

OFFICE CONDOMINIUM FOR SALE

FORSYTH COUNTY

110 Samaritan Drive, Suite 209, Cumming, GA 30040



OFFERING SUMMARY

SALE PRICE: \$167,040

AVAILABLE SF: 1,152 SF

PROPERTY HIGHLIGHTS

- 1,152 square feet
- Large offices with functional floor plan
- Good location close to downtown Cumming Square
- Easy access to GA 400 from Exit 15 - Bald Ridge Road
- Won't Last! Office condo's are in high demand by investors and owner/users
- Can be combined with Unit 208 for a total of 2,310 square feet



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

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GA #144398

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

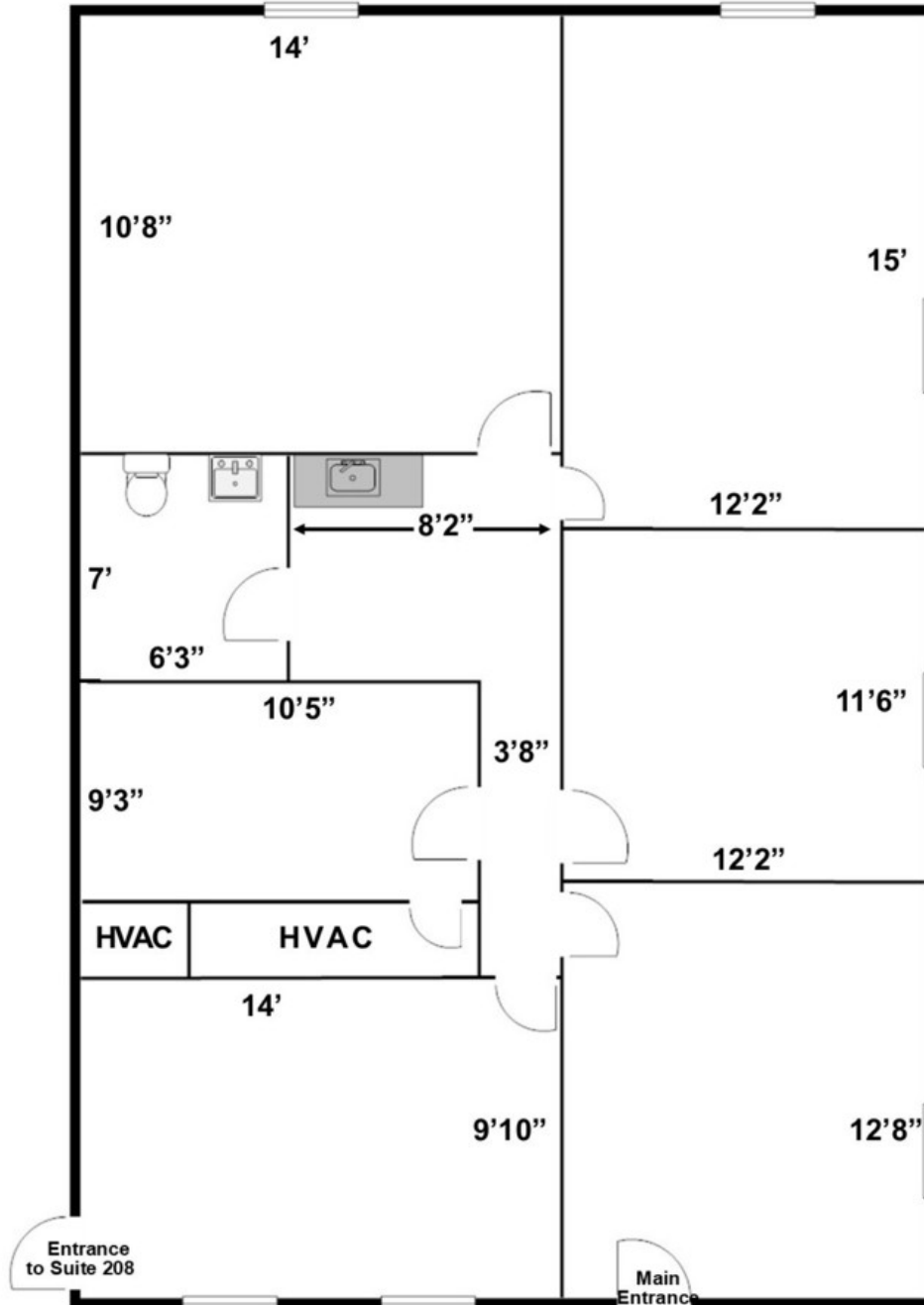
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**Samaritan Place
Suite 209**



Not to scale. Dimensions are estimated and not warranted.

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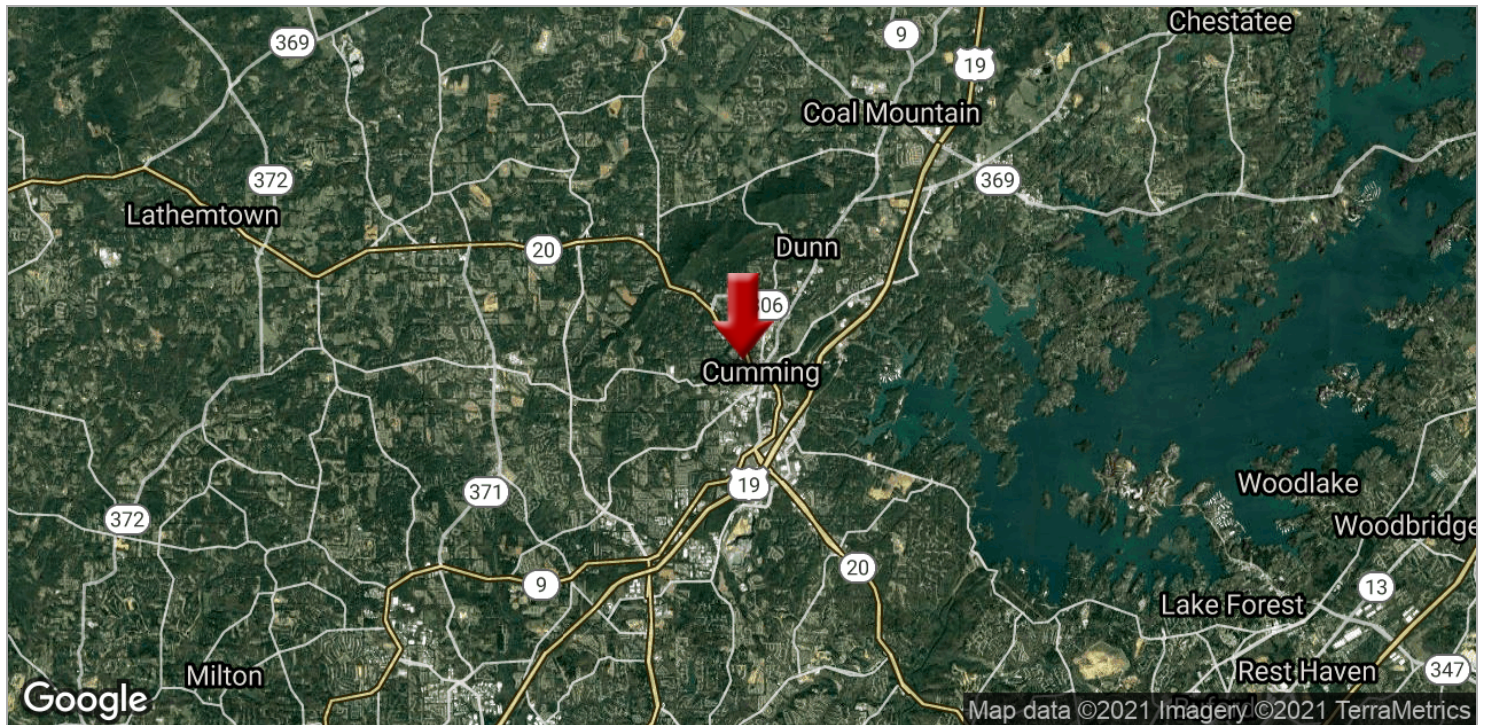
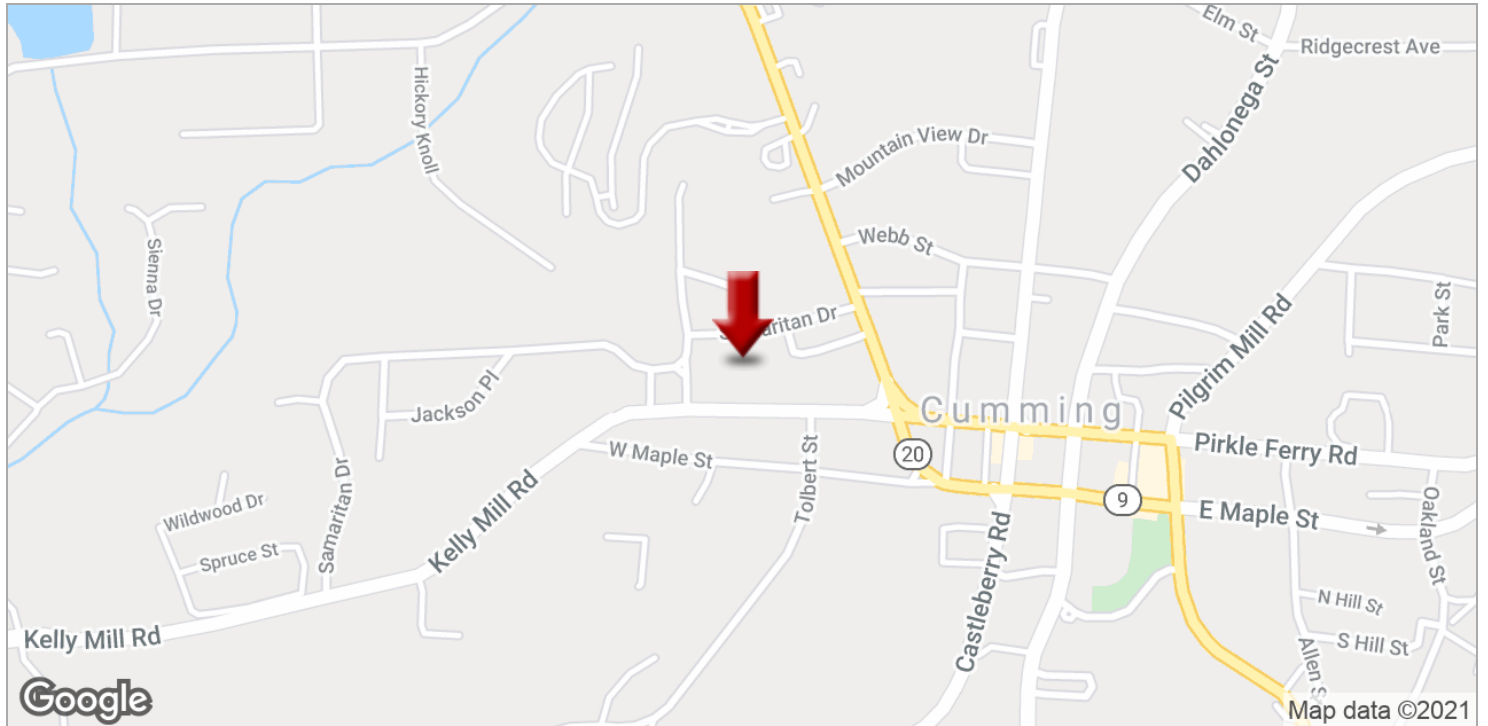
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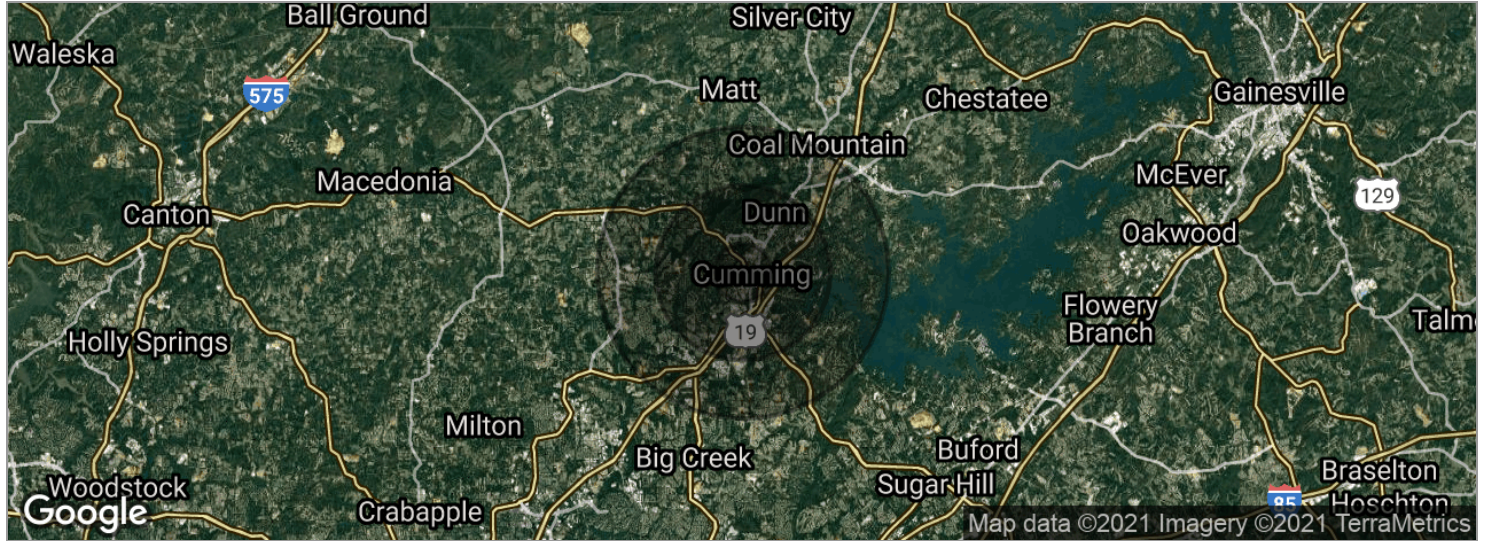
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,894	28,907	68,716
Median age	35.9	35.5	36.0
Median age (male)	29.4	33.2	34.9
Median age (Female)	43.7	37.9	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,472	10,142	23,447
# of persons per HH	2.6	2.9	2.9
Average HH income	\$61,507	\$82,435	\$96,160
Average house value	\$219,154	\$276,397	\$312,919
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	19.7%	15.9%	12.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	83.3%	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%	6.3%	4.0%

* Demographic data derived from 2010 US Census

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