

OFFICE FOR SALE



14 FARMER STREET NEWNAN

14 FARMER STREET, NEWNAN, GA 30263



FOR SALE

KW COMMERCIAL

1200 Commerce Dr. Suite 110
Peachtree City, GA 30269



Each Office Independently Owned and Operated

PRESENTED BY:

CHRISTIAN SWANN, CCIM, CRE, SRS

Agent

O: 7704123126

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christianswann@kwcommercial.com

H-46676, GA

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EXECUTIVE SUMMARY

14 FARMER STREET



OFFERING SUMMARY

PRICE:	\$479,000
BUILDING SF:	2,290
PRICE / SF:	\$209.17
RENTABLE SF:	2,290
OCCUPANCY:	Single
FLOORS:	1
LOT SIZE:	0.19 Acres
YEAR BUILT/RENOVATED:	1960/2014
BUILDING CLASS:	C
ZONING:	CGN
PARKING:	10 Parking spaces
PARKING RATIO:	4.37

PROPERTY OVERVIEW

Spacious Layout: The property features 2,290 SF of versatile office space, accommodating 4-7 private offices along with reception and conference areas.

Convenient Amenities: Includes 10 dedicated parking spaces, two restrooms, and a copy/coffee room for added convenience.

Enhanced Security: Equipped with a camera security system for peace of mind.

Additional Storage: Comes with a separate 20x20 storage building that has power, providing extra functionality.

Prime Location: Ideally located near I-85 and Bullsboro Drive, adjacent to downtown Newnan, offering easy access to shopping, dining, and local amenities



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LOCATION & HIGHLIGHTS

14 FARMER STREET



LOCATION INFORMATION

Building Name:	14 Farmer Street Newnan
Street Address:	14 Farmer Street
City, State, Zip	Newnan, GA 30263
County:	Coweta
Market:	Metro Atlanta
Sub-market:	Fayette/Coweta
Cross Streets:	Bullsboro DR

LOCATION OVERVIEW

Located in the heart of Newnan, Georgia, 14 Farmer Street benefits from a vibrant and growing community atmosphere. This area boasts a mix of residential and commercial developments, providing a steady flow of potential clients and customers. The property is conveniently situated near major thoroughfares, including I-85, ensuring easy access for both local and out-of-town visitors. Surrounded by a variety of amenities, including shopping centers, restaurants, and parks, this location offers an excellent environment for businesses to thrive. Newnan's charming downtown area is just minutes away, featuring historic architecture and a lively social scene. With its strategic positioning and community-oriented vibe, 14 Farmer Street is an ideal spot for businesses looking to establish a strong presence in this dynamic market.

PROPERTY HIGHLIGHTS

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PROPERTY PHOTOS

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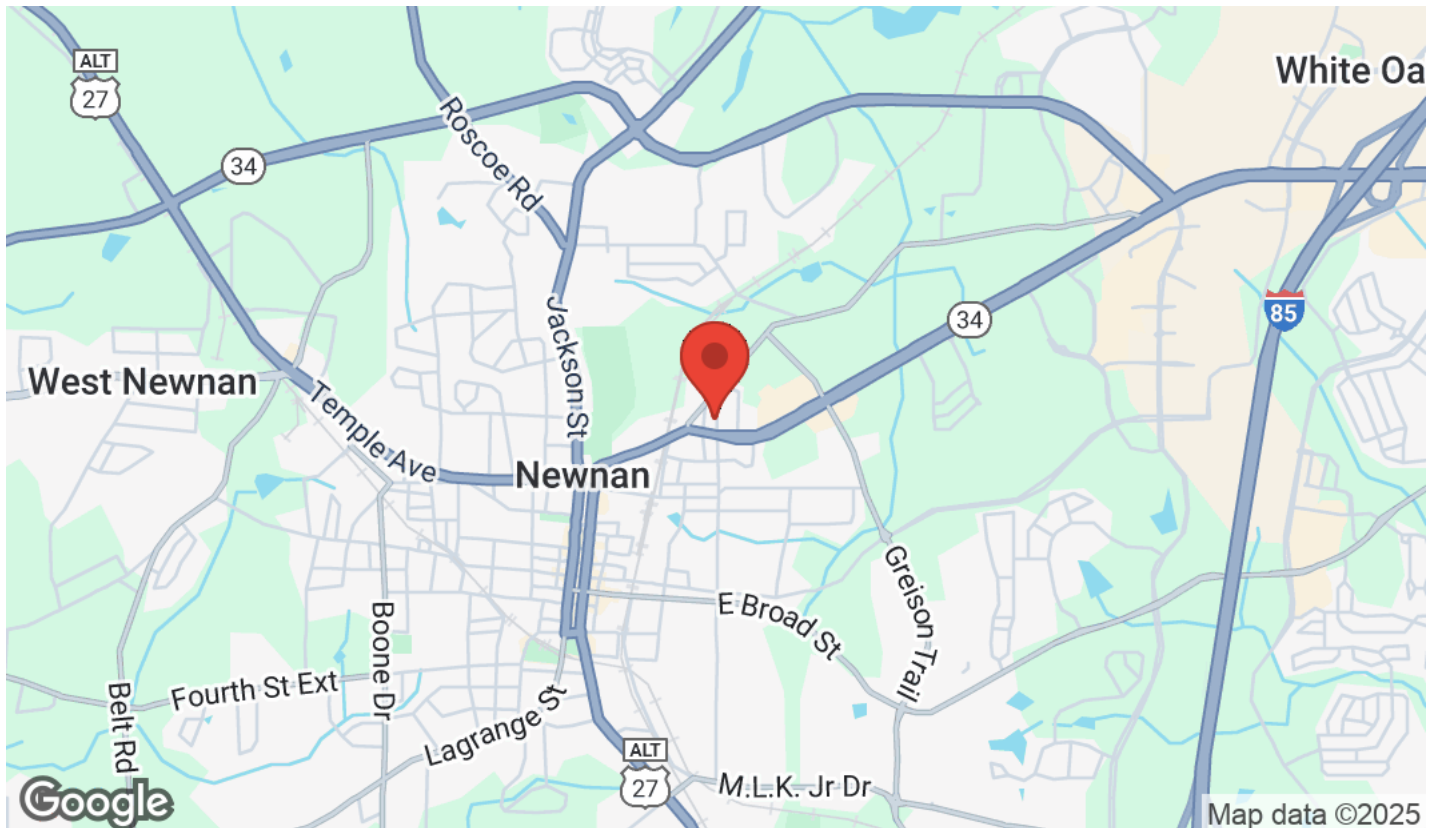
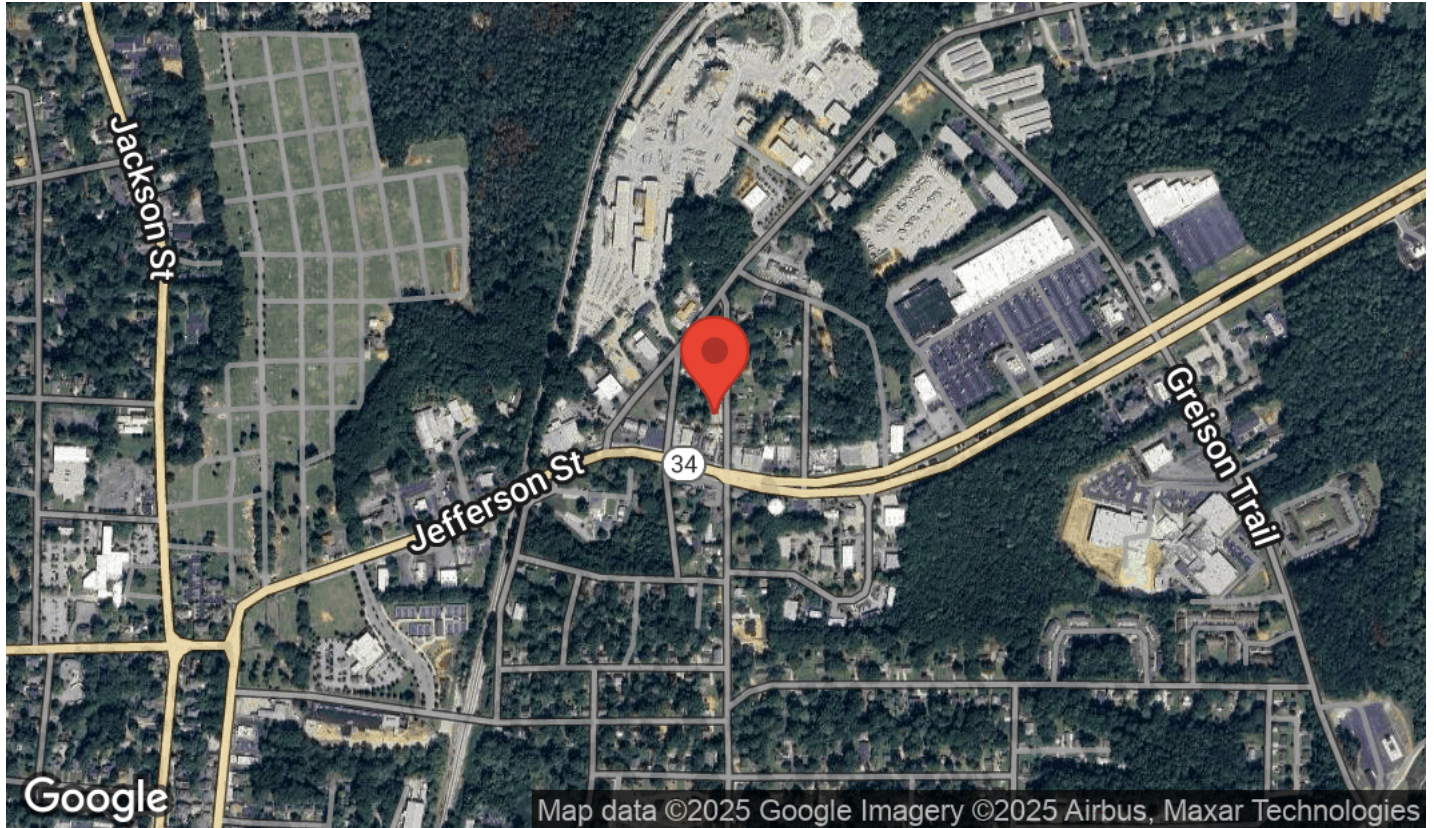
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LOCATION MAPS

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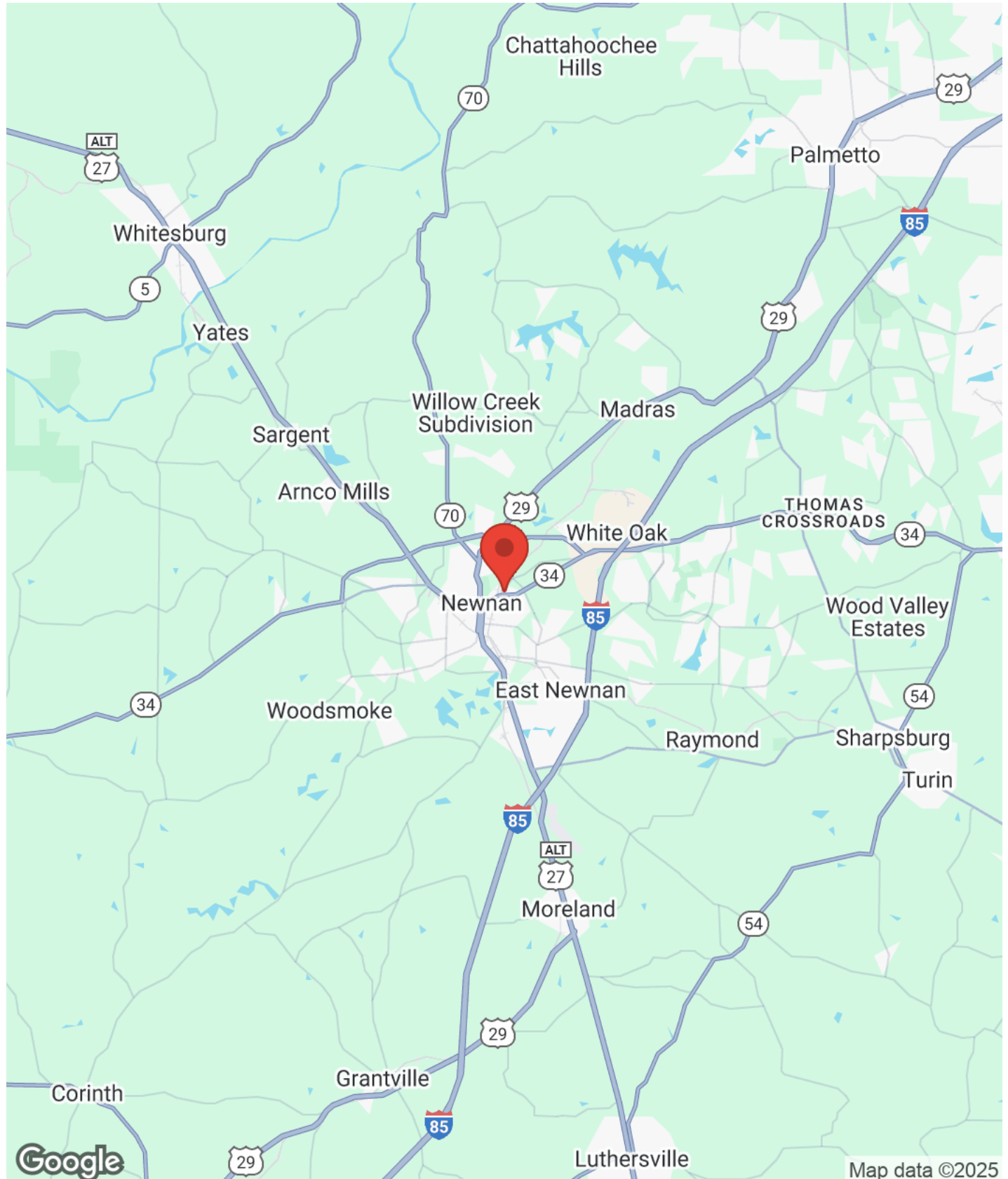
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BUSINESS MAP

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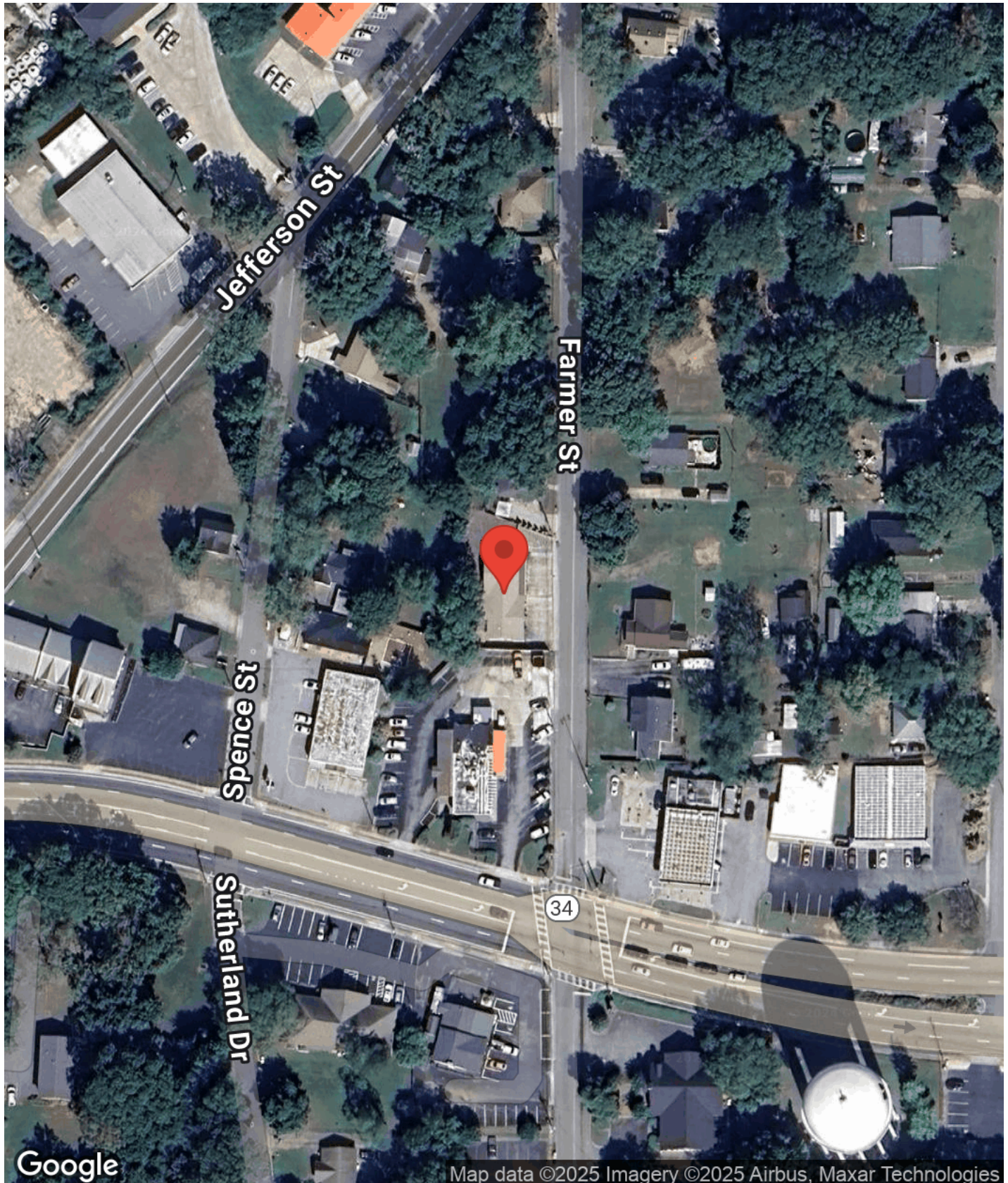
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AERIAL MAP

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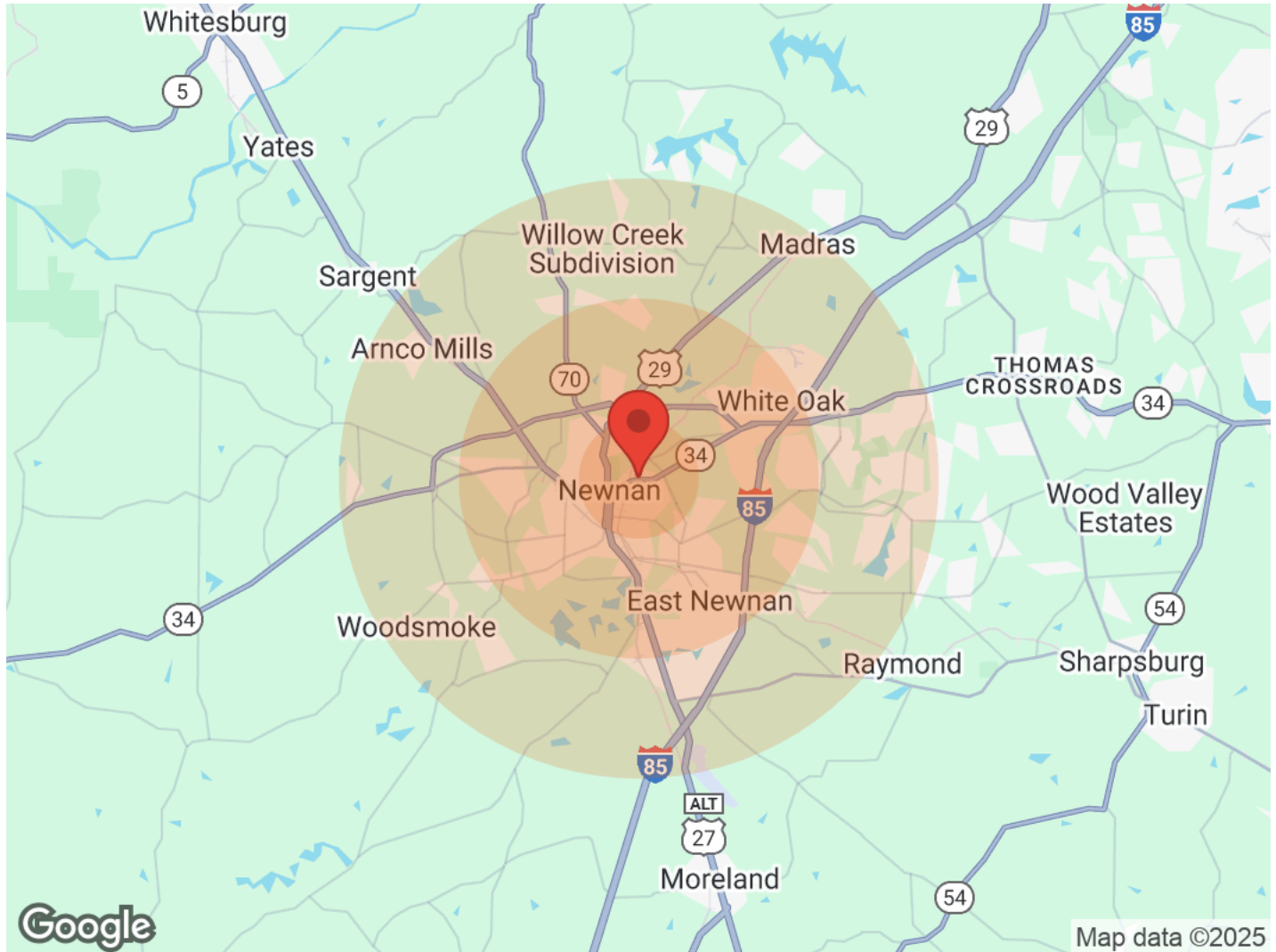
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,312	17,450	29,496	Median	\$43,524	\$43,524	\$49,415
Female	2,509	19,234	31,916	< \$15,000	367	2,203	2,872
Total Population	4,821	36,684	61,412	\$15,000-\$24,999	215	1,388	2,048
				\$25,000-\$34,999	247	1,923	2,723
				\$35,000-\$49,999	328	1,973	3,526
				\$50,000-\$74,999	353	2,349	4,228
				\$75,000-\$99,999	66	1,454	2,810
				\$100,000-\$149,999	189	1,573	3,109
				\$150,000-\$199,999	116	495	1,185
				> \$200,000	36	213	403
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,126	8,982	14,453	Total Units	2,057	15,130	25,228
Ages 15-24	636	5,447	8,913	Occupied	1,808	13,398	22,695
Ages 25-54	1,946	13,890	22,472	Owner Occupied	888	6,636	13,422
Ages 55-64	508	3,567	6,580	Renter Occupied	920	6,762	9,273
Ages 65+	605	4,798	8,994	Vacant	249	1,732	2,533
Race	1 Mile	3 Miles	5 Miles				
White	3,117	20,106	39,461				
Black	1,268	12,826	16,795				
Am In/AK Nat	N/A	20	23				
Hawaiian	N/A	8	8				
Hispanic	529	4,574	6,150				
Multi-Racial	860	6,430	8,360				

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Christian Swann Group Commercial is a commercial real estate company based out of Atlanta Georgia. Our expertise is hospitality, liquor stores, shopping centers, and land acquisitions. We are a founding member of the KW Hotel Group. One of the largest hospitality real estate groups nationwide.

As consummate professionals, Christian Swann and her team provide their clients with the highest level of service to reach their unique real estate goals.

Christian Swann is an award-winning real estate entrepreneur based in Atlanta. Swann is a contributor for several real estate news articles, and a top-producing member of multiple Realtor Boards, a member of The elite KW Sports + Entertainment division, many other awards, designations, and association memberships. Mrs. Swann is the founder and president of CSG Real Estate Group powered by KW Atlanta Partners. Swann leverages specialized market knowledge, superior technology, exclusive data, and industry relationships to help achieve her clients' most opportunistic objectives. In the commercial market, real estate agent Christian Swann and her team are renowned among colleagues and clients alike for their integrity, loyalty, and professionalism.

The Christian Swann Group Worldwide is the culmination of many years spent developing relationships with leading luxury and commercial brokers around the world. Through this exclusive international partnership, Christian's listings reach an unparalleled audience of buyers worldwide.

Disclaimer

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