

# Class A, Single Tenant Office Building

Brunswick, Glynn County, GA 31520



## FOR SALE

- 3467 Cypress Mill Road, Brunswick, Glynn County, Georgia
- Located on the northside of Cypress Mill Road, near the intersection of Cypress Mill Road/ Altama Avenue. Property is approximately 75 miles from Savannah, Georgia and 70 miles from Jacksonville, Florida.
- 2,985 SF on 0.628-acre site
- Excellent visibility with 100± feet on Cypress Mill.
- Large Monument sign features prominently on lot.
- Built in 1983 and extensively renovated in 2008. Property was further renovated in 2015.
- Ample on-site parking with 26 open asphalt parking spaces.
- Attractive design with wood frame construction and stucco exterior. Built on a slab with a built up roof.
- ~~\$685,000~~ **Price Reduced to \$649,500**

**Robert Driggers, CCIM**

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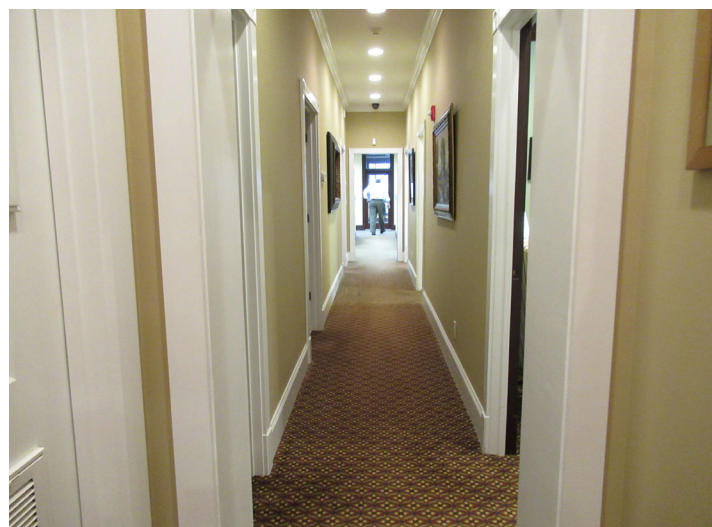
**Class A, Single Tenant Office Building**  
**4500 Altama Ave.**  
**Brunswick, Glynn County, GA 31520**



Information is deemed from reliable sources. No warranty, expressed or implied, is made as to its accuracy.



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#### Traffic Counts (GA DOT, 2017)

Altama Avenue 22,100 AADT

Cypress Mill Road 12,200 AADT

\* AADT = Annual Average Daily Traffic



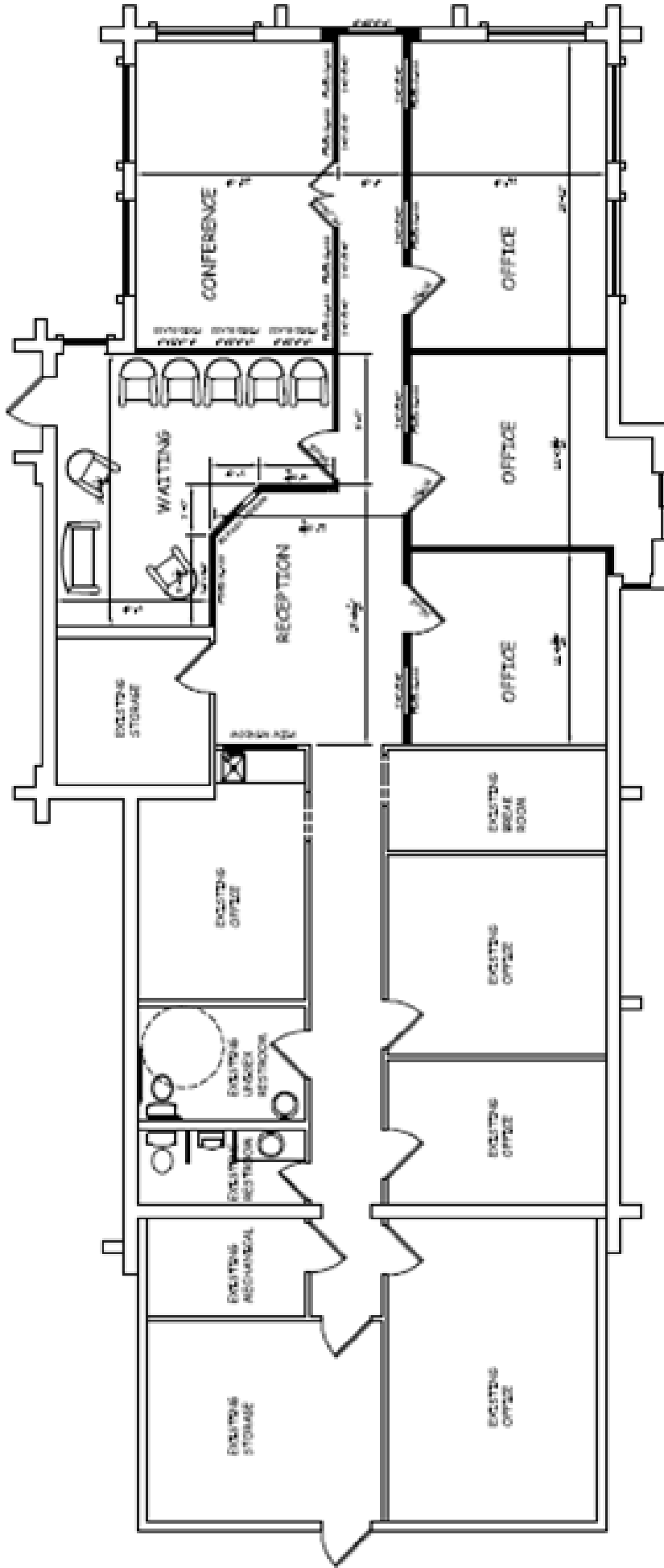
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**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"