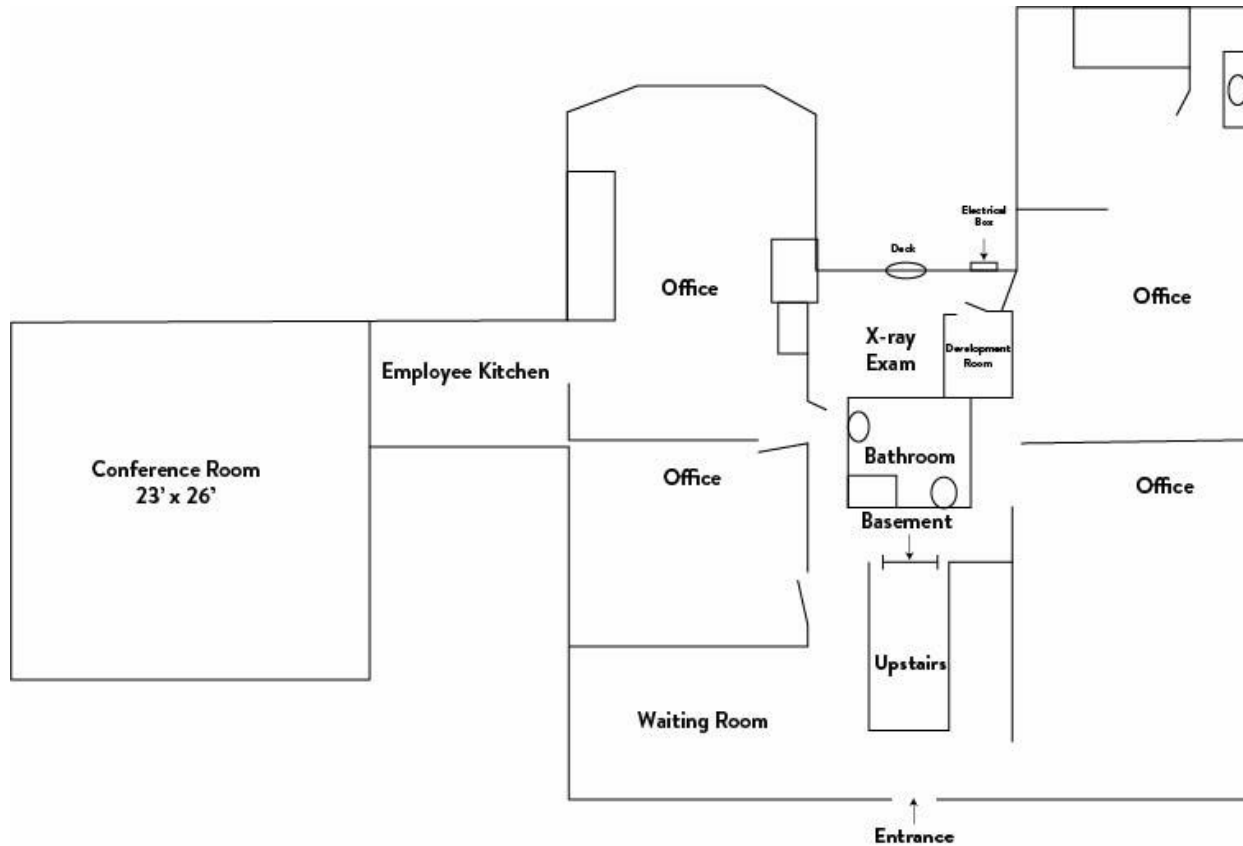
	1 Mile	3 Miles	5 Miles
Total Households:	1,643	21,709	63,073
Total Population:	4,598	65,510	192,018
Average HH Income:	\$115,703	\$97,543	\$87,580
Traffic Counts:	36,000 vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



GROUND LEVEL FLOOR PLAN



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PHOTOS



SNELLVILLE OFFICE BUILDING | 6,400 SF | Georgia | 3073



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