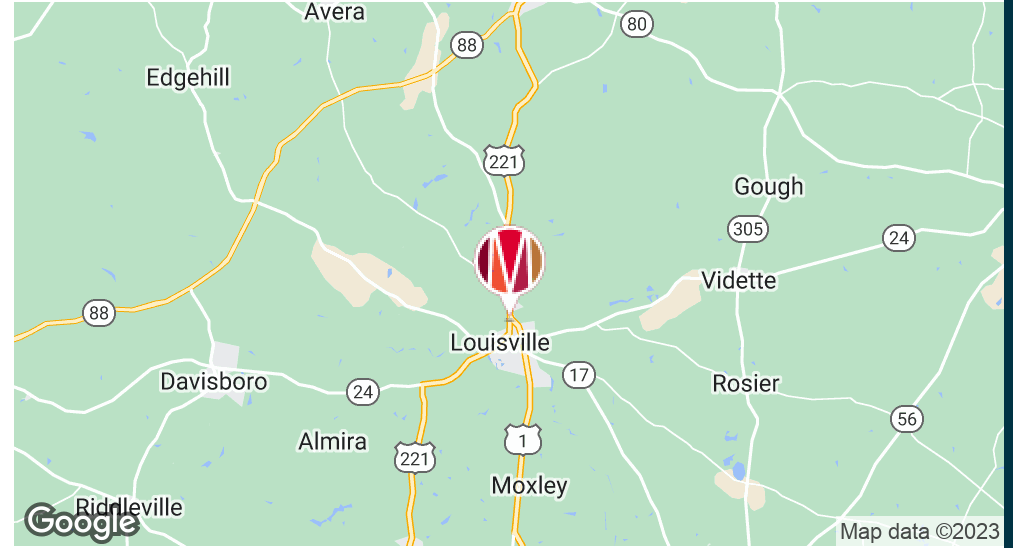


FOR SALE

1200 Peachtree St.
Louisville, GA 30434



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$285,000

Zoning: C-3

- 1.93 Acres combining 5 contiguous parcels
- 4,900 SF Office Space - Renovated reception area, kitchen, lounge, 7 small offices, 3 large offices/conference rooms (L003005)
- 450 SF Cabin (L003197)
- Located on major thoroughfare of Louisville

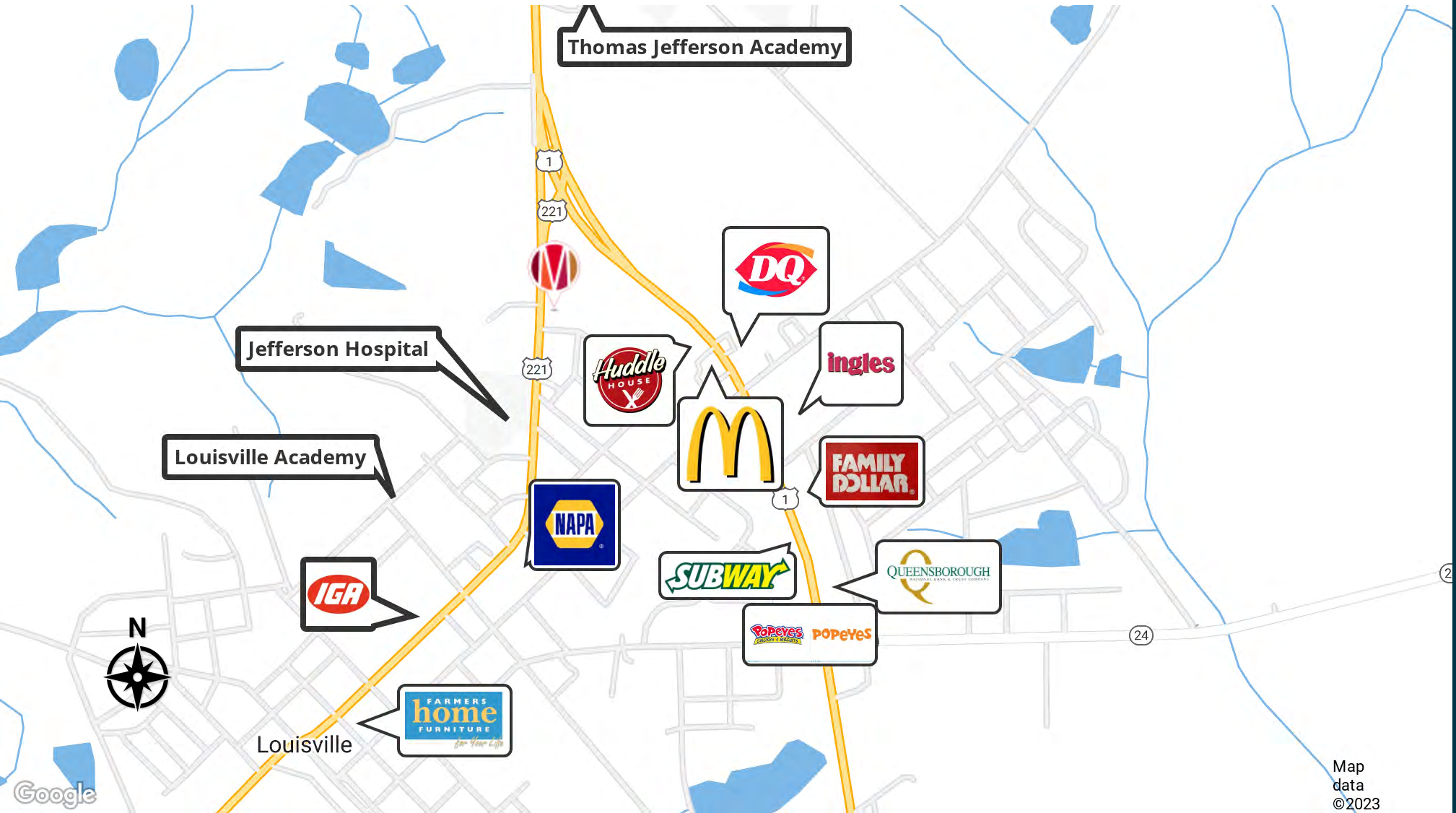
PROPERTY OVERVIEW

This property is comprised of 5 contiguous parcels totaling roughly 2 acres, and includes a 4,900SF office building and a small cabin. The main office building is located on corner lot across from the Jefferson Hospital, and has been owned/operated as the headquarter for Final Frontier Foundation assisting in carrying out missionary work overseas and virtual media online. The unique space/layout consists of reception area, lounge area, kitchen, kitchenette, 7 small office spaces, and 3 large office or conference room areas. The Cabin is just under 500SF and located on the smallest middle parcel. (Parcel #'s - L003005, L003004, L003197, L003003, L003002)

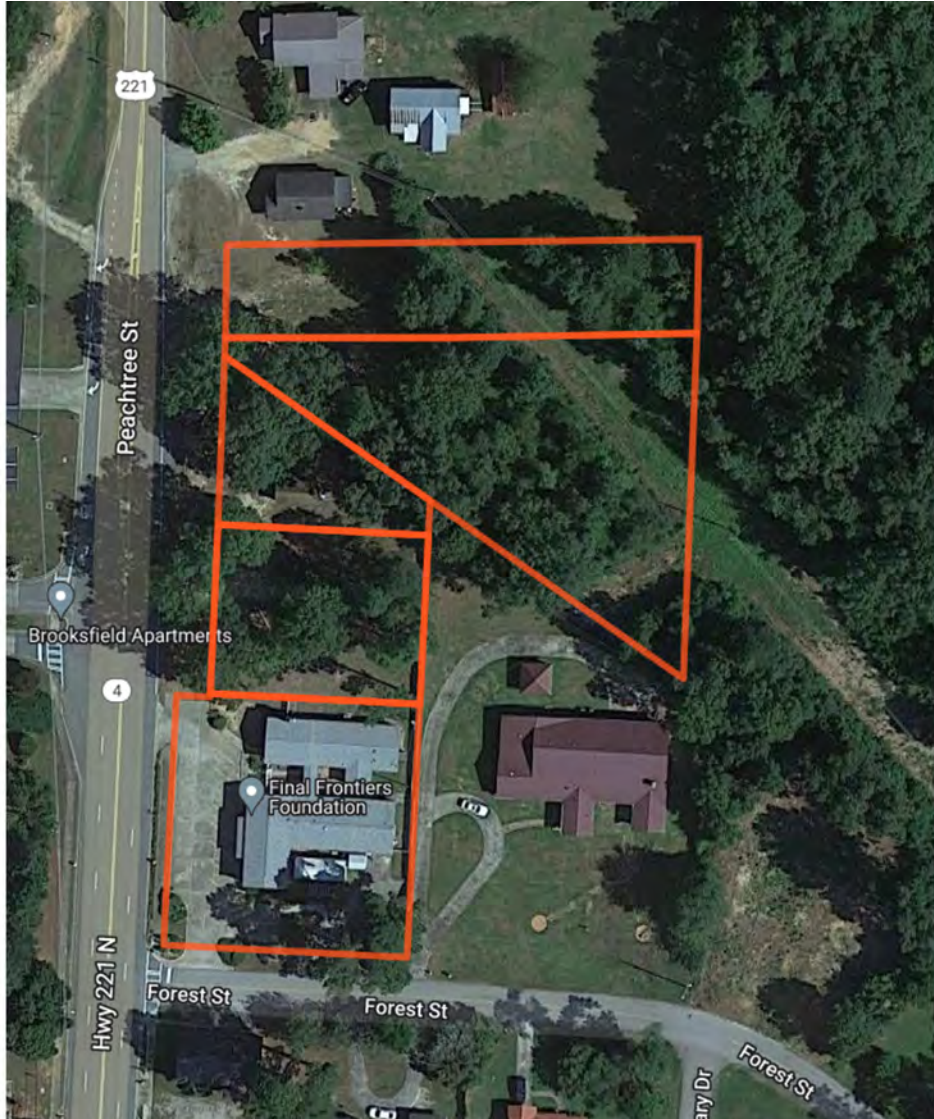
LOCATION OVERVIEW

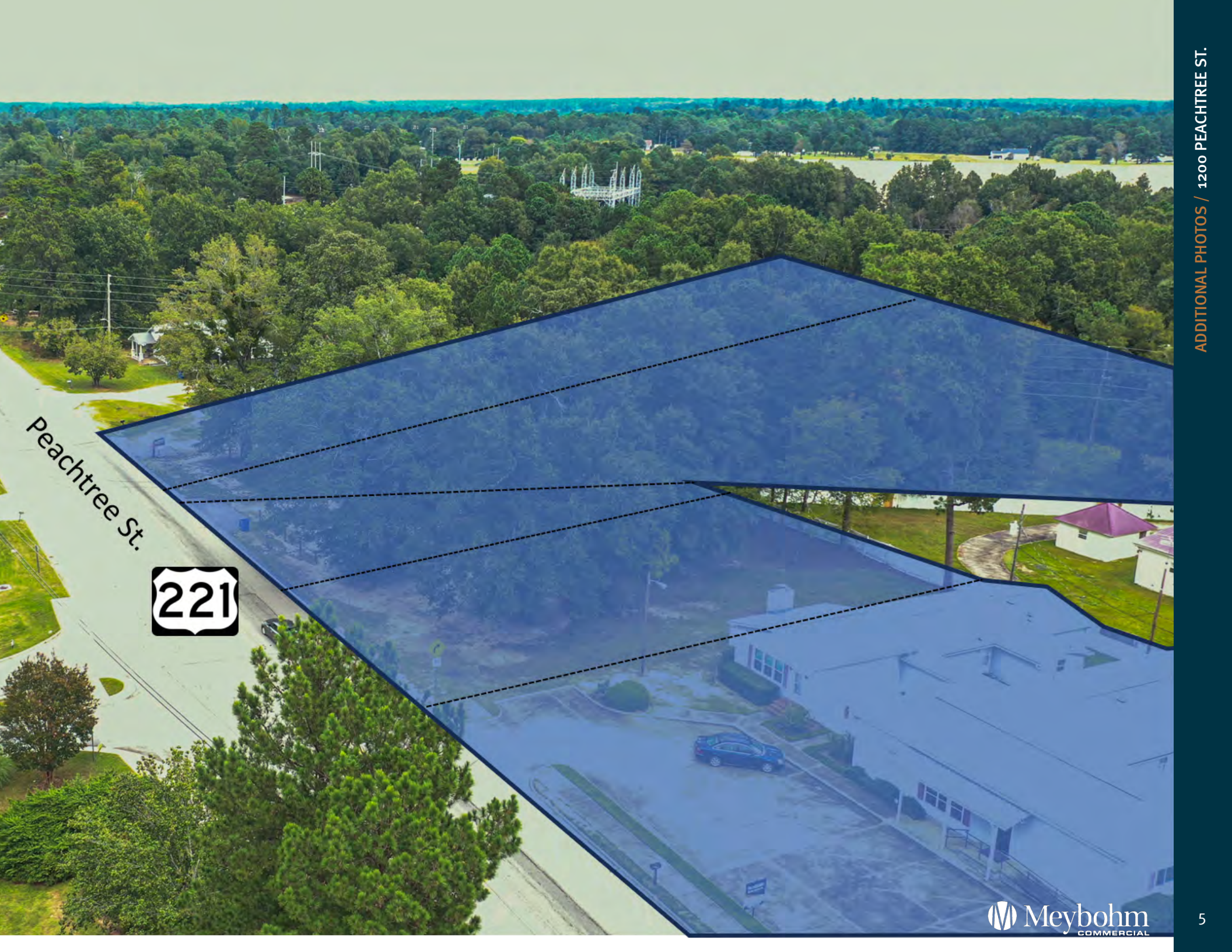
This combined ~2 acres is situated in the corner of the bypass split coming into Louisville, and across from the Jefferson Hospital on one of Louisville's main thoroughfares, Highway 221.

RETAILER MAP



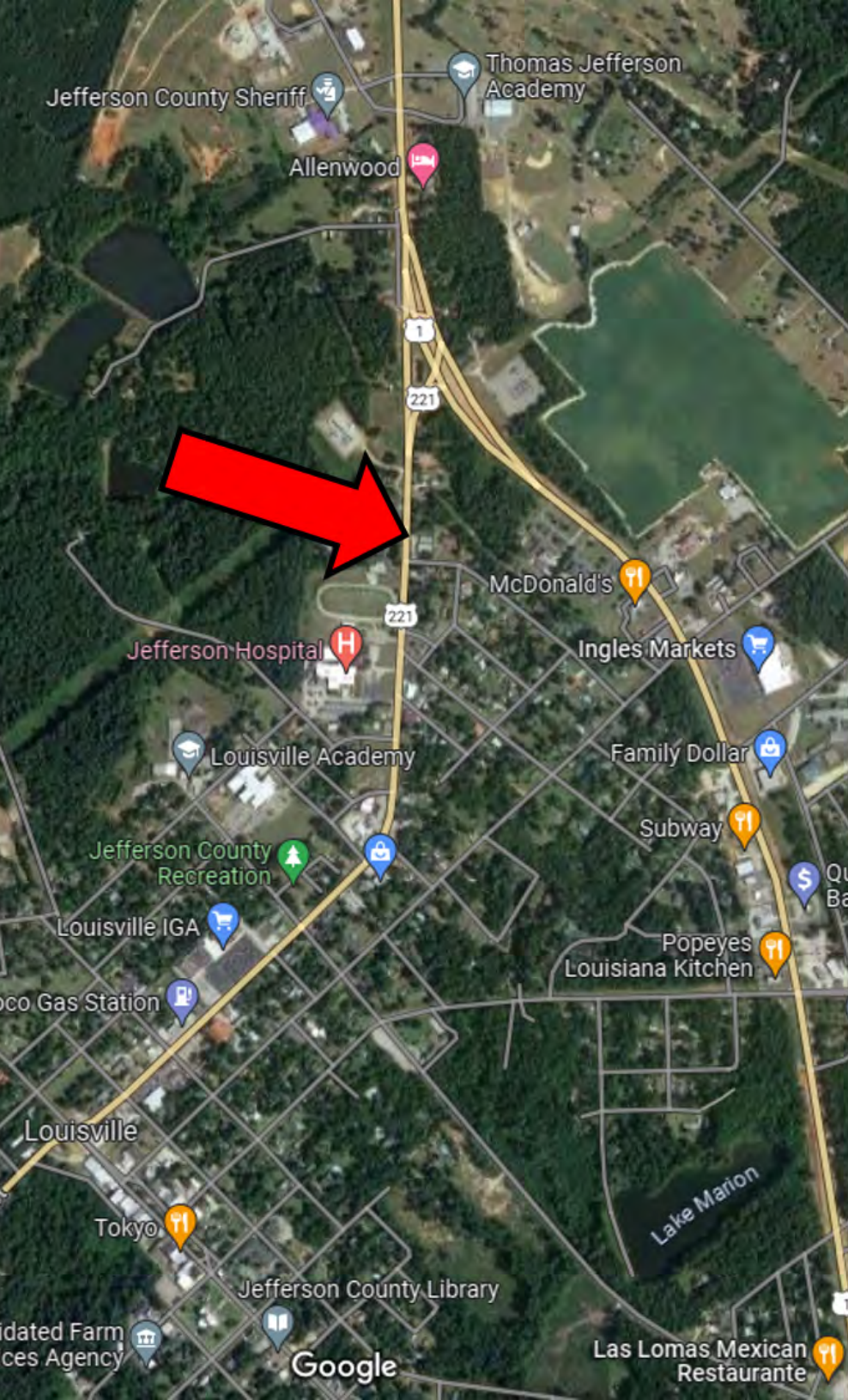
PHOTOS

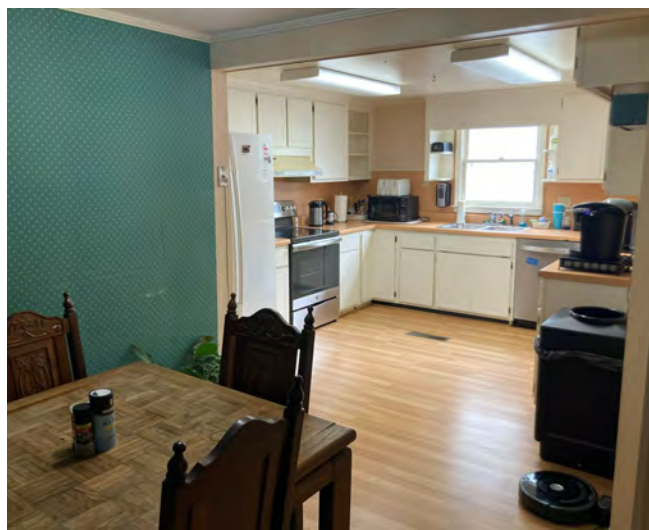




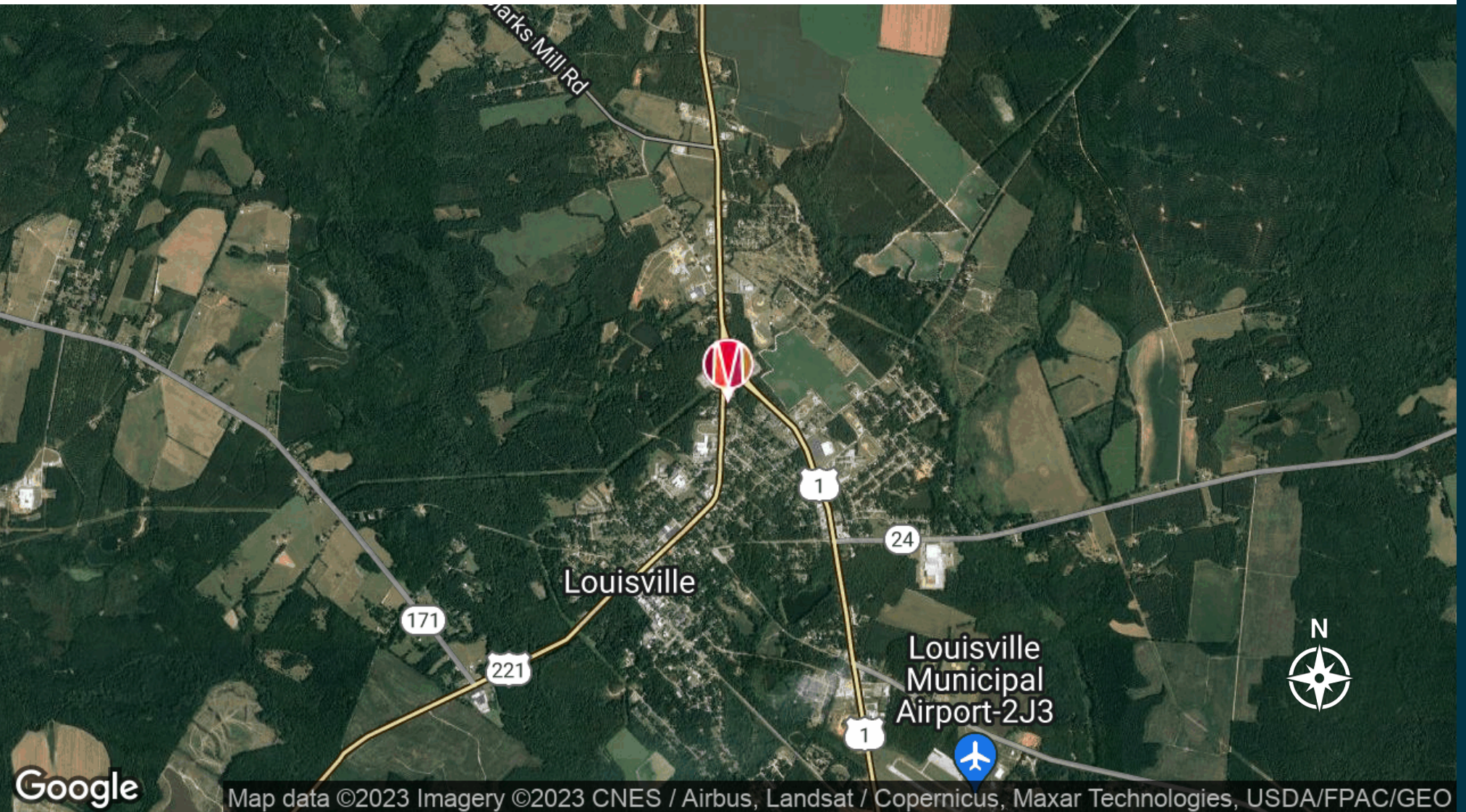
Peachtree St.







LOCATION MAP



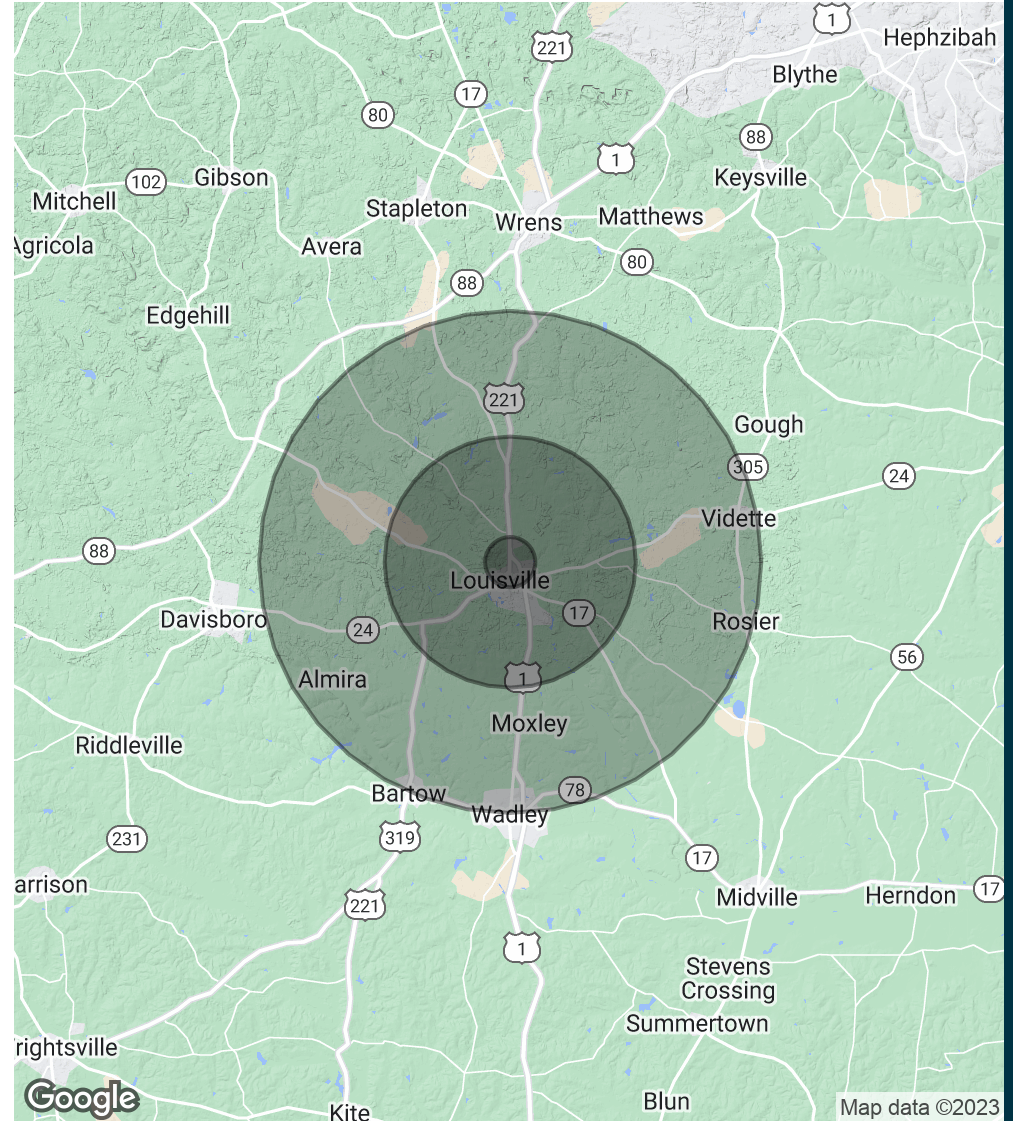
Map data ©2023 Imagery ©2023 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,323	3,801	8,559
Average Age	42.0	38.5	40.0
Average Age (Male)	29.3	32.0	36.9
Average Age (Female)	49.8	43.6	43.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	695	1,750	4,012
# of Persons per HH	1.9	2.2	2.1
Average HH Income	\$27,966	\$35,217	\$39,497
Average House Value	\$75,827	\$80,287	\$80,903

* Demographic data derived from 2020 ACS - US Census



TEAM PAGE

GEORGE LYLES



PROFESSIONAL BACKGROUND

George Lyles was born and raised in Davidson, NC, where his family still resides. He graduated from Presbyterian College in 2015, majoring in both Economics and Business Administration. Following College, he moved to CSRA to work for Master Automotive, where he held roles in sales and management. In the process of seeking new challenges, George acquired his Real Estate license and began working for Meybohm Residential. Following 2 successful years in the residential market, he transferred his license to further his career with Meybohm Commercial. He now diligently focuses on value-add asset acquisition/disposition on behalf of clients, with heavy emphasis on both Tenant and Landlord representation.

George married local WJBF anchor, Barclay Bishop, in Feb. of 2019. Together, they raise their 2 young kids, and attend Stevens Creek Church. In his free time, George enjoys being outdoors, hunting, fishing, and hanging with friends and family.

T 704.763.6762
gyles@meybohm.com
GA #408276

TRAVIS REED, CCIM



PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap and sporting clays and serves on the board of directors of Pinetucky Gun Club.

T 706.736.0700
treed@meybohm.com
GA #302716