



FOR SALE OR LEASE

Move-In Ready Office Building

3270A Florence Road, Powder Springs, GA



Property Highlights

6,240 SF Free-Standing Office Building

- Available For Sale, or Lease, or Ground Lease/Redevelopment
- Two-story, office building built in 2005
- Over 30,000 VPD along Highway 278
- Zoning CRC (Community Retail Commercial District)
- Perfect for administrative, legal or any other office uses
- Furniture available
- Building signage available
- Located within close proximity to the Powder Springs and Hiram areas
- Great Visibility from Highway 278



Steven Taylor
Senior Manager

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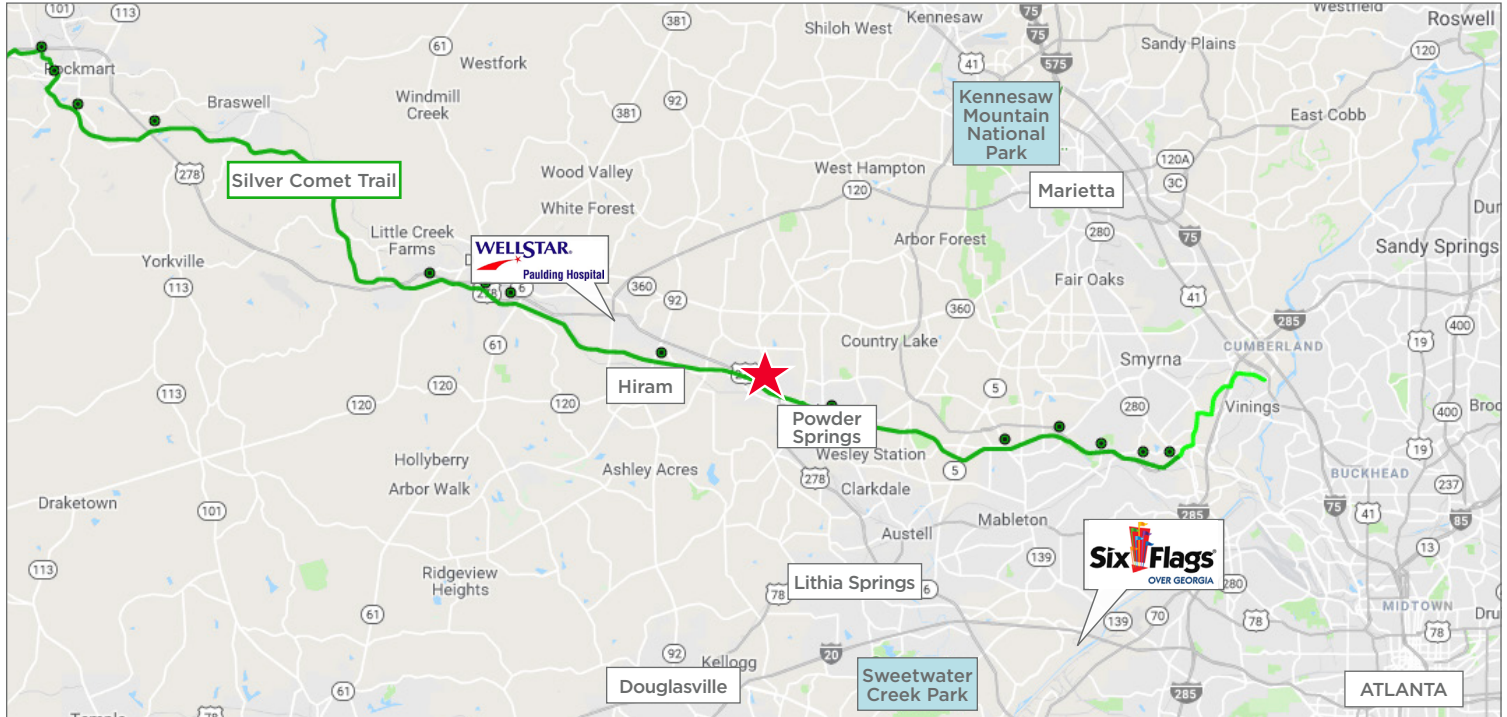
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Location Map & Aerial



Demographics

	1 Mile	3 Mile	5 Mile
Population	5,012	35,866	95,883
AVG. HH Income	\$84,435	\$85,535	\$84,017

Traffic Counts

Collection Street	Cross Street	Count	Year	Distance
Highway 278	Elliot Road	30,160	2017	0.56 miles
Powder Springs Dallas Road	Highway 278	5,560	2017	0.56 miles
Atlanta Highway	Silver Comet Trail	22,328	2017	0.60 miles



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