

# SALE

## 1298 CENTRAL AVE

1298 Central Ave East Point, GA 30344



### PROPERTY DESCRIPTION

Introducing an exceptional industrial/flex space investment opportunity in East Point, GA. This 12,300 SF building, zoned I1, is tailor-made for a wide range of industrial and flex space needs. The property features thoughtfully designed conference rooms and a training room, ideal for hosting meetings and events. A fully equipped kitchen and ample paved parking provide convenience and functionality for staff and visitors. With additional shop/storage space, this property offers versatility and adaptability to meet various business requirements. Don't miss this chance to secure a prime industrial/flex space asset in the dynamic East Point area.

### PROPERTY HIGHLIGHTS

- Conference Rooms
- Training Room
- Kitchen
- Paved Parking
- Shop/Storage Space

### OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$1,095,000 |
| Lot Size:      | 24,716 SF   |
| Building Size: | 12,300 SF   |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 281       | 684       | 3,044    |
| Total Population  | 618       | 1,635     | 7,151    |
| Average HH Income | \$123,681 | \$99,162  | \$78,214 |

**Tom Fulton**  
(770) 632-1774



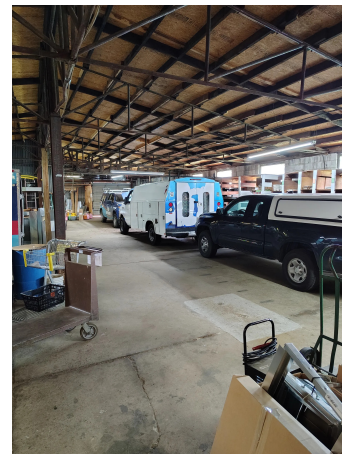
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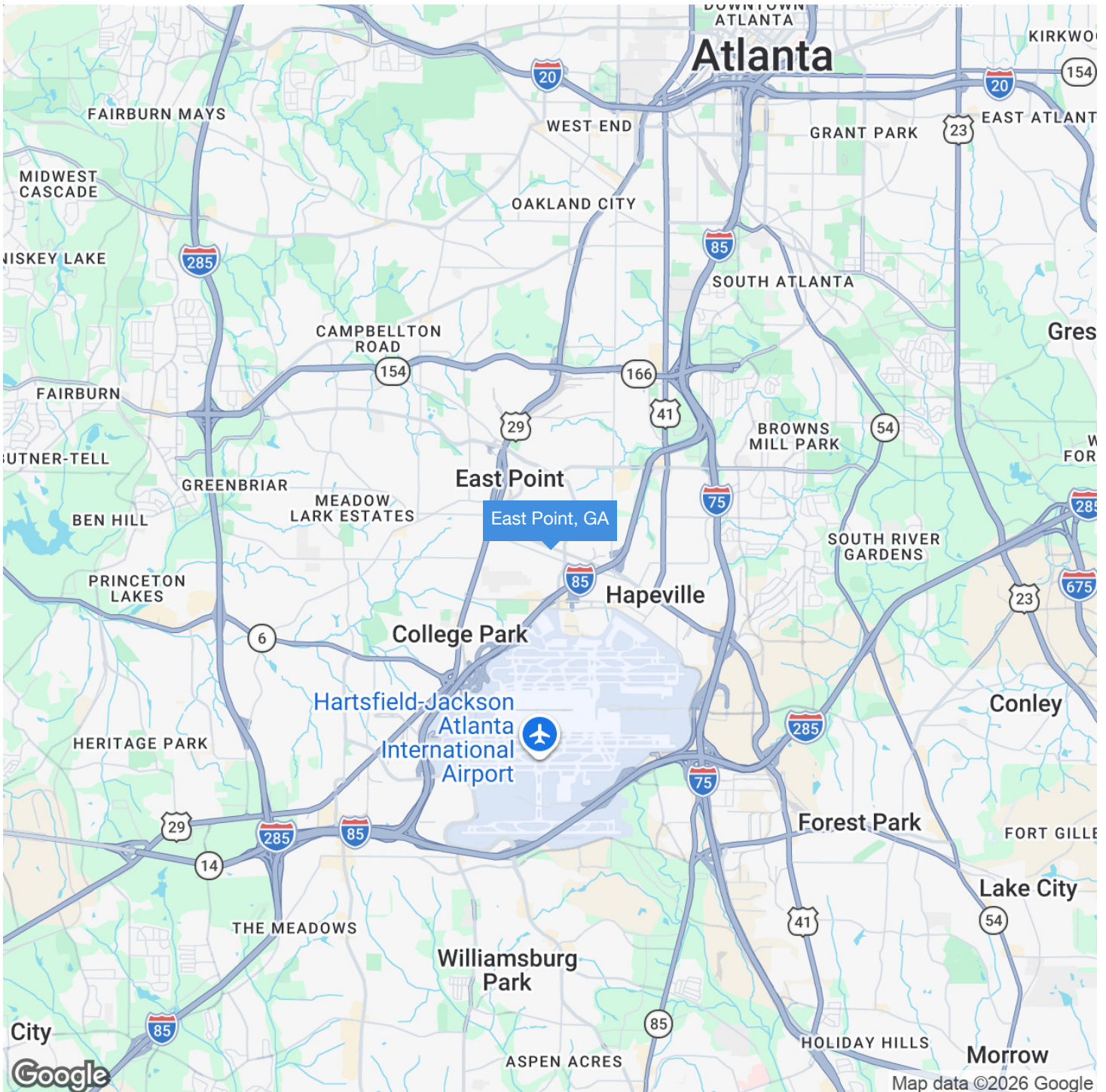
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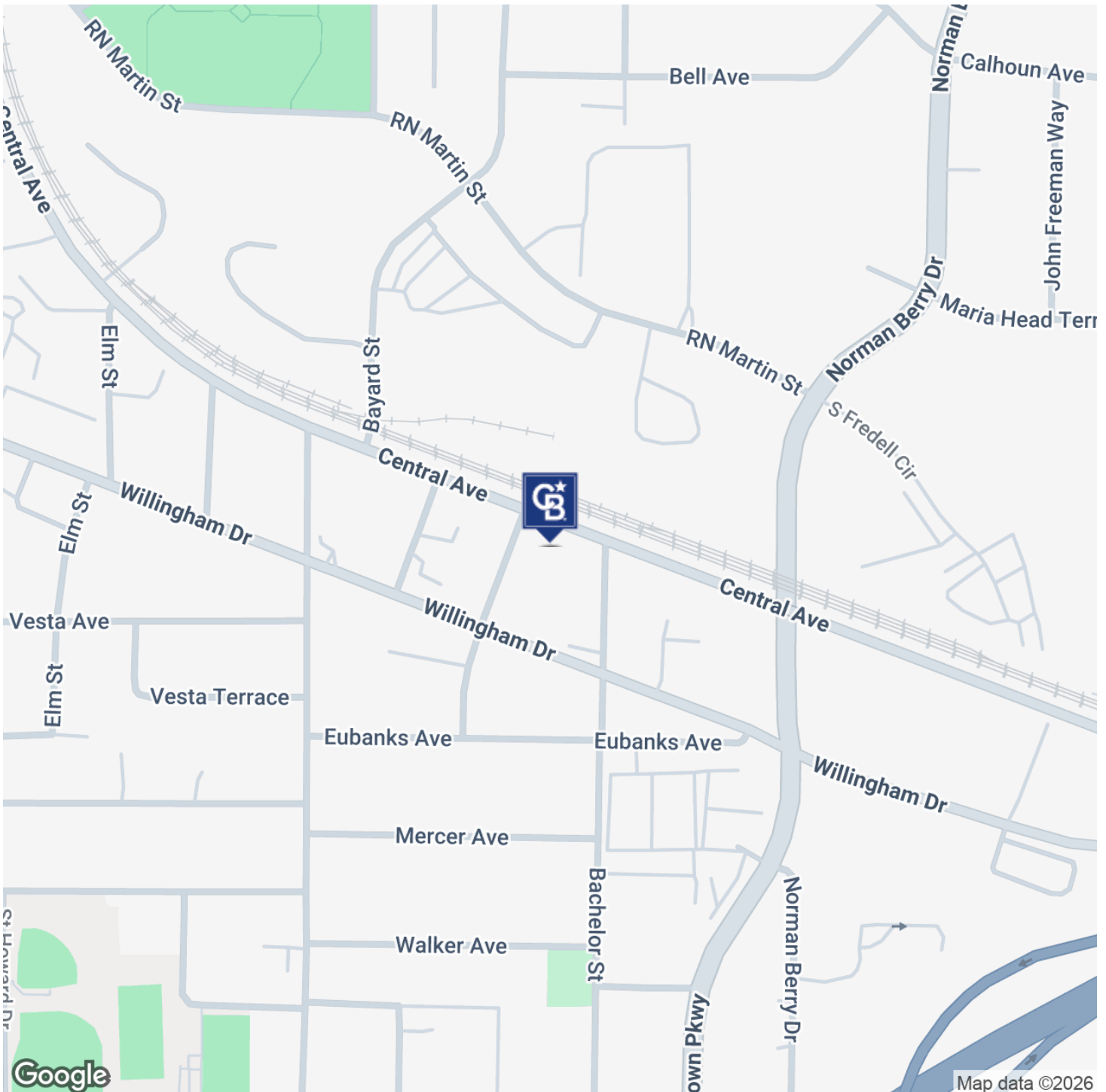


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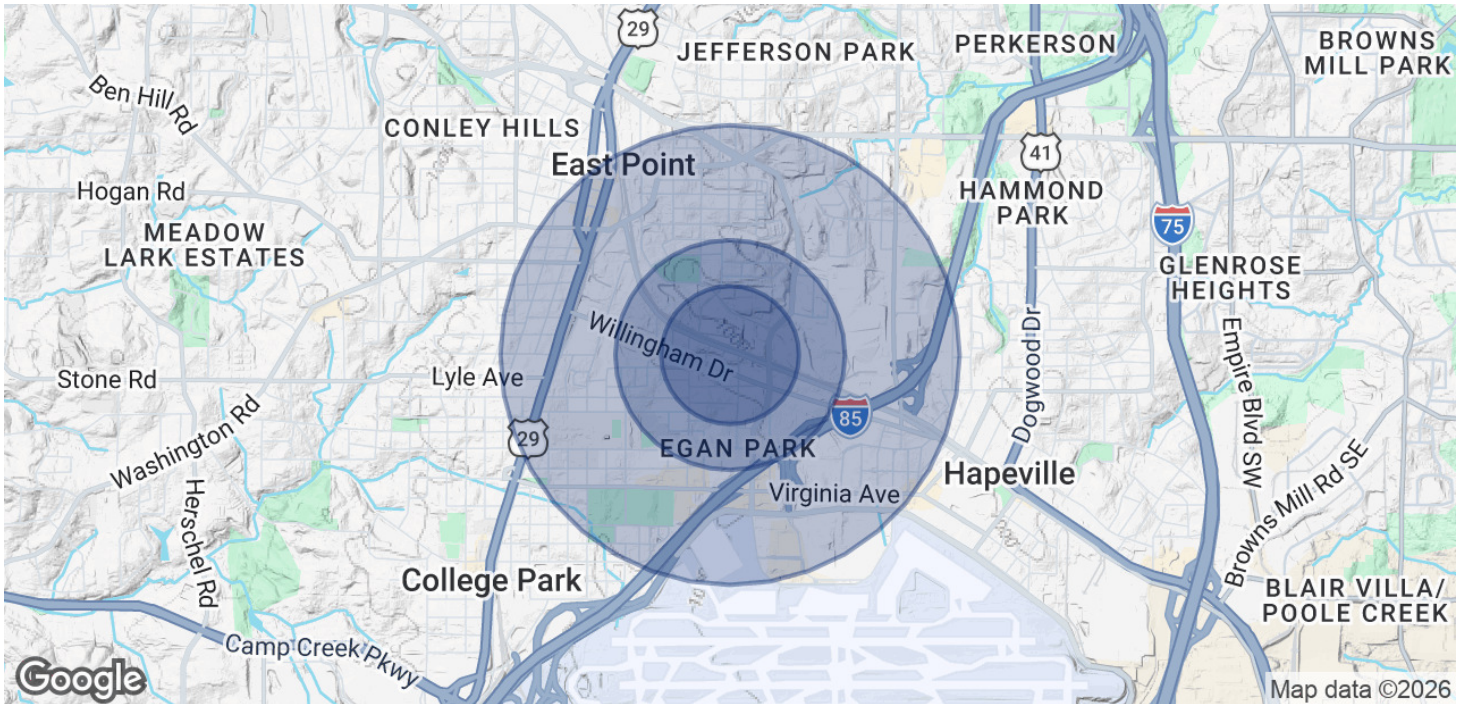
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### POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 618       | 1,635     | 7,151  |
| Average Age          | 39        | 39        | 40     |
| Average Age (Male)   | 38        | 38        | 39     |
| Average Age (Female) | 40        | 40        | 40     |

### HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 281       | 684       | 3,044     |
| # of Persons per HH | 2.2       | 2.4       | 2.3       |
| Average HH Income   | \$123,681 | \$99,162  | \$78,214  |
| Average House Value | \$548,863 | \$447,358 | \$375,681 |

2020 American Community Survey (ACS)

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