

2,950 SQ. FT. RETAIL SPACE FOR LEASE

PILGRIM MILL STATION

1785 Pilgrim Mill Road, Cumming, GA 30040



OFFERING SUMMARY

AVAILABLE SF:	2,950 SF
LEASE RATE:	\$3,500.00 per month (MG)
YEAR BUILT:	2000
BUILDING SIZE:	11,360 SF
ZONING:	NS

PROPERTY HIGHLIGHTS

- Great location just one block from GA 400 at Exit 16
- Approximately 15,000 cars per day
- Competitive rates
- Close to University of North Georgia Cumming campus, Cumming Aquatic center and DMV facility

KW COMMERCIAL
770.205.2600
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

J B BADER
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GA #144398

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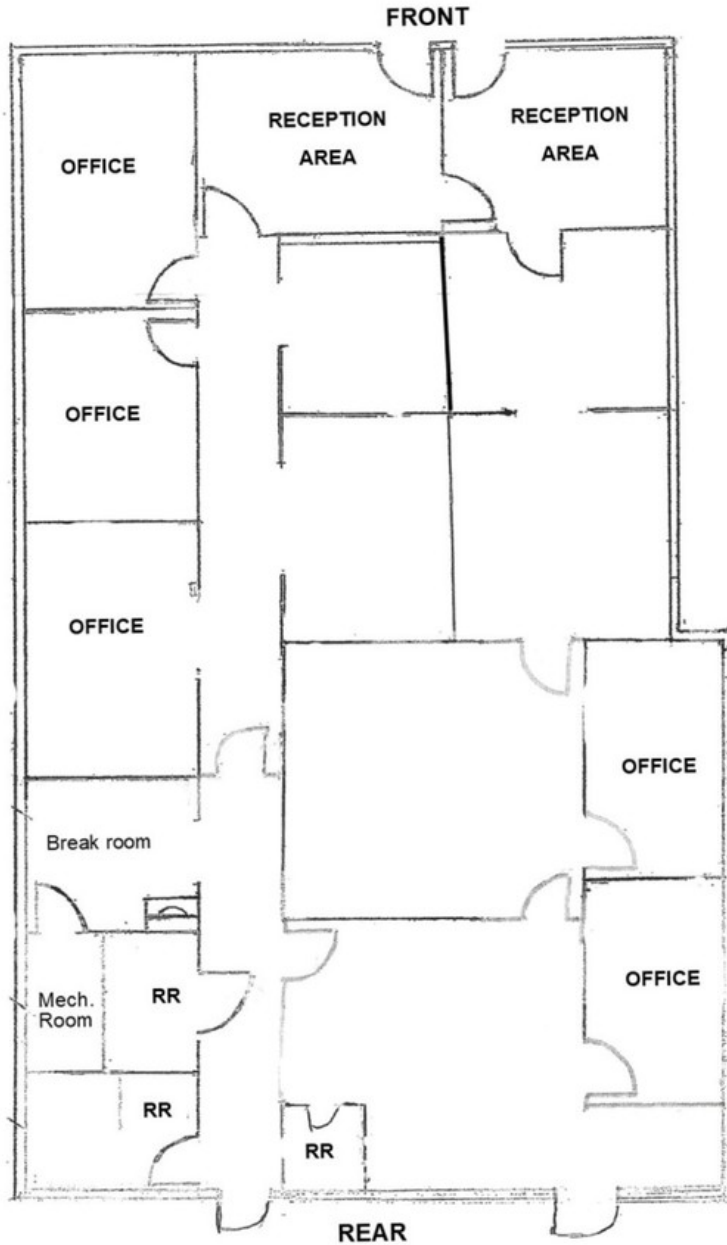
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Suite 800
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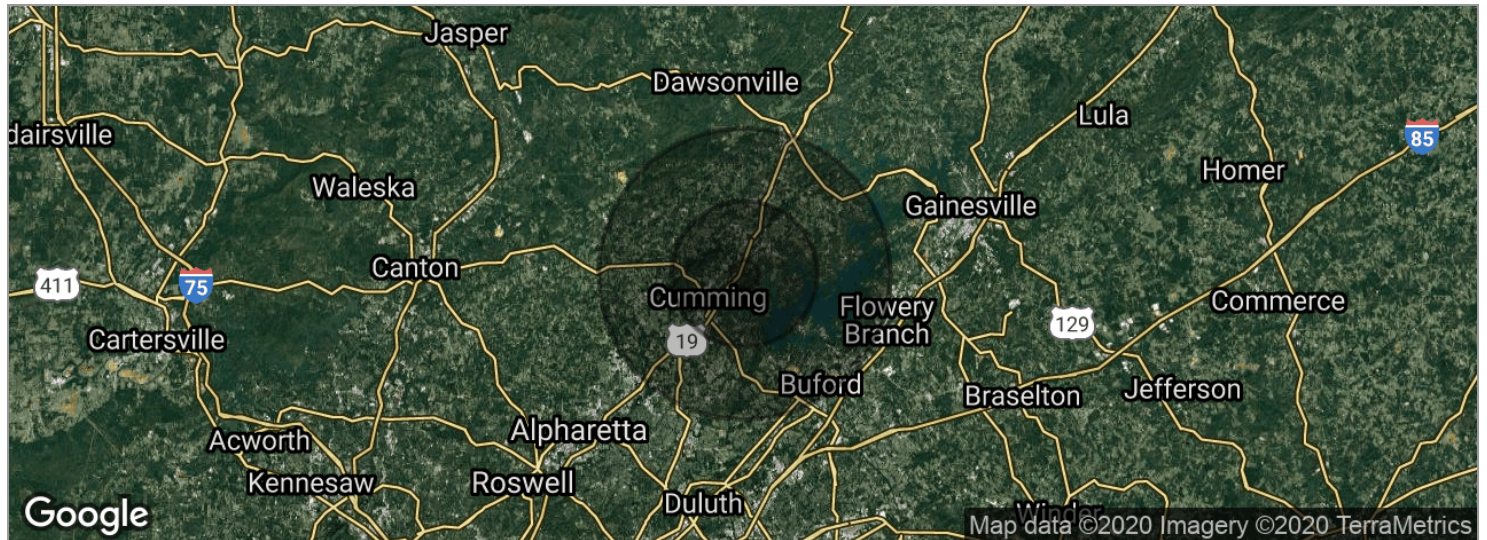
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,999	47,892	195,022
Median age	37.0	37.8	36.6
Median age (male)	36.2	36.0	36.1
Median age (Female)	37.6	39.4	37.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	763	17,058	66,172
# of persons per HH	2.6	2.8	2.9
Average HH income	\$85,369	\$87,036	\$95,718
Average house value	\$284,826	\$296,483	\$319,184
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	11.7%	12.1%	10.0%
RACE (%)	1 MILE	5 MILES	10 MILES
White	91.1%	90.3%	87.2%
Black	0.6%	2.2%	3.7%
Asian	0.4%	1.8%	4.4%
Hawaiian	0.2%	0.1%	0.0%
American Indian	0.1%	0.3%	0.2%
Other	5.4%	4.2%	3.4%

* Demographic data derived from 2010 US Census

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