



HORIZON AT
NORCROSS

Norcross, Georgia

OFFICE PARK FOR LEASE

HARRISON PROPERTIES
PROPERTY SUMMARY



PROPERTY DESCRIPTION:

Formerly "All Kids First Daycare", a modern office suite located at Horizon Office Park.

PROPERTY HIGHLIGHTS:

- BEAUTIFULLY MAINTAINED HORIZON OFFICE PARK
- EXCELLENT FRONT EXPOSURE TO PEACHTREE IND. BLVD
- MODERN LAYOUT AND APPLIANCES
- 7 MEDIUM SIZED OFFICES
- 2 KITCHEN AREAS
- 2 CONFERENCE ROOMS
- 3 BATHROOMS

OFFERING SUMMARY:

Address:	4720 Peachtree Ind. Blvd, Berkeley Lake, GA 30071
County:	Gwinnett
Available SF:	2,939 SF (Suites 101-102)
Lease Rate:	\$16.00/SF
NNN:	\$3.73/SF
Lot Size:	4.99 Acres
Office Park Size:	29,124 SF

HORIZON AT NORCROSS

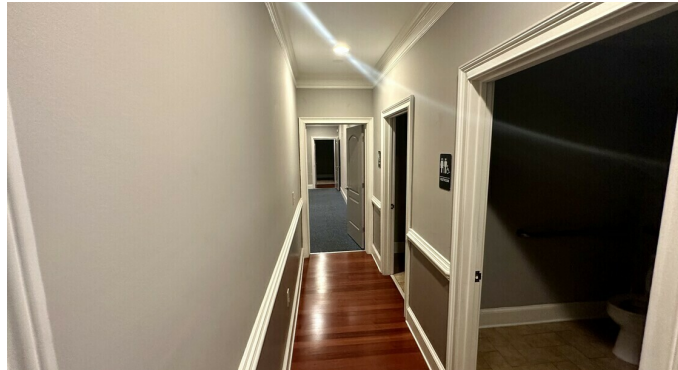
Norcross, Georgia

OFFICE PARK FOR LEASE

JOHN HARRISON
President | Brokerage Division
404.384.3330
john@hpatlanta.com



HARRISON PROPERTIES
SUITE PHOTOS



HORIZON AT NORCROSS

Norcross, Georgia

OFFICE PARK FOR LEASE

JOHN HARRISON
President | Brokerage Division
404.384.3330
john@hpatlanta.com



HARRISON PROPERTIES
LOCATION MAP



HORIZON AT NORCROSS

Norcross, Georgia

OFFICE PARK FOR LEASE

JOHN HARRISON
President | Brokerage Division
404.384.3330
john@hpatlanta.com

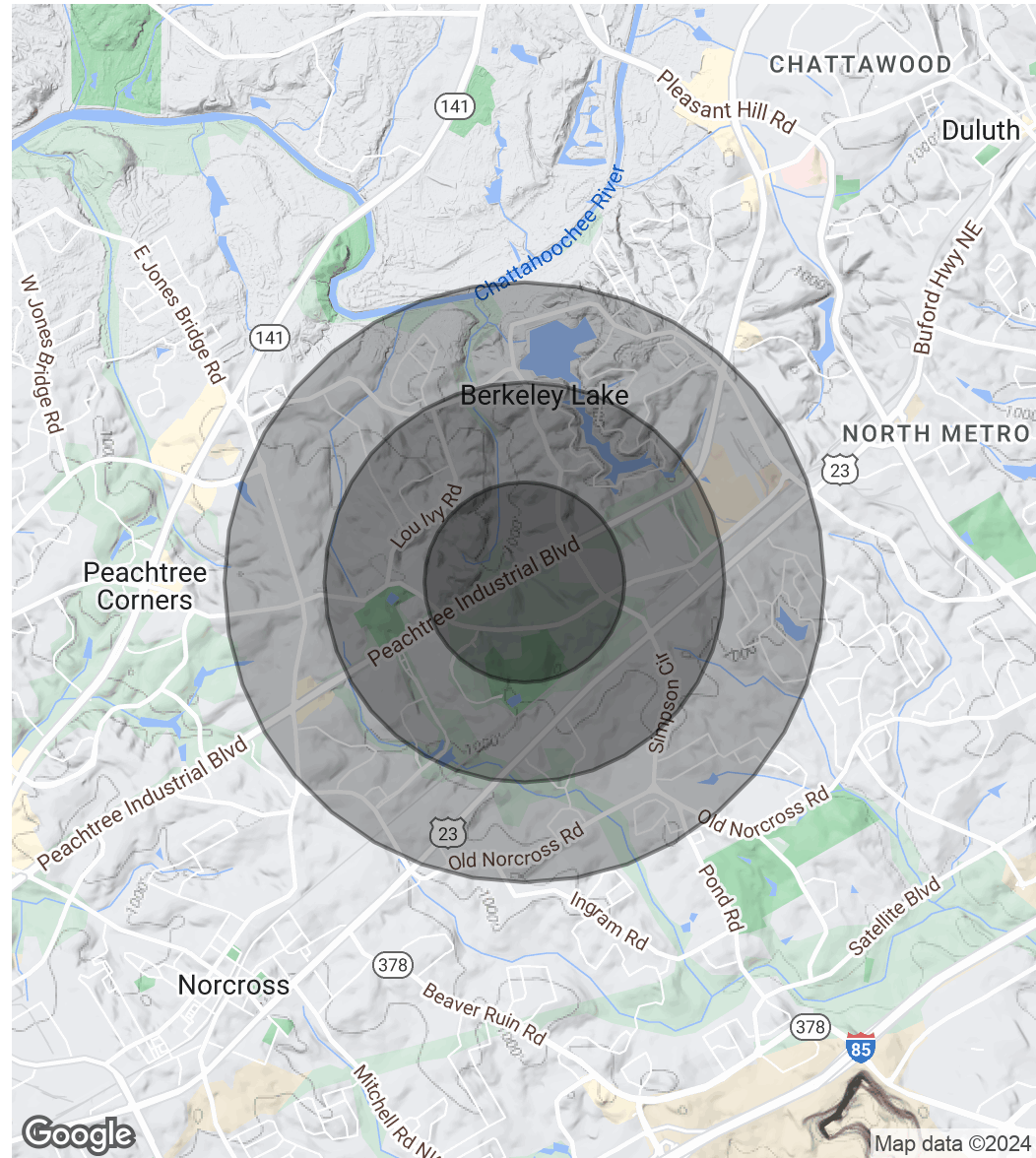


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,166	6,289	17,601
Average Age	40.3	37.0	35.9
Average Age (Male)	40.0	37.0	35.5
Average Age (Female)	40.7	35.8	35.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	445	2,211	6,216
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$178,212	\$147,006	\$119,548
Average House Value	\$379,101	\$311,030	\$287,408

2020 American Community Survey (ACS)



HORIZON AT NORCROSS

Norcross, Georgia

OFFICE PARK FOR LEASE

JOHN HARRISON
 President | Brokerage Division
 404.384.3330
 john@hpatlanta.com

