

OFFICE CONDOMINIUM FOR SALE

FORSYTH COUNTY

110 Samaritan Drive, Suite 210, Cumming, GA 30040



OFFERING SUMMARY

SALE PRICE: \$173,710

AVAILABLE SF: 1,198 SF

PROPERTY HIGHLIGHTS

- 1,198 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



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

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.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE CONDOMINIUM FOR SALE

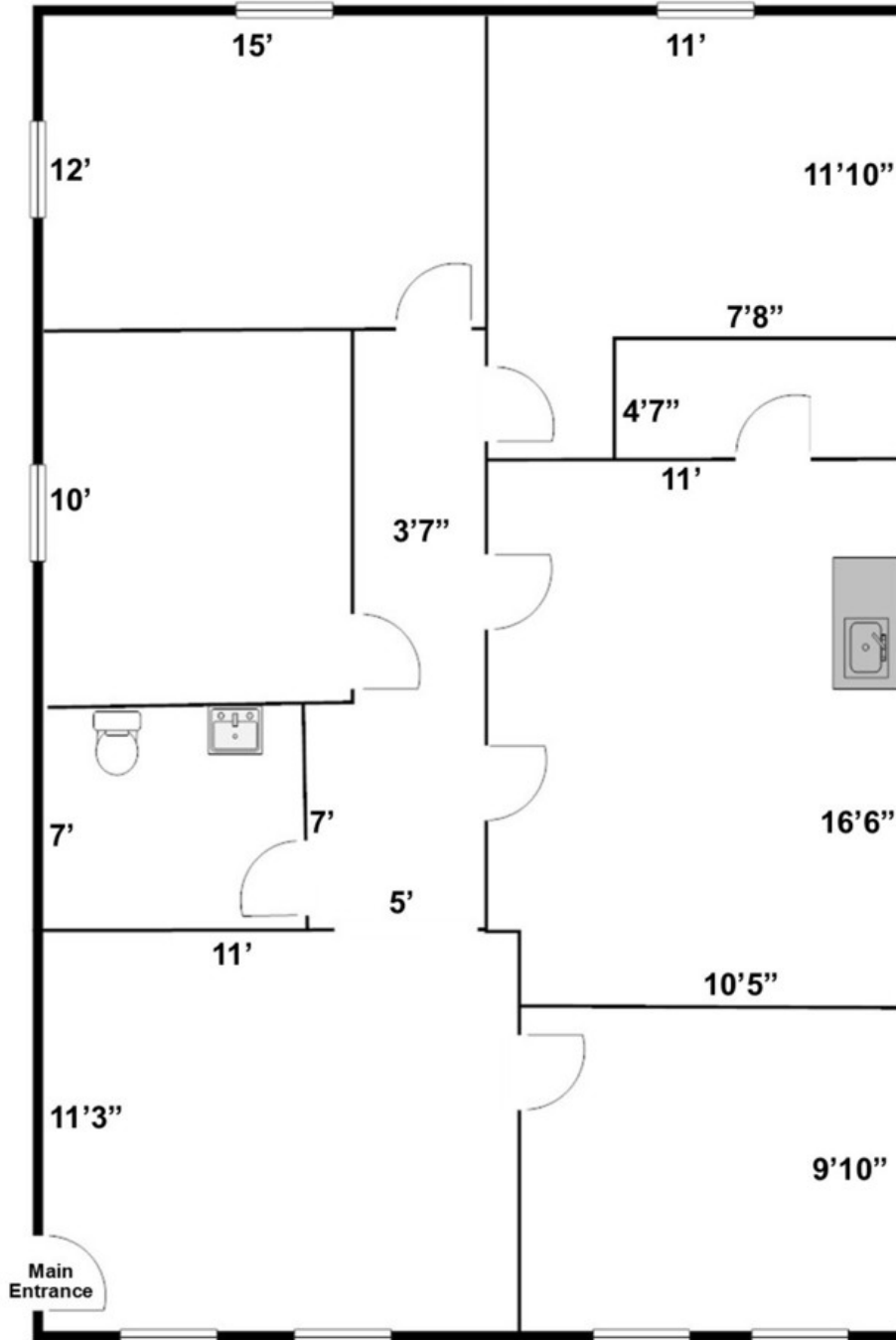
FORSYTH COUNTY

110 Samaritan Drive, Suite 210, Cumming, GA 30040



Samaritan Place

Suite 210



Not to scale. Dimensions are estimated and not warranted.

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

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.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE CONDOMINIUM FOR SALE

FORSYTH COUNTY

110 Samaritan Drive, Suite 210, Cumming, GA 30040



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

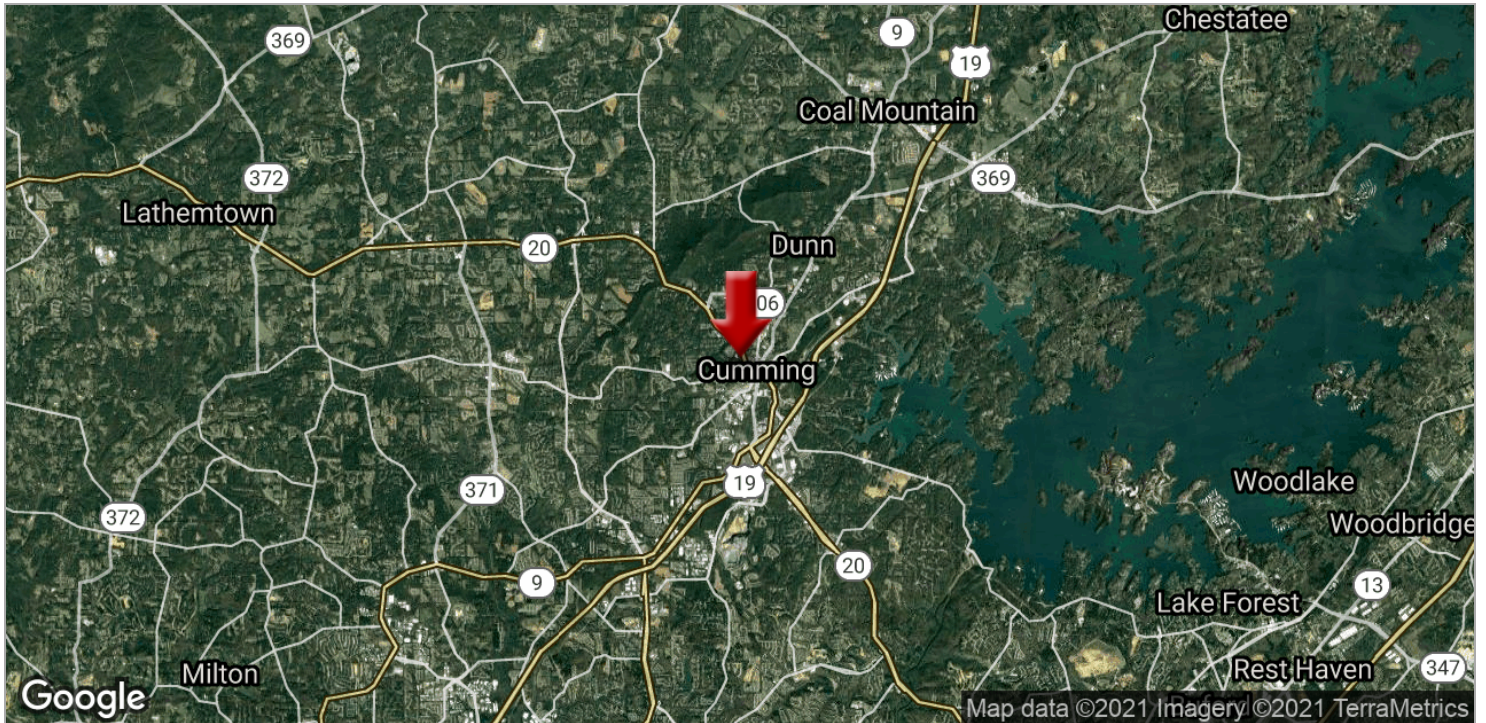
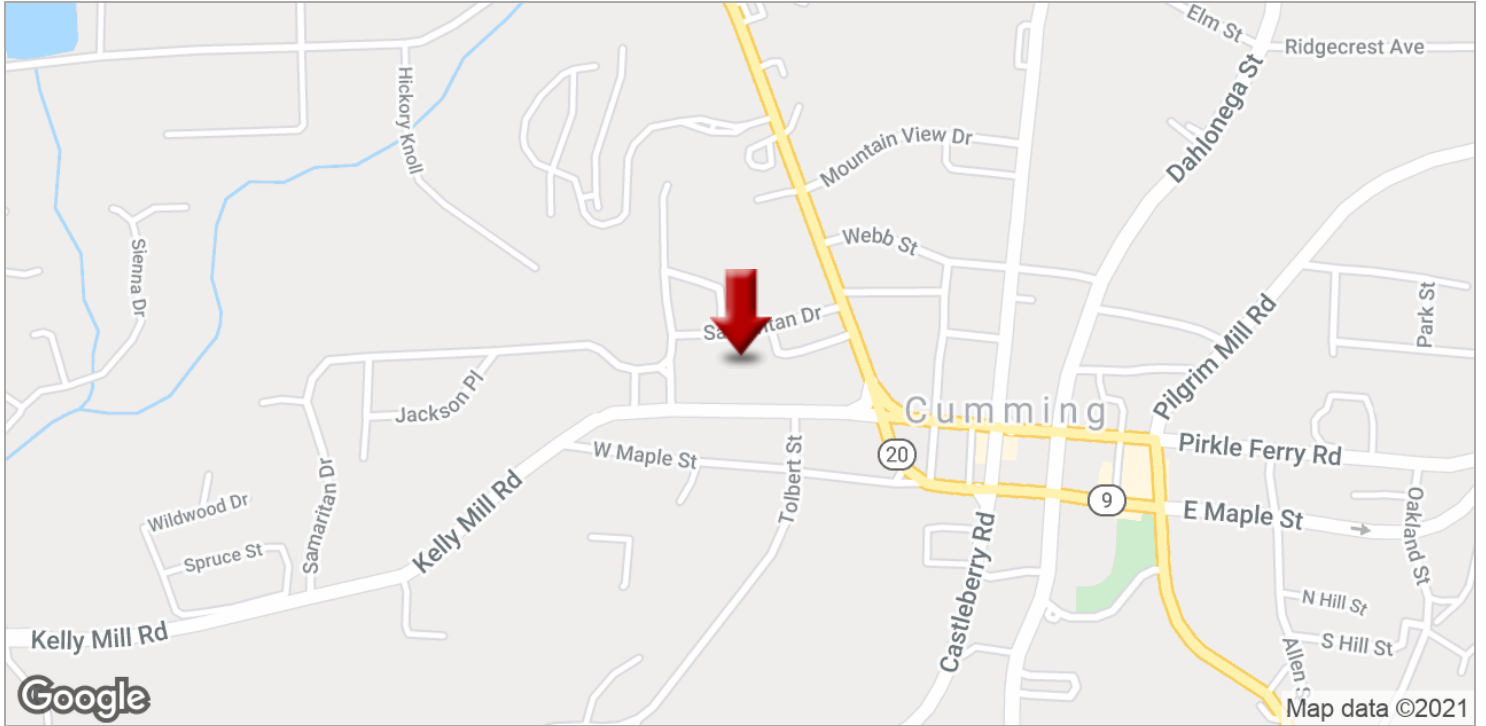
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE CONDOMINIUM FOR SALE

FORSYTH COUNTY

110 Samaritan Drive, Suite 210, Cumming, GA 30040



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

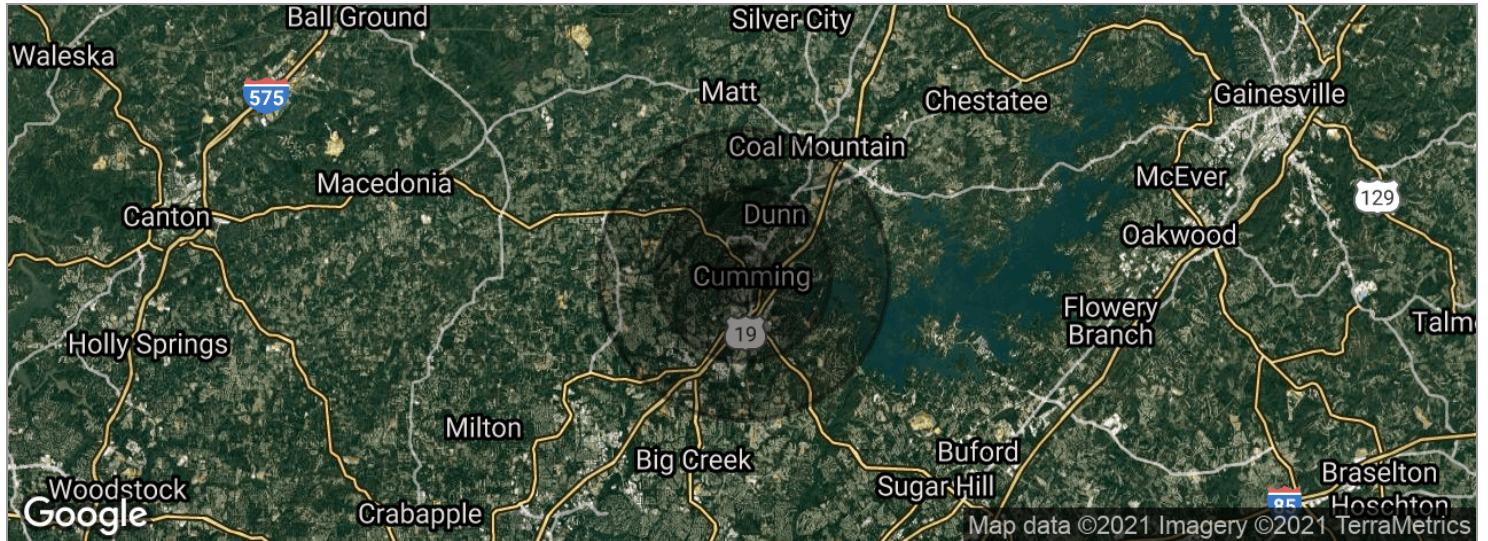
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE CONDOMINIUM FOR SALE

FORSYTH COUNTY

110 Samaritan Drive, Suite 210, Cumming, GA 30040



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,879	28,861	68,703
Median age	35.9	35.5	36.0
Median age (male)	29.4	33.2	34.9
Median age (Female)	43.6	37.9	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,467	10,128	23,448
# of persons per HH	2.6	2.8	2.9
Average HH income	\$61,529	\$82,379	\$96,141
Average house value	\$220,032	\$276,107	\$313,016
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	19.8%	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%	4.1%	4.4%
Hawaiian	0.1%	0.1%	0.0%
American Indian	0.0%	0.1%	0.2%
Other	8.8%	6.4%	4.0%

* Demographic data derived from 2010 US Census

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

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.

Each Office Independently Owned and Operated kwcommercial.com