

**1,250 TO 2,500 SQ. FT. FOR LEASE**

## FORSYTH COUNTY

309 Pirkle Ferry Road, Bldg D, Suites 400-500, Cumming, GA 30040



### OFFERING SUMMARY

**AVAILABLE SF:** 1,250 - 2,500 SF

**LEASE RATE:** \$13.50 SF/yr (MG)

### PROPERTY HIGHLIGHTS

- Suite 400: 1,250 sq. ft. end unit with windows throughout
- Contiguous with Suite 500 for 2,500 sq. ft. total available
- Large offices, break area and upgraded finishes
- Easy access east to GA 400 or west to downtown Cumming
- Just off Exit 15 at GA 400
- 3 blocks east of downtown Cumming

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

**J B BADER**  
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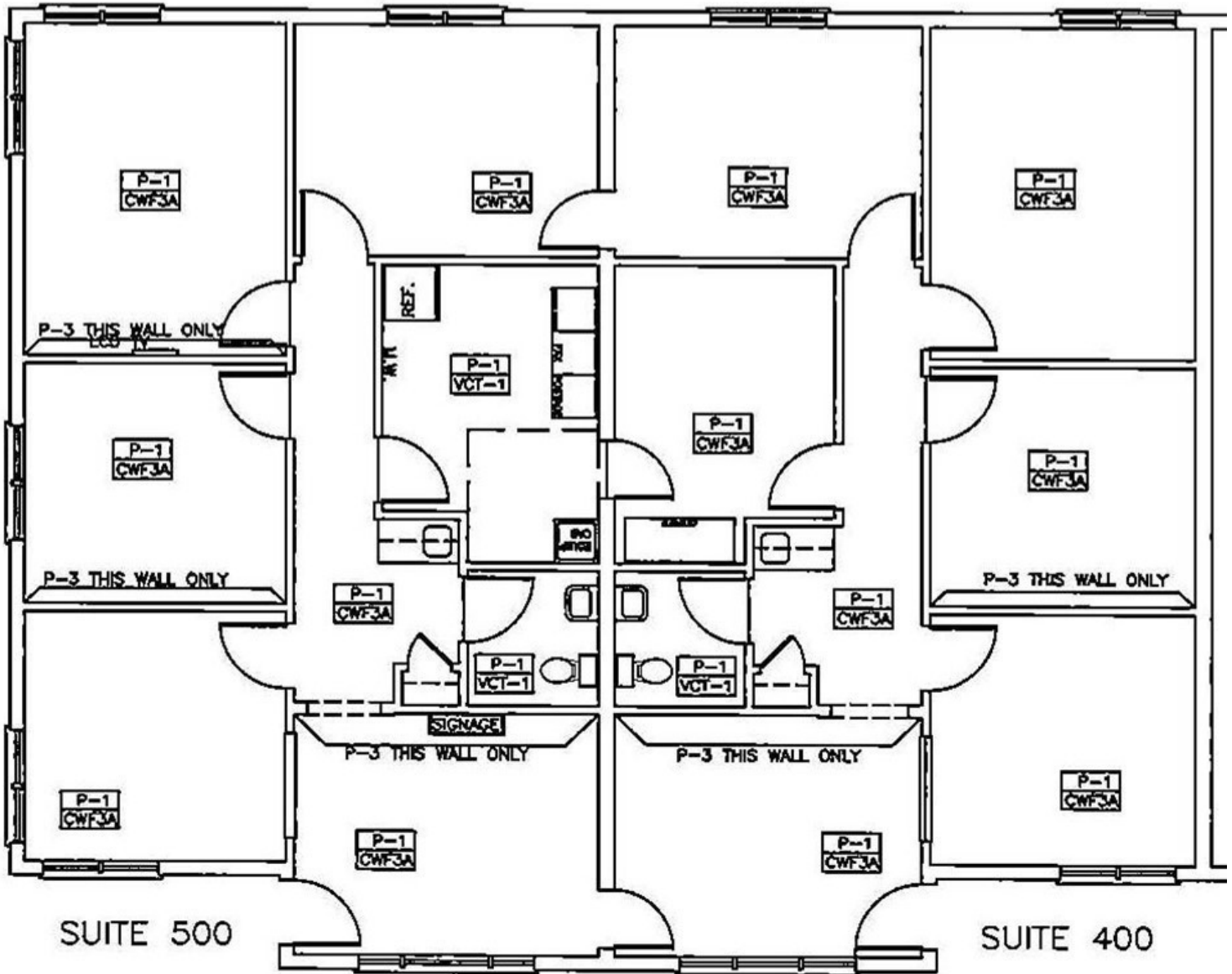
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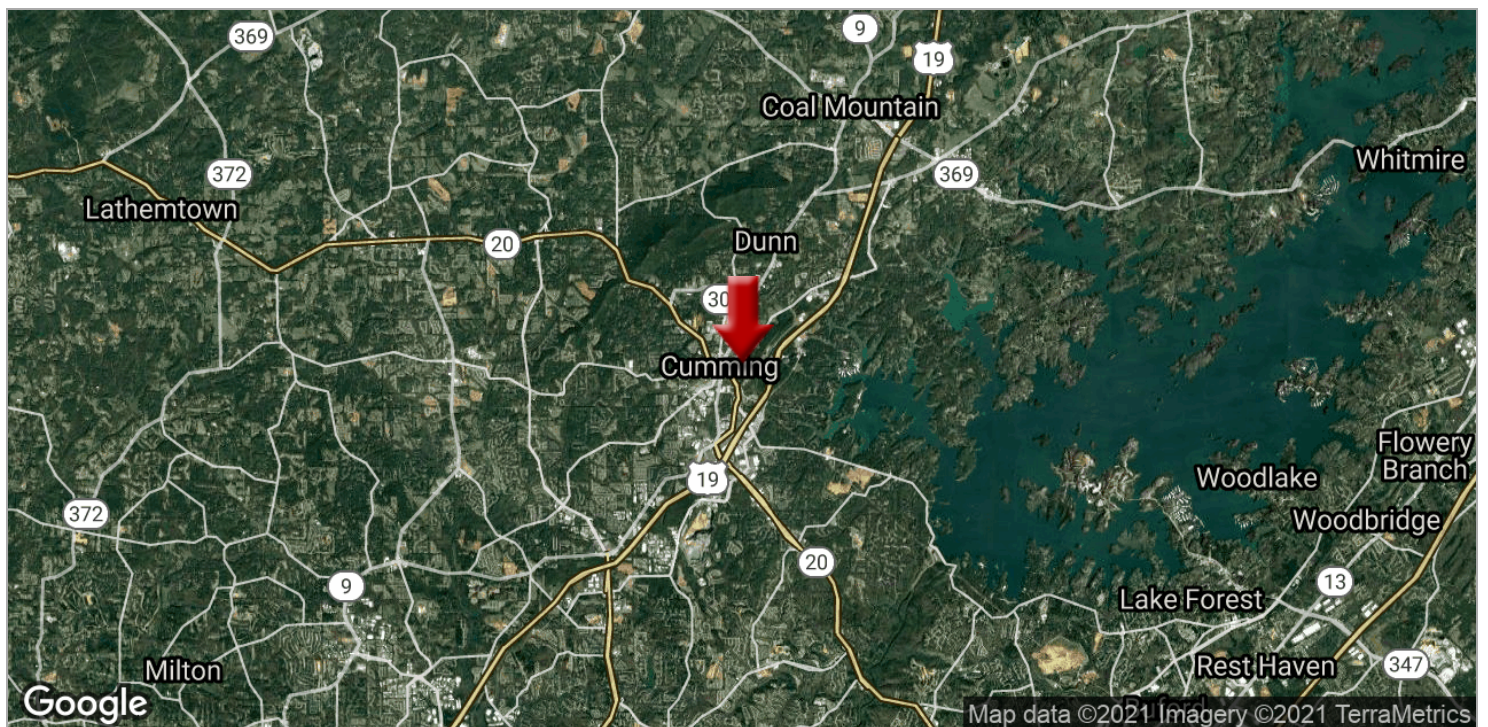
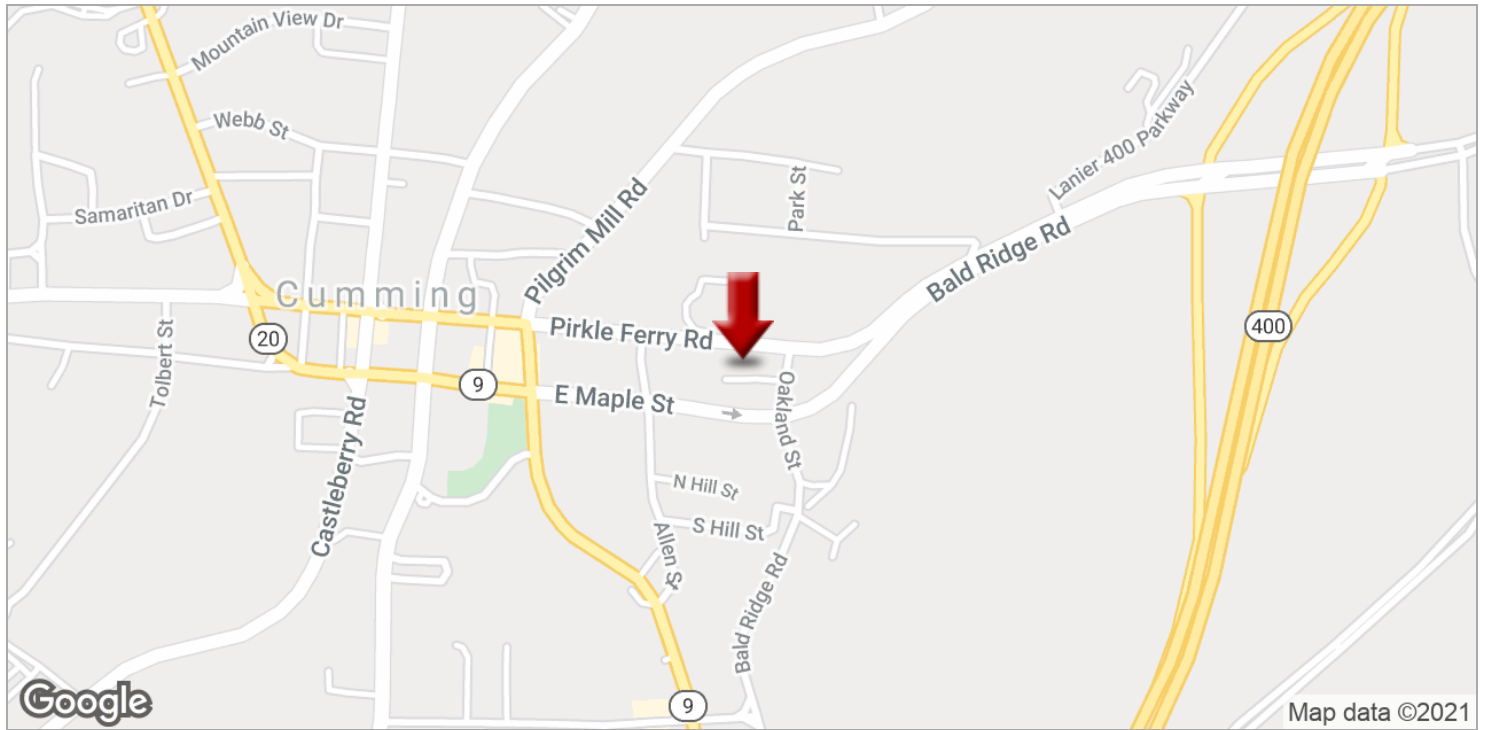
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	3,191	26,966	68,512
Median age	35.4	36.1	36.2
Median age (male)	32.1	33.3	35.0
Median age (Female)	38.7	38.7	37.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,231	9,517	23,609
# of persons per HH	2.6	2.8	2.9
Average HH income	\$64,611	\$80,502	\$95,013
Average house value	\$241,298	\$277,486	\$317,697
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	21.7%	16.1%	11.8%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	79.3%	86.0%	87.0%
Black	2.6%	2.4%	3.0%
Asian	3.1%	3.3%	4.4%
Hawaiian	0.2%	0.1%	0.0%
American Indian	0.0%	0.1%	0.2%
Other	12.8%	6.7%	4.1%

\* Demographic data derived from 2010 US Census

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