

For Sale or Lease

6,000 SF for Sale

3,000 SF for Lease

Office Investment



THE OFFERING

- » 6,000 SF multi-tenant investment opportunity
- » Fully-leased to three tenants
- » 3,000 SF available December 2025
- » Great owner/user opportunity
- » Well maintained
- » Located just off I-85 Exit 149 (Banks Crossing)
- » Less than two miles to SK Battery and several million SF of industrial space under construction
- » New area commercial developments include Chipotle & Whataburger
- » Sale asking price: \$895,000
- » Lease asking price: \$15/SF

232–236 Industrial Park Drive

Commerce, GA 30529

J. Otis Rylee

c 706 870 0621 | o 404 812 4086
orylee@naibg.com

Brock Wilson

c 706 207 1480 | o 404 812 9667
bwilson@naibg.com

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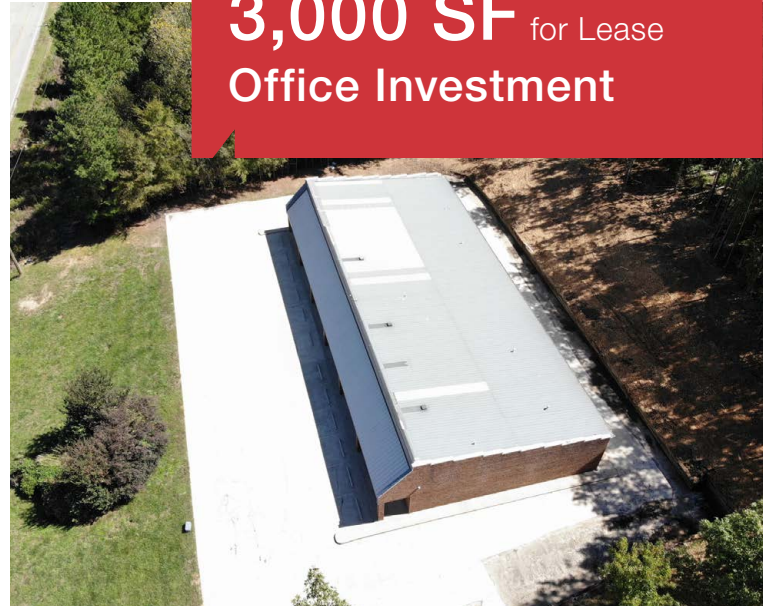
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EXTERIOR PHOTOS



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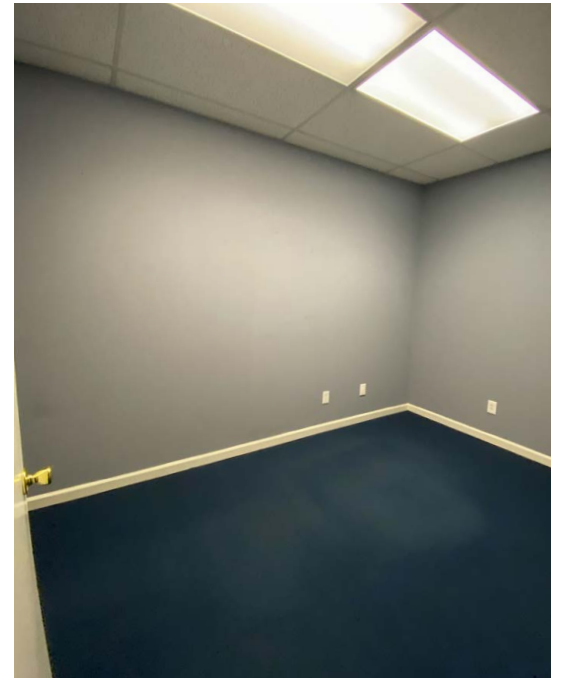
INTERIOR PHOTOS

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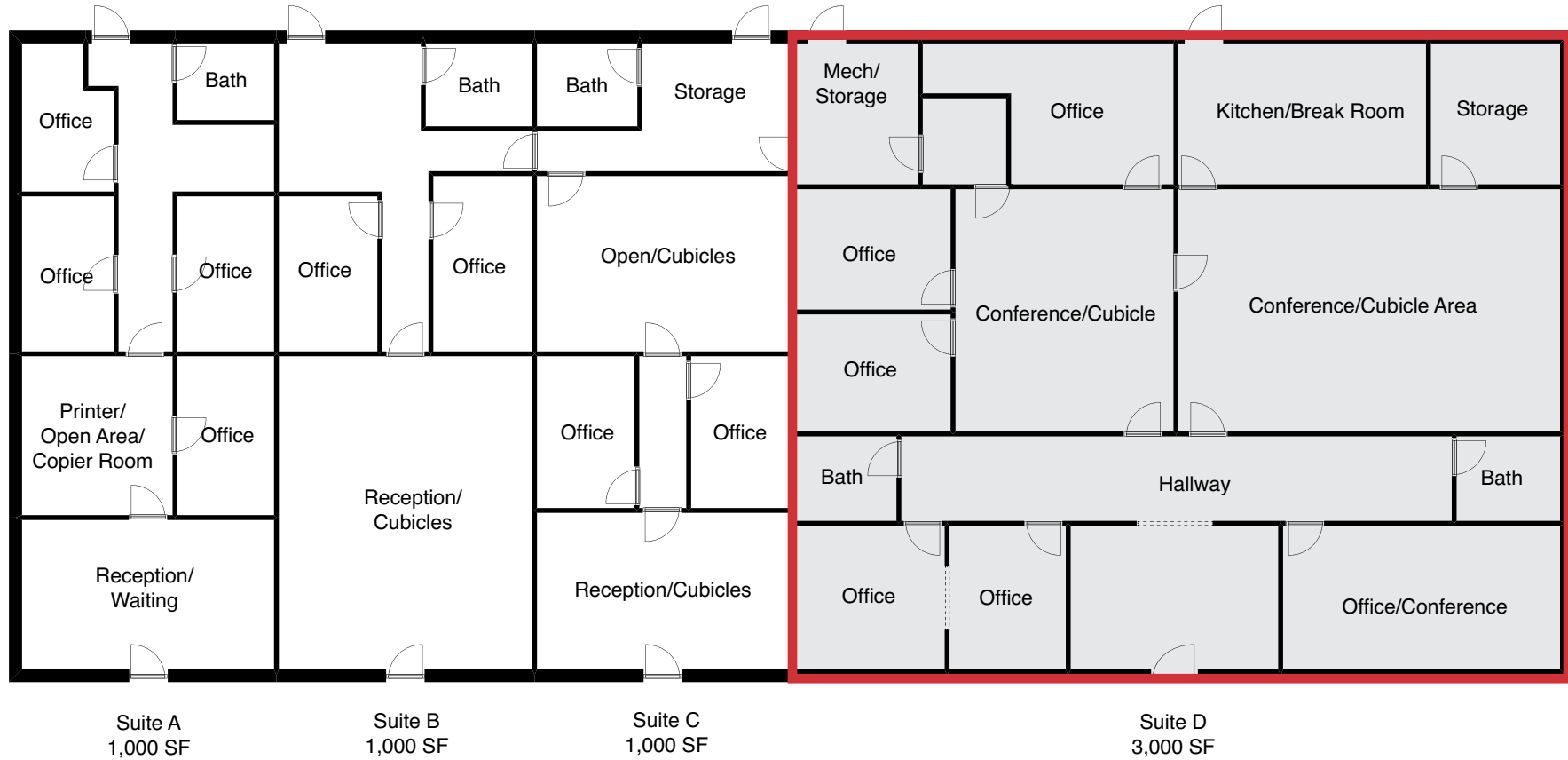
FLOOR PLAN

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AVAILABLE DECEMBER 2025

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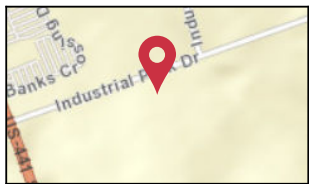
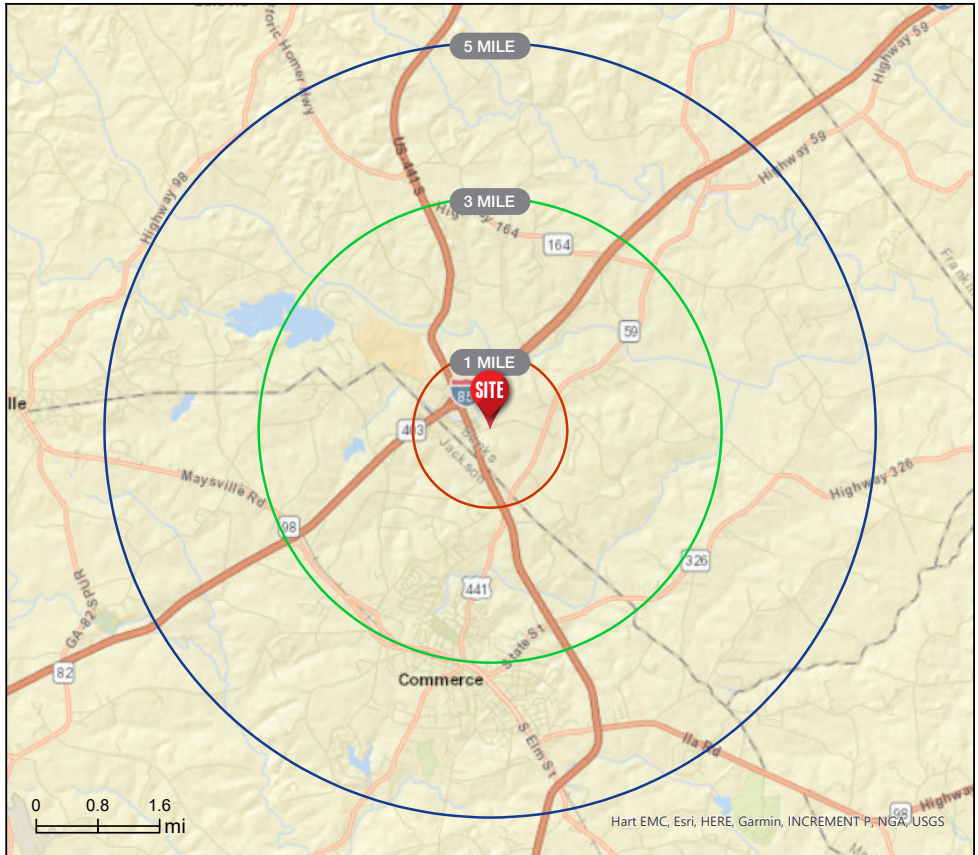
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DEMOGRAPHICS

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	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	455	6,070	13,014
Households	155	2,175	4,771
Families	117	1,609	3,470
Average Household Size	2.67	2.67	2.67
Owner Occupied Housing Units	95	1,471	3,259
Renter Occupied Housing Units	60	704	1,512
Median Age	35.9	36.4	37.2
Census 2020 Summary			
Population	482	6,483	13,880
Households	180	2,420	5,177
Average Household Size	2.52	2.60	2.64
2023 Summary			
Population	541	7,181	14,866
Households	204	2,654	5,538
Families	147	1,881	3,859
Average Household Size	2.51	2.63	2.65
Owner Occupied Housing Units	129	1,710	3,676
Renter Occupied Housing Units	75	944	1,862
Median Age	38.1	38.7	39.6
Median Household Income	\$56,216	\$55,854	\$56,302
Average Household Income	\$73,600	\$70,848	\$70,795
2028 Summary			
Population	563	7,527	15,489
Households	211	2,767	5,732
Families	151	1,954	3,981
Average Household Size	2.53	2.65	2.67
Owner Occupied Housing Units	138	1,834	3,881
Renter Occupied Housing Units	73	933	1,852
Median Age	39.8	40.4	41.0
Median Household Income	\$59,422	\$59,711	\$61,611
Average Household Income	\$80,924	\$78,750	\$79,669
Trends: 2023-2028 Annual Rate			
Population	0.80%	0.95%	0.82%
Households	0.68%	0.84%	0.69%
Families	0.54%	0.76%	0.62%
Owner Households	1.36%	1.41%	1.09%
Median Household Income	1.12%	1.34%	1.82%

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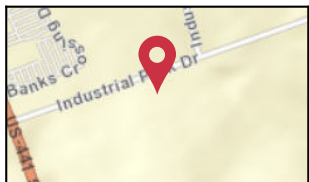
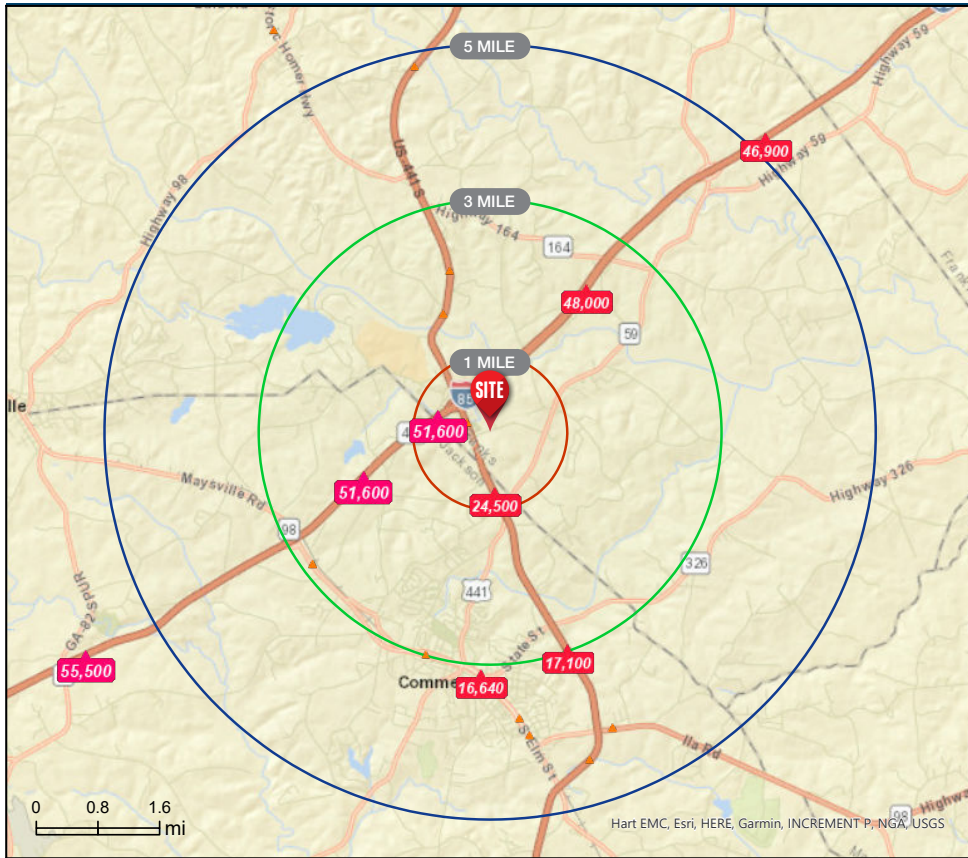
TRAFFIC COUNT

For Sale or Lease

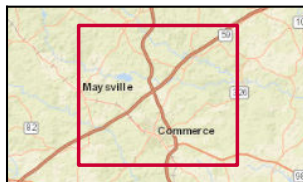
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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