

OFFICE BUILDING FOR LEASE

3689 Union Ave | Hapeville, GA 30354



**ATLANTA LEASING
& INVESTMENT**

Two-story, Freestanding Building



OFFICE BUILDING (2ND FLOOR) FOR LEASE

LEASE RATE	\$15/SQ
EXPENSES	NNN
ADDRESS	3689 Union Ave Hapeville, GA 30354
SQUARE FEET	±2,600 SF

LEASE HIGHLIGHTS

- Located directly across from Hartsfield Jackson International Airport
- Within a few miles from Downtown Hapeville
- 100% availability
- High Traffic Count
- 5-minute drive to Downtown Hapeville

EXECUTIVE SUMMARY

This office building, built in 1987, is located conveniently across from the airport. The entire building is two floors, and the 2nd floor is available for lease.

3689 UNION AVE, HAPEVILLE, GA 30354

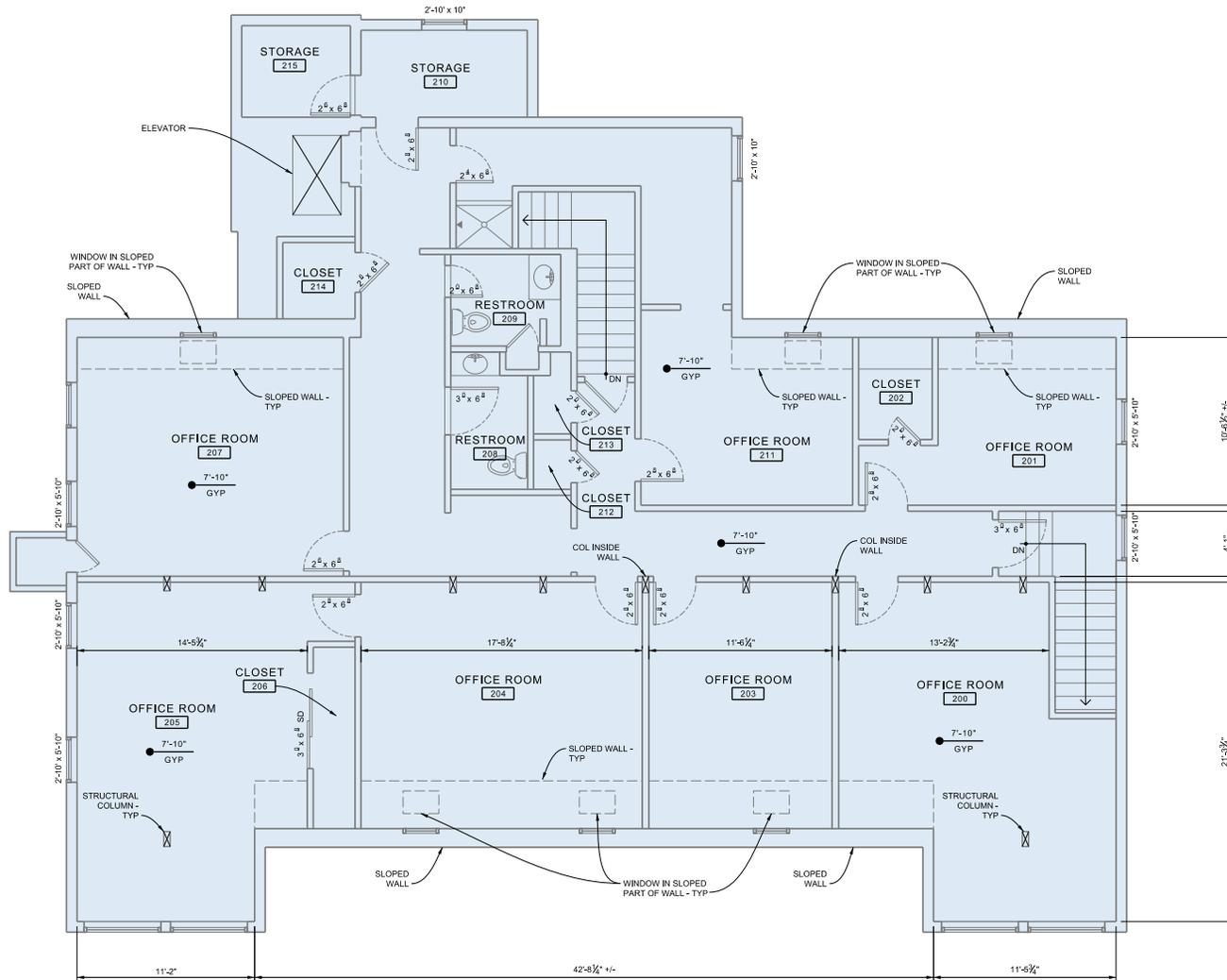
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FLOOR PLAN - SECOND FLOOR



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POPULATION

Radius	2-Mile	5-Mile	10-Mile
2010 Population	16,202	163,677	720,624
2023 Population	16,509	180,179	809,373
2028 Population Projection	16,383	181,841	818,629

INCOME

Radius	2-Mile	5-Mile	10-Mile
Avg Household Income	59,917	54,562	79,475

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INTERIOR



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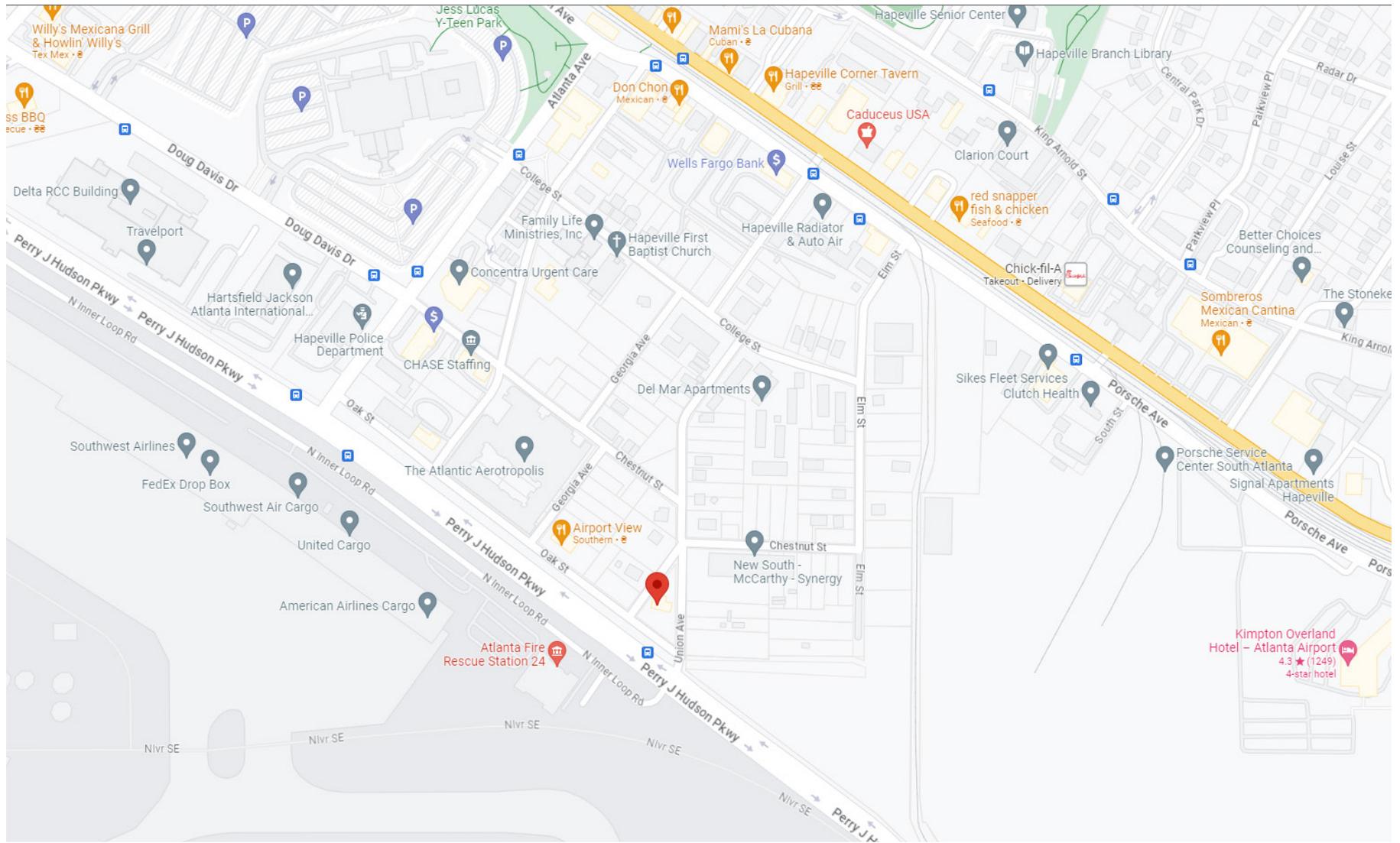
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**ATLANTA LEASING
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AREA RETAIL MAP



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