

OFFICE CONDOMINIUM FOR SALE

FORSYTH COUNTY

110 Samaritan Drive, Suite 208, Cumming, GA 30040



OFFERING SUMMARY

SALE PRICE: \$167,910

AVAILABLE SF: 1,158 SF

PROPERTY HIGHLIGHTS

- 1,158 square feet
- Large offices with functional floor plans
- Good location close to downtown Cumming Square
- Easy access to GA 400 from Exit 15 - Bald Ridge Road
- Won't Last!!! Office condos are in high demand by investors and owner/users
- Can be combined with Suite 209 for a total of 2,310 square feet



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

J B BADER
O: 770.205.2600
C: 678.858.4582
jbbader@kwcommercial.com
GA #144398

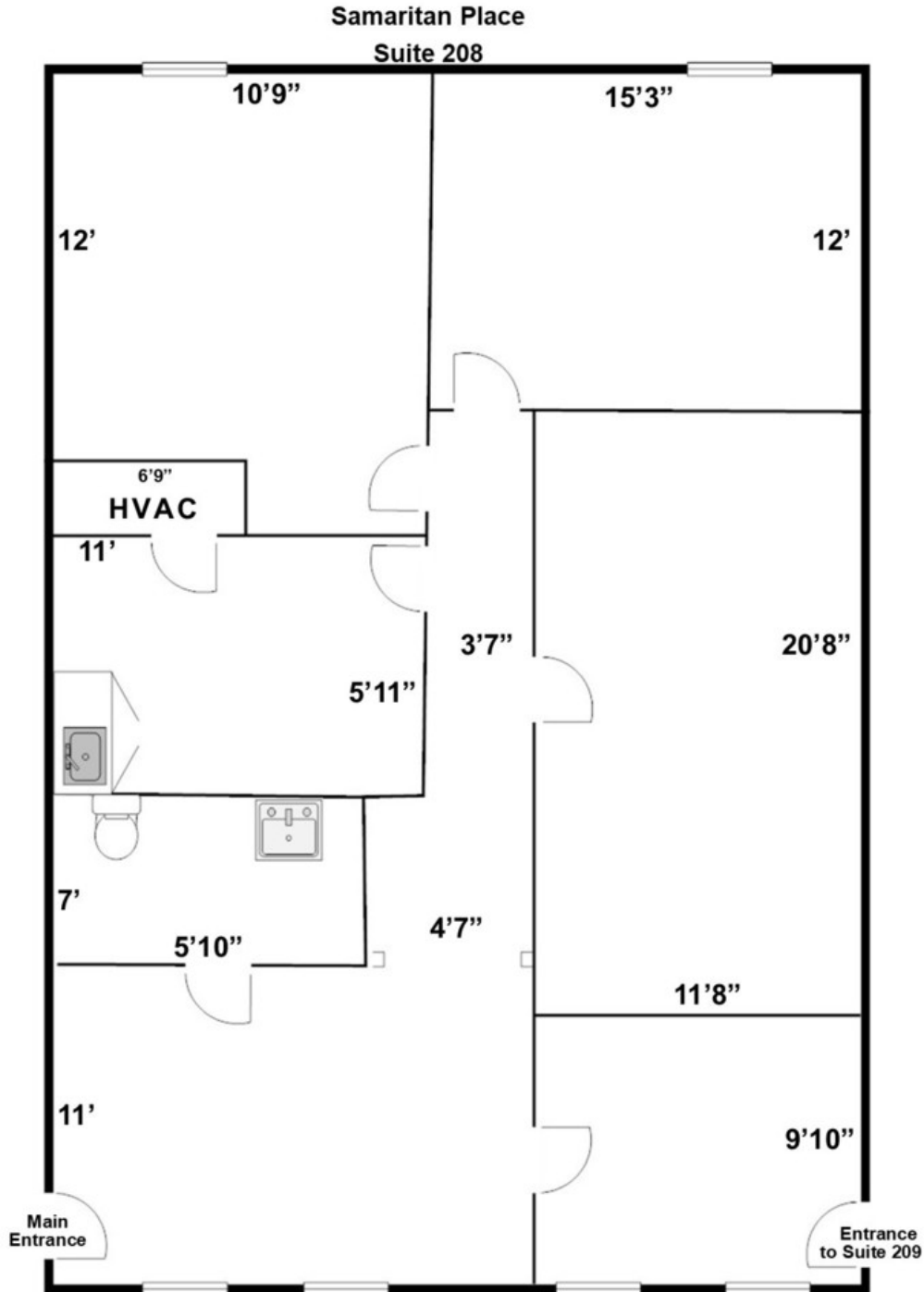
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Not to scale. Dimensions are estimated and not warranted.

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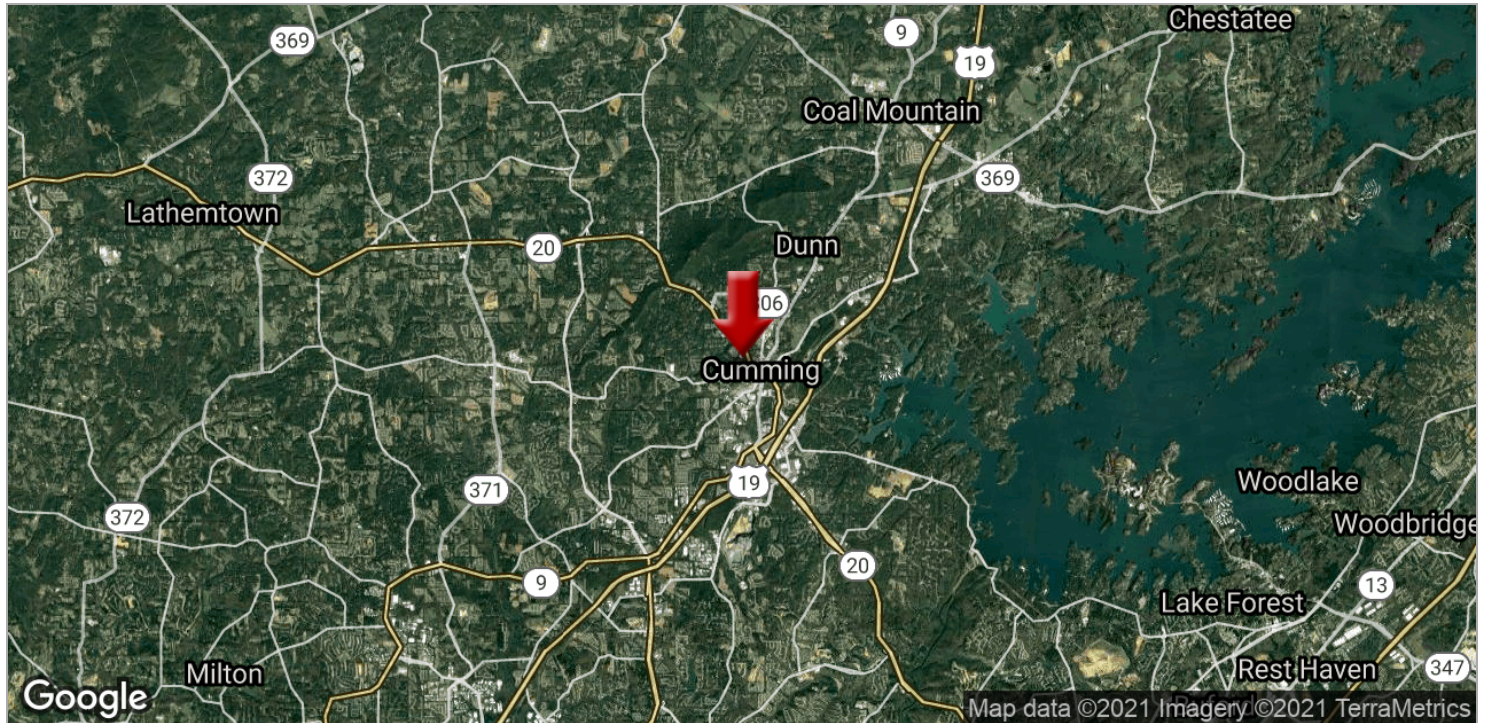
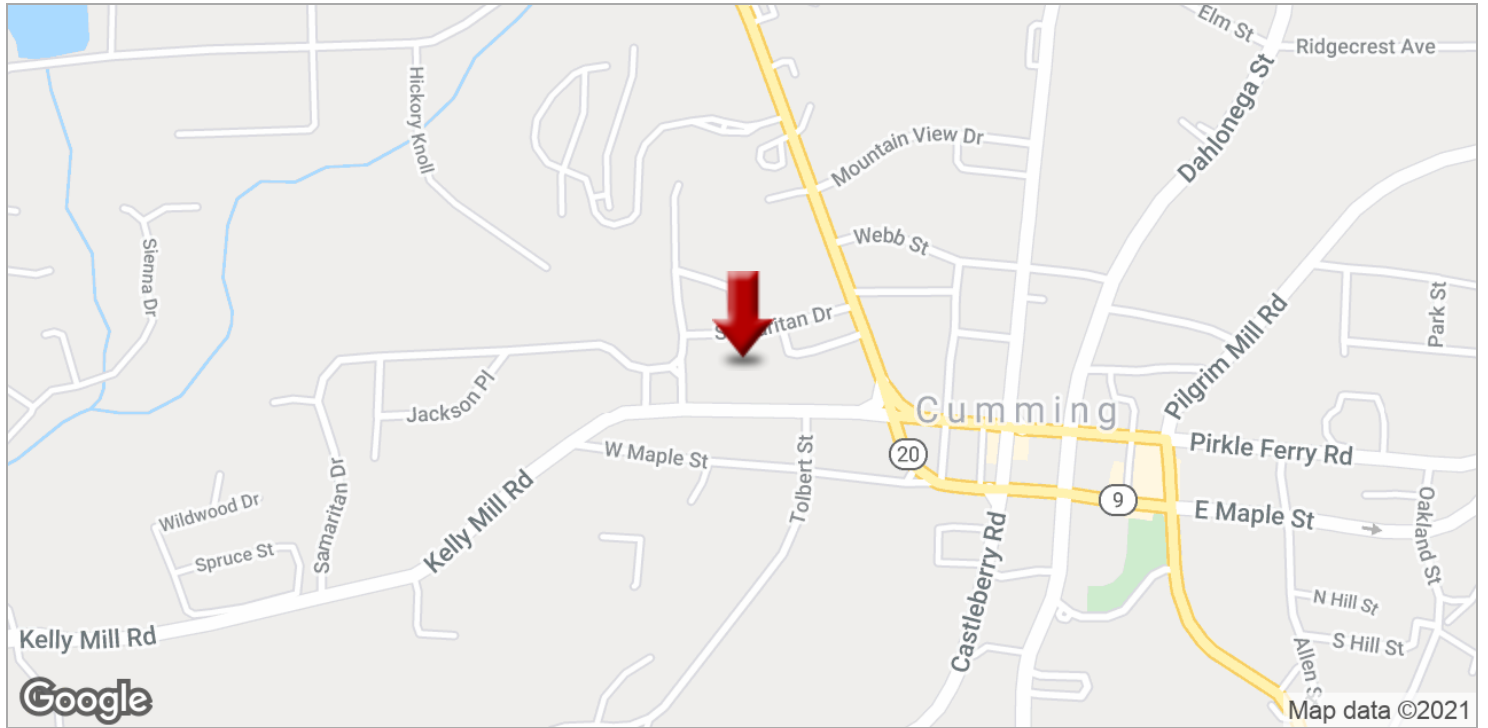
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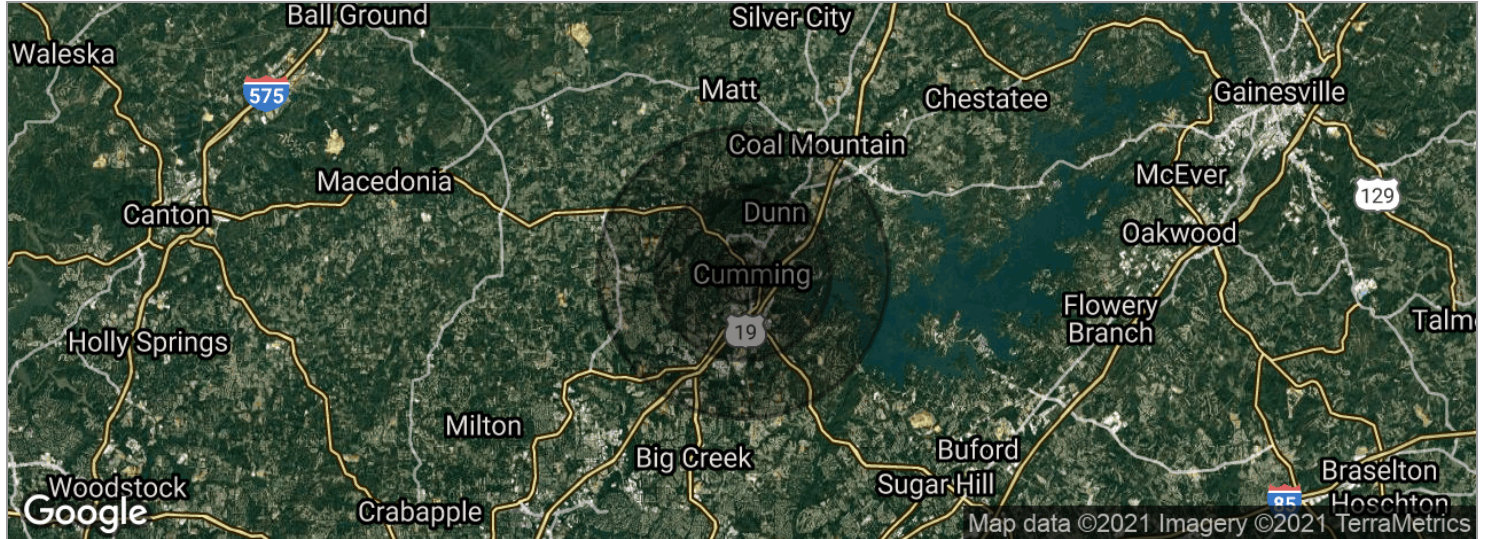
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,889	28,886	68,754
Median age	35.9	35.5	36.0
Median age (male)	29.4	33.2	34.9
Median age (Female)	43.7	37.9	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,471	10,134	23,464
# of persons per HH	2.6	2.9	2.9
Average HH income	\$61,495	\$82,441	\$96,137
Average house value	\$218,965	\$276,370	\$313,028
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	19.7%	15.9%	11.9%
RACE (%)	1 MILE	3 MILES	5 MILES
White	83.2%	85.3%	87.2%
Black	2.2%	2.7%	3.0%
Asian	3.2%	4.2%	4.4%
Hawaiian	0.1%	0.1%	0.0%
American Indian	0.0%	0.1%	0.2%
Other	8.7%	6.4%	4.0%

* Demographic data derived from 2010 US Census

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