

FOR SALE

OFFICE BUILDING

PROPERTY SUMMARY

THE WALK AT MARS HILL

4900 IVEY RD BLD 800, ACWORTH, GA 30101



PROPERTY DESCRIPTION

Ideal property for an owner-occupant to occupy the first floor of this very high-end construction.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$1,800,000
Number of Units:	6
Building Size:	18,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	982	42,432	137,815
Total Population	2,903	120,552	378,043
Average HH Income	\$124,608	\$107,748	\$102,237



TOWN & COUNTRY

Each office independently owned and operated

BRUCE AILION

Realtor / Attorney

678.520.9292

bruceailion@remax.net

GA #104826

12315 Crabapple Rd., Suite 136
Alpharetta, GA 30004

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LOCATION MAP

THE WALK AT MARS HILL

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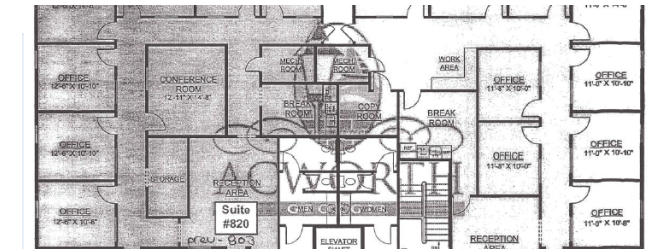
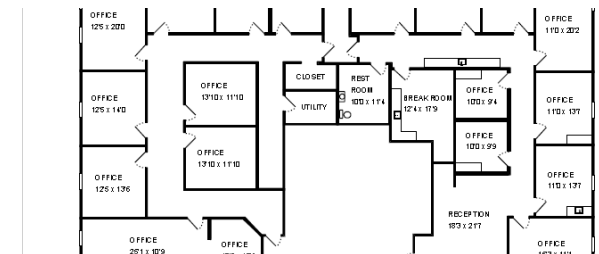
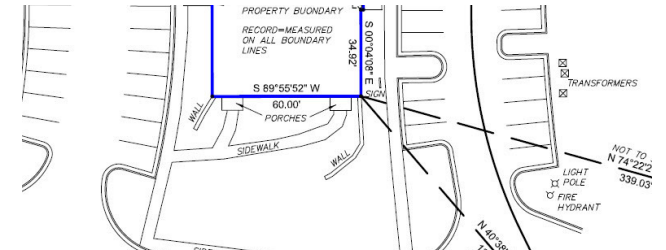
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ADDITIONAL PHOTOS

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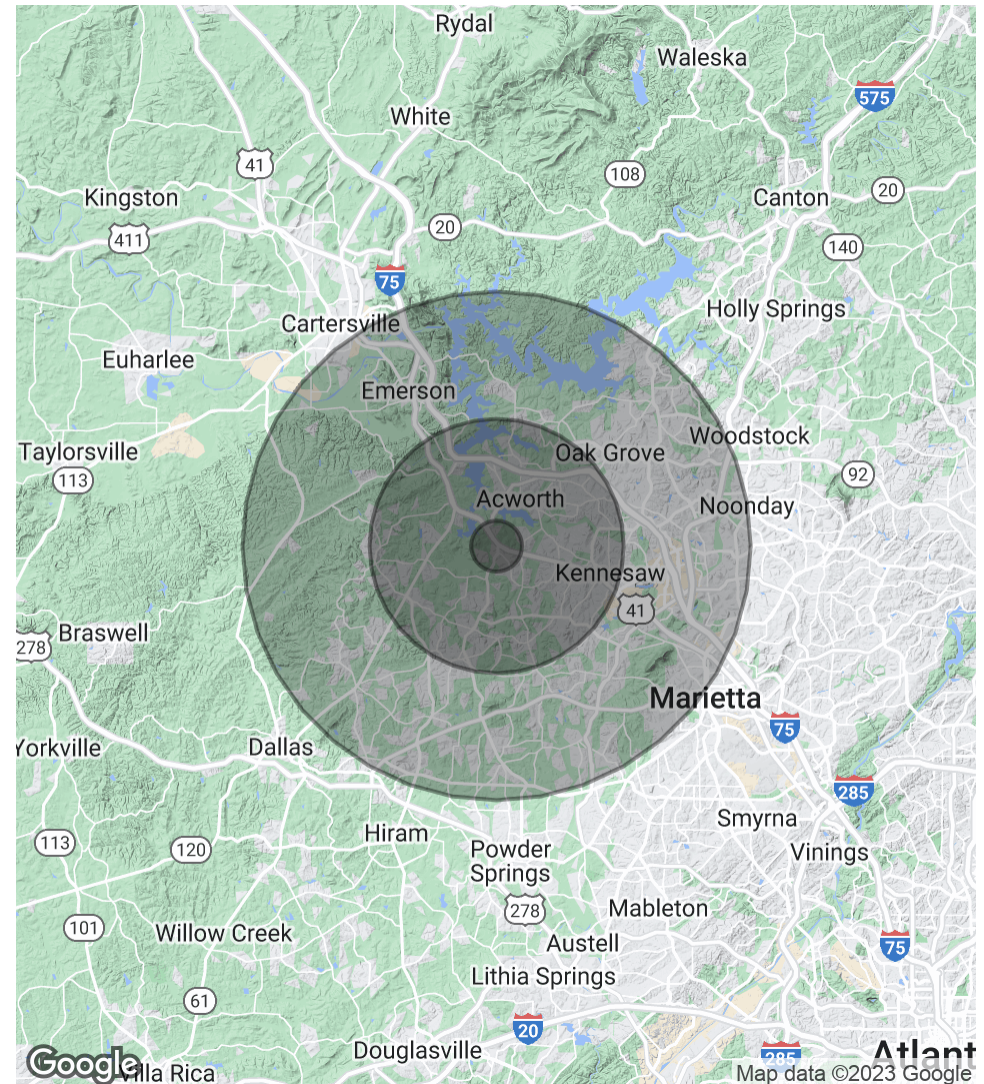
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,903	120,552	378,043
Average Age	40.6	38.0	38.2
Average Age (Male)	29.7	36.0	36.3
Average Age (Female)	44.8	39.2	39.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	982	42,432	137,815
# of Persons per HH	3.0	2.8	2.7
Average HH Income	\$124,608	\$107,748	\$102,237
Average House Value	\$313,836	\$276,692	\$259,265

* Demographic data derived from 2020 ACS - US Census



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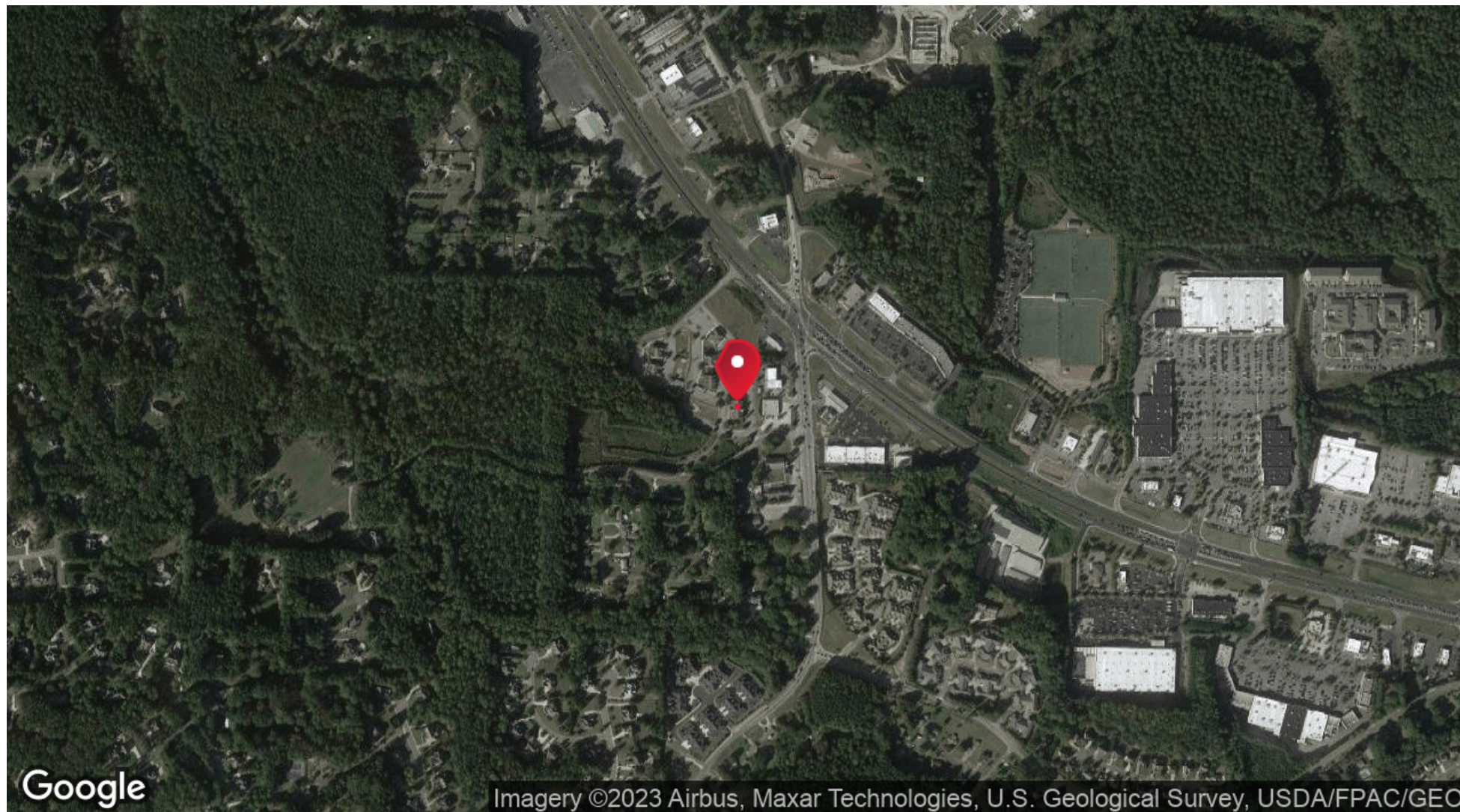
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AERIAL MAP

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