

OFFICE CONDOMINIUM FOR LEASE

FORSYTH COUNTY

418 Pirkle Ferry Road, Unit 111, Cumming, GA 30040



OFFERING SUMMARY

| | |
|----------------------|---------------------|
| AVAILABLE SF: | 1,140 RSF |
| LEASE RATE: | \$14.00 PSF/yr (MG) |
| BUILT: | 2005 |

PROPERTY HIGHLIGHTS

- Approximately 1,140 rental square feet
- Great location just west of Exit 15 (Bald Ridge Road) at GA 400
- Close to downtown Cumming
- Large offices in functional layout
- Competitive lease rates

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

J B BADER
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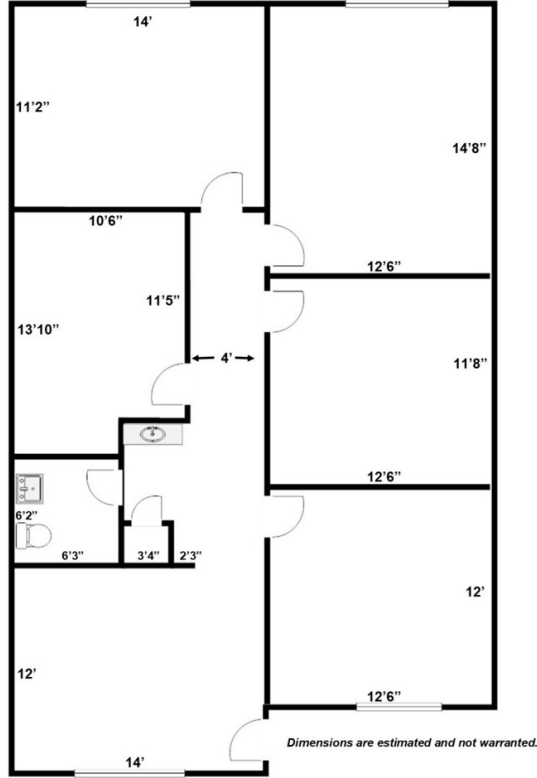
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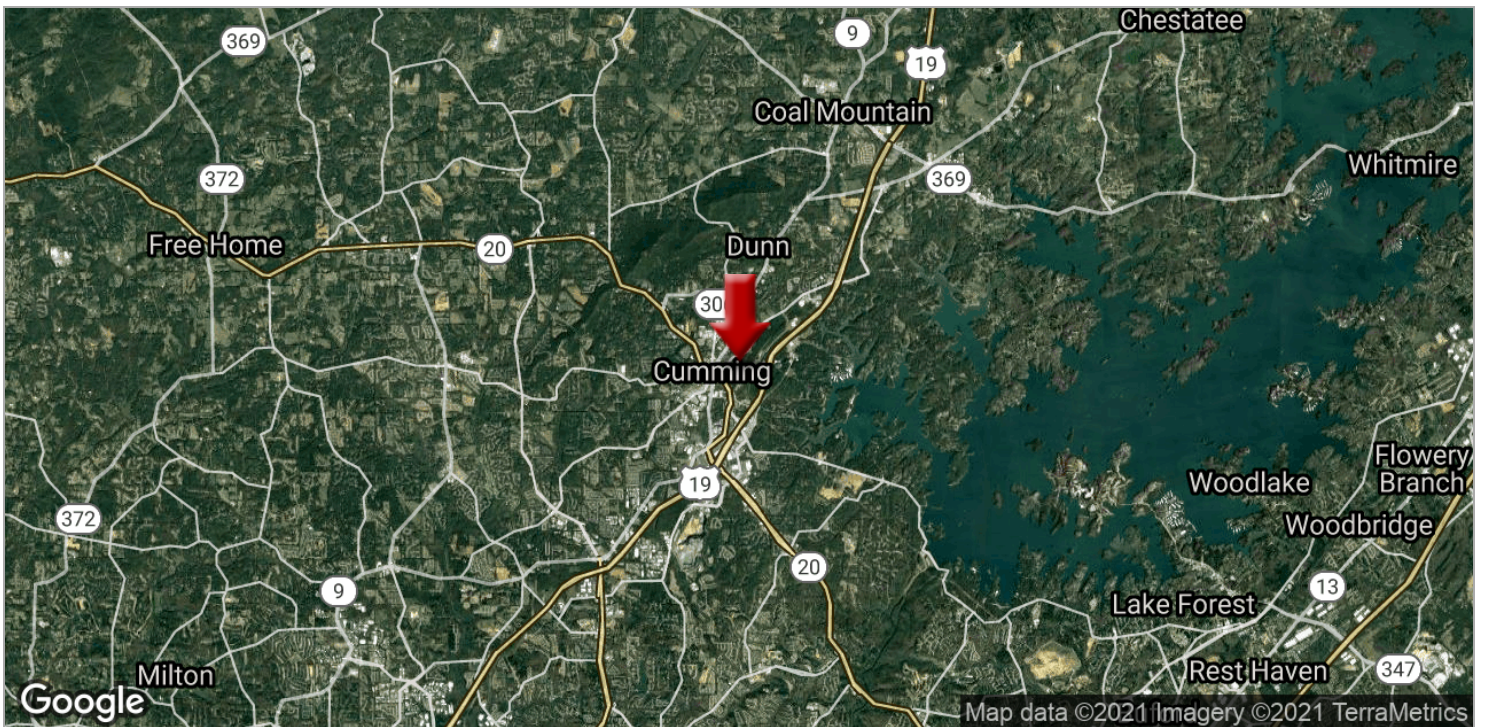
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total population | 3,050 | 67,778 | 232,634 |
| Median age | 35.7 | 36.2 | 36.6 |
| Median age (male) | 32.5 | 35.0 | 36.1 |
| Median age (Female) | 38.5 | 37.4 | 37.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 1,161 | 23,393 | 77,648 |
| # of persons per HH | 2.6 | 2.9 | 3.0 |
| Average HH income | \$65,864 | \$94,430 | \$104,728 |
| Average house value | \$240,901 | \$316,012 | \$349,376 |
| ETHNICITY (%) | 1 MILE | 5 MILES | 10 MILES |
| Hispanic | 21.7% | 11.8% | 9.2% |
| RACE (%) | 1 MILE | 5 MILES | 10 MILES |
| White | 79.8% | 87.1% | 85.8% |
| Black | 2.3% | 3.0% | 4.0% |
| Asian | 3.0% | 4.3% | 5.9% |
| Hawaiian | 0.3% | 0.0% | 0.0% |
| American Indian | 0.0% | 0.2% | 0.2% |
| Other | 12.9% | 4.1% | 2.9% |

* Demographic data derived from 2010 US Census

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