

Professional Office - Bethelview Road/GA 400

6030 Bethelview Road, Suite 304, Cumming, GA 30040, Cumming, GA 30040

OFFICE BUILDING FOR SALE/LEASE



PROPERTY DESCRIPTION

Norton Commercial is proud to present this 2,280 SF professional office condo for located off Bethelview Road in Cumming, GA. This office has been well kept for years and is suited best for a professional office user. The subject office has a main floor and bottom floor. The main floor features a large waiting area, four large offices, a wash station, and restroom. The bottom floor features three office areas, one having a bonus area, a wash station, kitchenette, and restroom. With its prime location and proximity to Georgia 400, this office is an incredible opportunity for any user or investor looking to grow!

LOCATION DESCRIPTION

The subject property is located less than a mile from Georgia Highway 400 on Bethelview Road. From the front of the property you are only 10 minutes from downtown Cumming, 15 minutes from downtown Alpharetta, and only 30 minutes from Atlanta, GA.

OFFERING SUMMARY

Sale Price:	\$515,000
Lease Price:	\$16/SF
Building Size:	2,280 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	84	514	1,963
Total Population	251	1,529	5,754
Average HH Income	\$145,569	\$144,760	\$144,057

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



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INTERIOR PHOTOS



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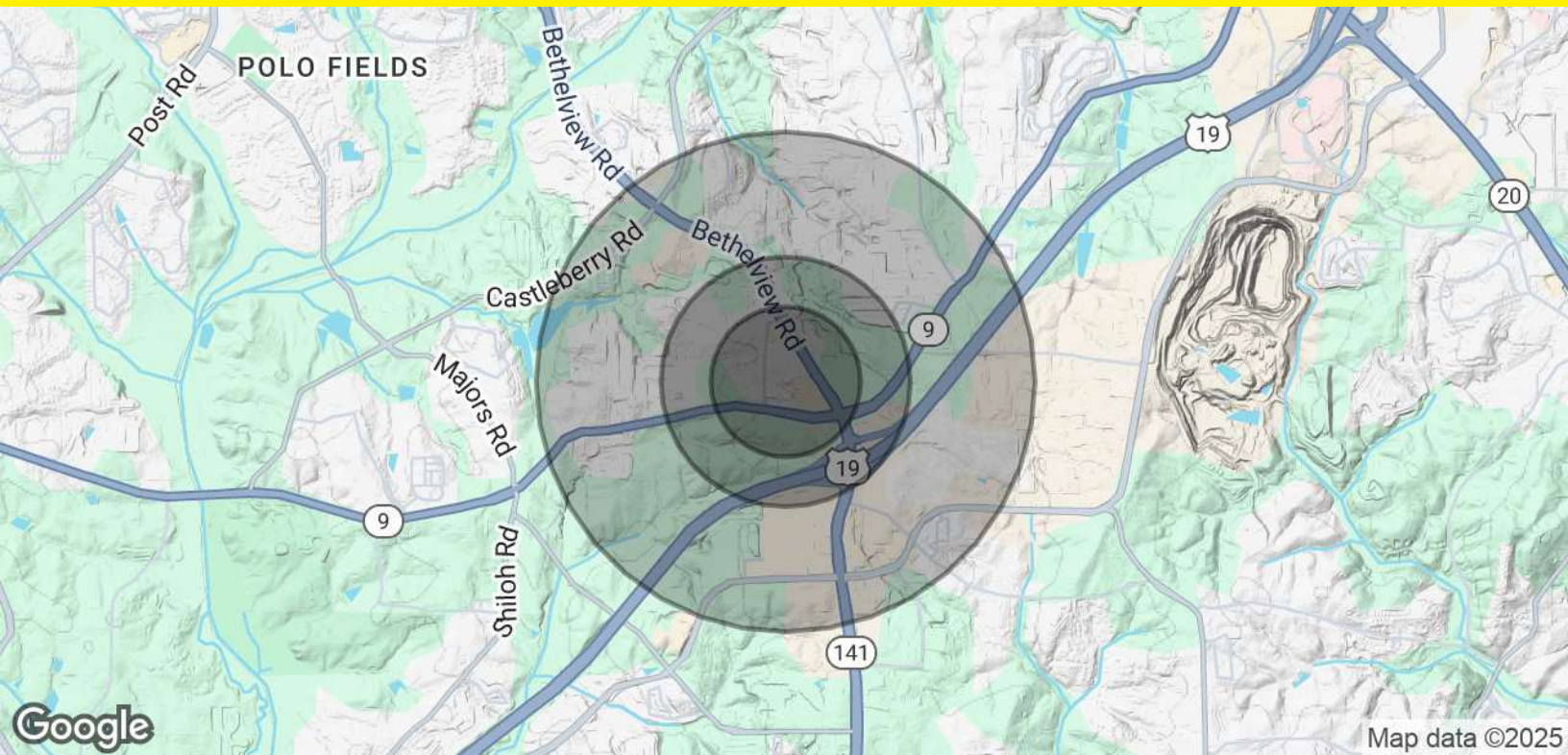
AERIAL PHOTOS



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OFFICE BUILDING FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	251	1,529	5,754
Average Age	36	36	37
Average Age (Male)	35	35	35
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	84	514	1,963
# of Persons per HH	3	3	2.9
Average HH Income	\$145,569	\$144,760	\$144,057
Average House Value	\$463,308	\$468,015	\$474,193

Demographics data derived from AlphaMap

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