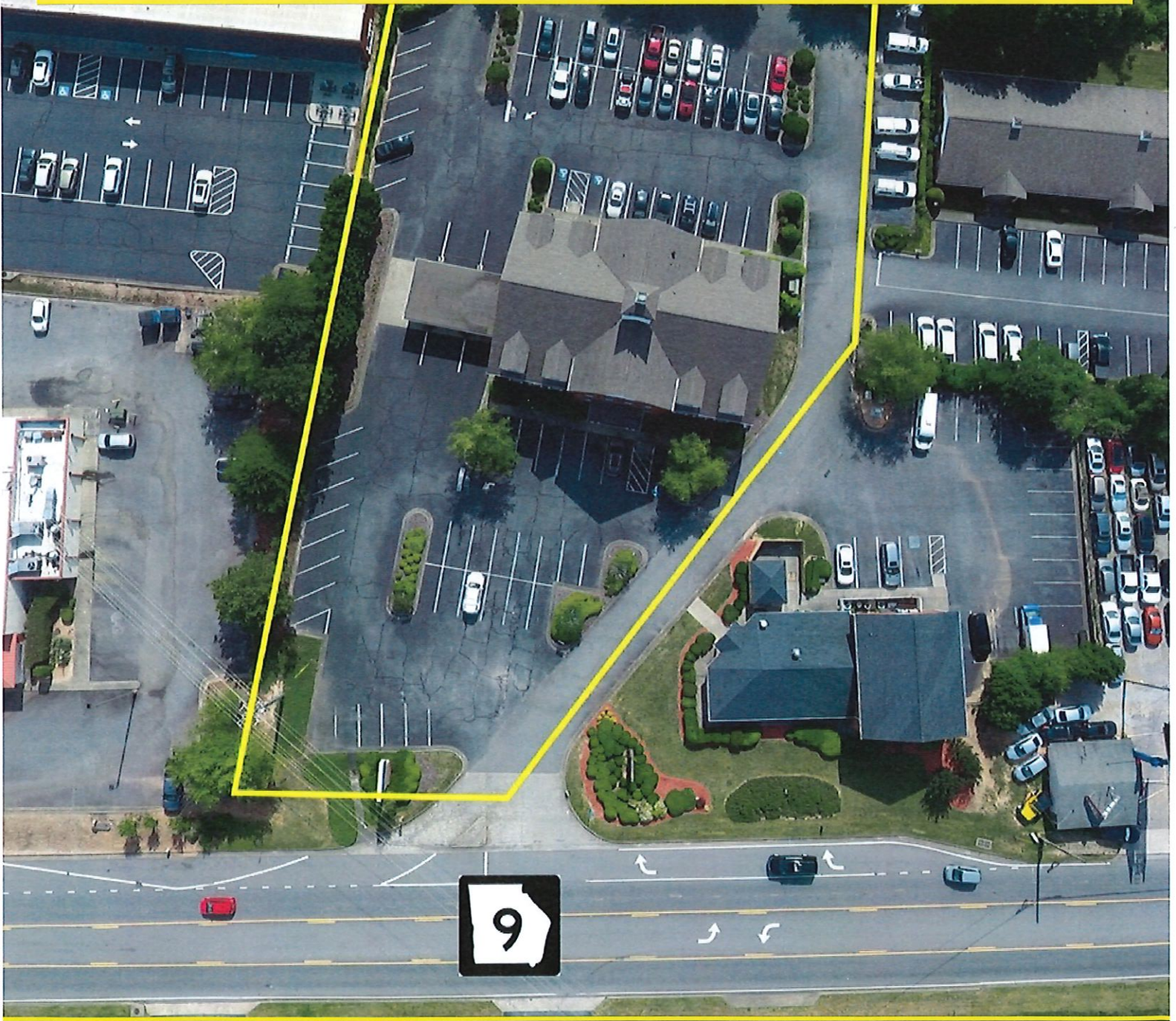


Colony Park Drive

100 Colony Park Drive, Suite 100, Cumming, GA 30040

OFFICE BUILDING FOR LEASE



CJ Harman
706-594-2456
cjharman@nortoncommercial.com



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PROPERTY DESCRIPTION

Norton Commercial is proud to present this 1st Floor professional office space in the heart of Cumming, Ga. The property has 6,000 SF of vacant space that was previously a bank. This would be fitting for many professional office users such as a bank, law firm, real estate group, or potentially medical office. The space has it's own entry door, and features two separate sides divided by a shared hallway. The previous bank space features a huge common area space that could have several desks, as well as, 3 executive offices, and a teller area. On the other side of the space is more of a traditional professional office space with 4 executive offices, a reception/waiting area, kitchen, and several storage closets. Both spaces share a common area restroom and large parking lot. The property is near known places such as Northside Hospital-Forsyth, Sprouts, Publix, and many other large locations. Reach out today!

LOCATION DESCRIPTION

The subject property is located on Highway 9 directly between the downtown area and the retail hub of Marketplace Boulevard in Cumming, Ga. The property is only 1 mile from Georgia 400 and only 38 miles from downtown Atlanta, Ga!

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Number of Units:	1
Available SF:	3,000 - 6,000 SF
Building Size:	17,280 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,504	6,013	13,606
Total Population	3,638	15,277	35,422
Average HH Income	\$85,823	\$92,673	\$100,042

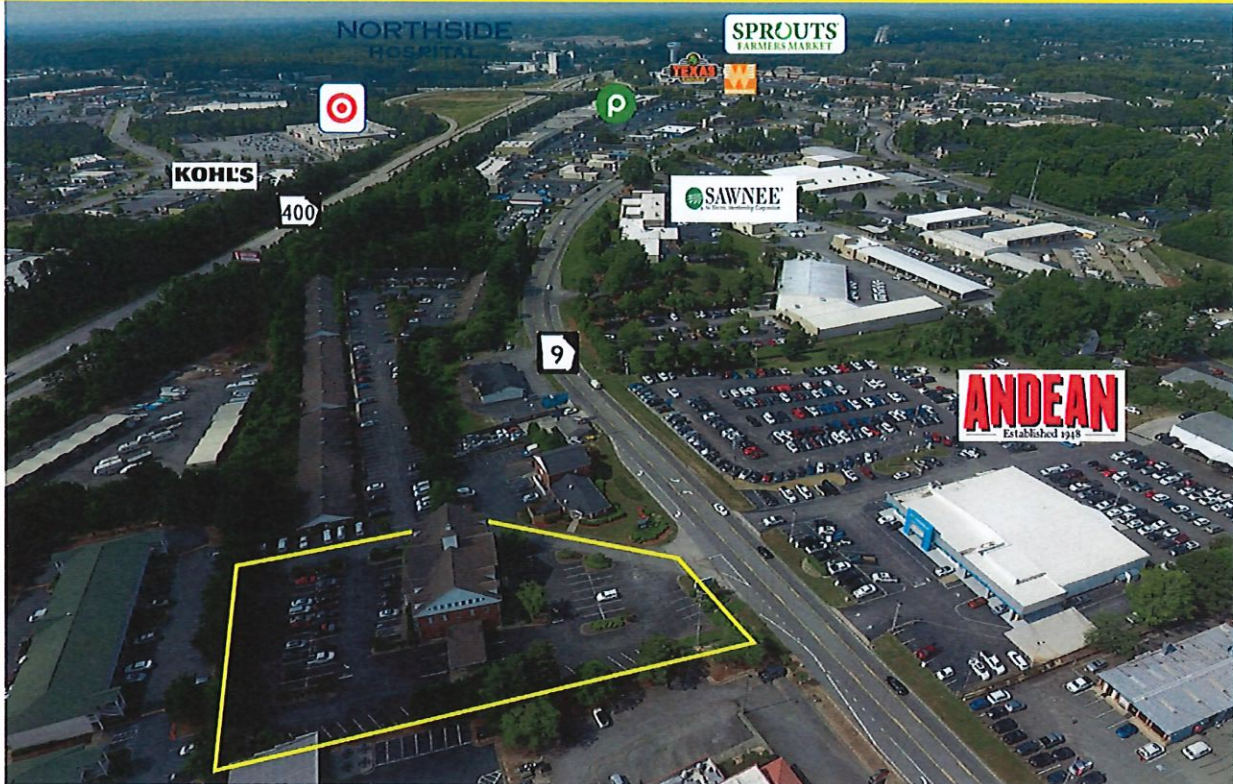
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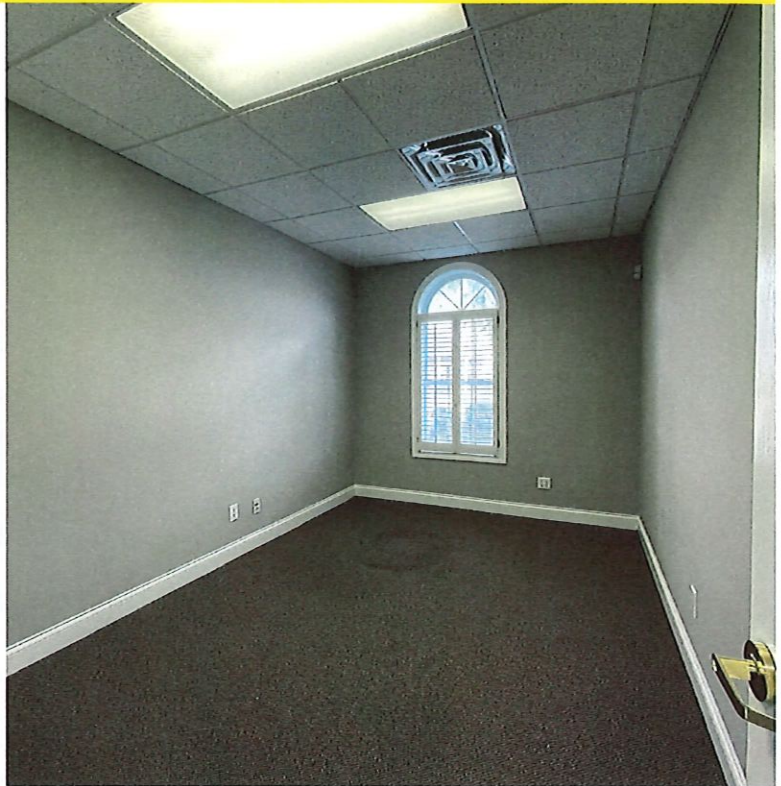
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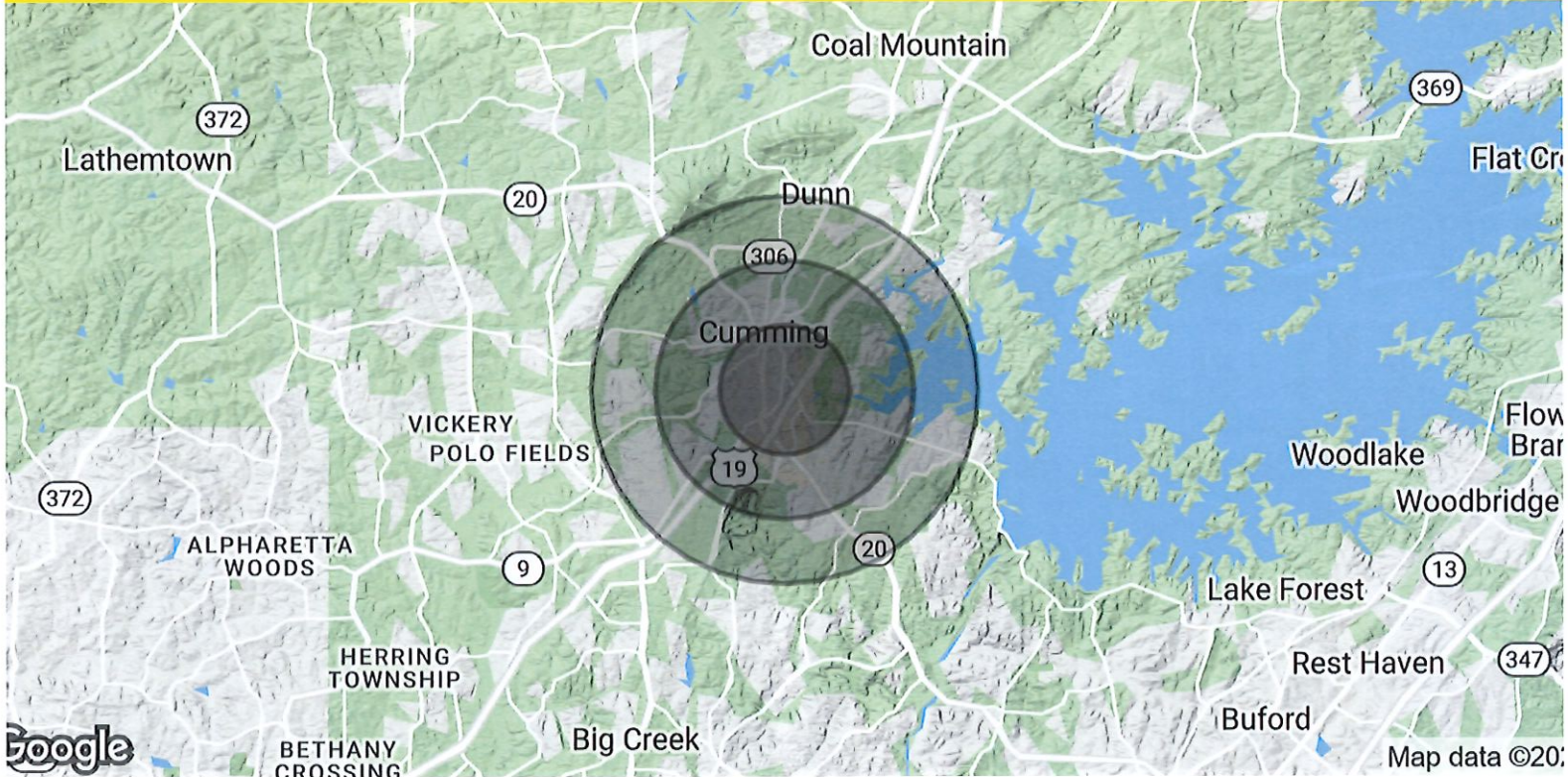
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,638	15,277	35,422
Average Age	41.8	40.1	39.9
Average Age (Male)	37.8	37.4	37.8
Average Age (Female)	48.7	42.9	41.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,504	6,013	13,606
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$85,823	\$92,673	\$100,042
Average House Value	\$250,516	\$282,176	\$291,119

* Demographic data derived from 2020 ACS - US Census

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