

AVAILABLE FOR LEASE: FLEX SPACE/RETAIL ±5,702 SF

\$2.00 NNN AS-IS (COLD DARK SHELL SPACE W/ POTENTIAL DRIVE THRU)



411 SMITH ST.
ROYSTON, GA 30662

Excellent retail opportunity 5,700 SF adjacent to a 10,000 SF Dollar Tree store. Currently a “cold dark” shell. Free rent available.

BENJI SMITH, CCIM

COMMERCIAL SALES + LEASING

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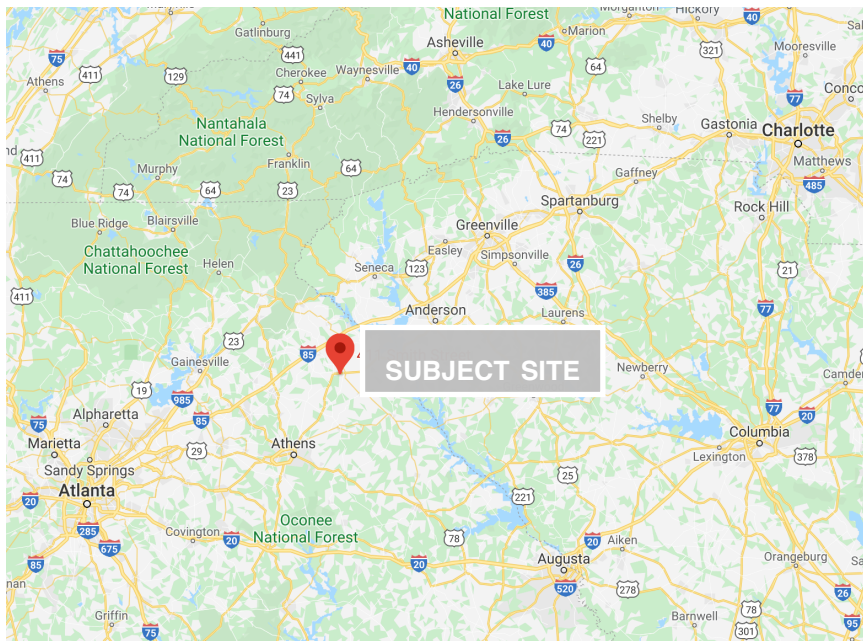


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DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
POPULATION			
Total population	462	8,088	27,489
Median age	35.8	37.8	38.8
Median age (Male)	34.4	34.2	35.6
Median age (Female)	37.9	40.8	41.4
HOUSEHOLDS & INCOME			
Total households	181	3,159	10,502
# of persons per HH	2.6	2.6	2.6
Average HH income	\$41,839	\$46,232	\$48,451
Average house value	\$139,345	\$148,045	\$145,765

* Demographic data derived from 2010 US Census

