

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A
Cumming, GA 30040
commercial400.com



POWELL
PROPERTY GROUP

3,000 SF INDUSTRIAL OFFICE/WAREHOUSE FOR LEASE

FOR LEASE

Office/Warehouse Property :

3545 NORTH PARKWAY, SUITE 3585, CUMMING, GA 30040

3,000 SF INDUSTRIAL OFFICE/WAREHOUSE FOR LEASE

3545 NORTH PARKWAY, SUITE 3585, CUMMING, GA 30040



OFFERING SUMMARY

Lease Rate:	\$16.85 SF/yr (MG)
Building Size:	12,000 SF
Available SF:	3,000 SF
Zoning:	M1
Submarket:	North Fulton/Forsyth County Industrial

PROPERTY OVERVIEW

Approximately 3000 sf of office warehouse space available For Lease.
End cap suite.

PROPERTY HIGHLIGHTS

- Great location in Cumming convenient to GA 400, Hwy 9 and Hwy 20
- Approx 840 sf of nice office space, including office, large open conference room, reception area, break room, and 2 restrooms.
- Approx 2160 sf of open clear span warehouse with mezzanine storage space above offices
- Dock high with roll up door and large truck court
- Very well maintained building and grounds with a great tenant mix and plenty of parking
- 3-phase power
- On sewer

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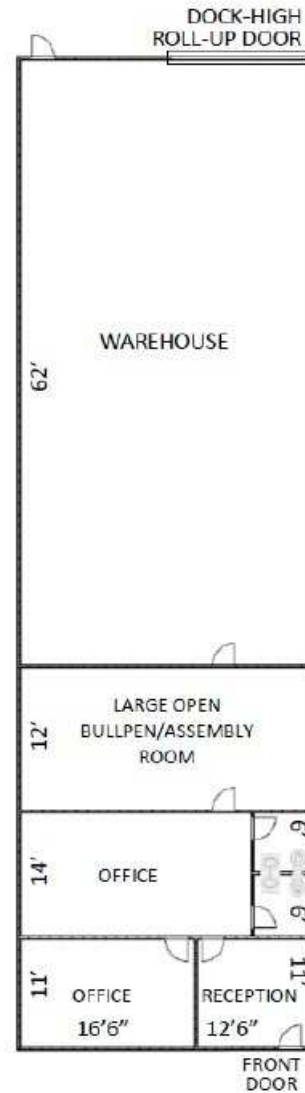
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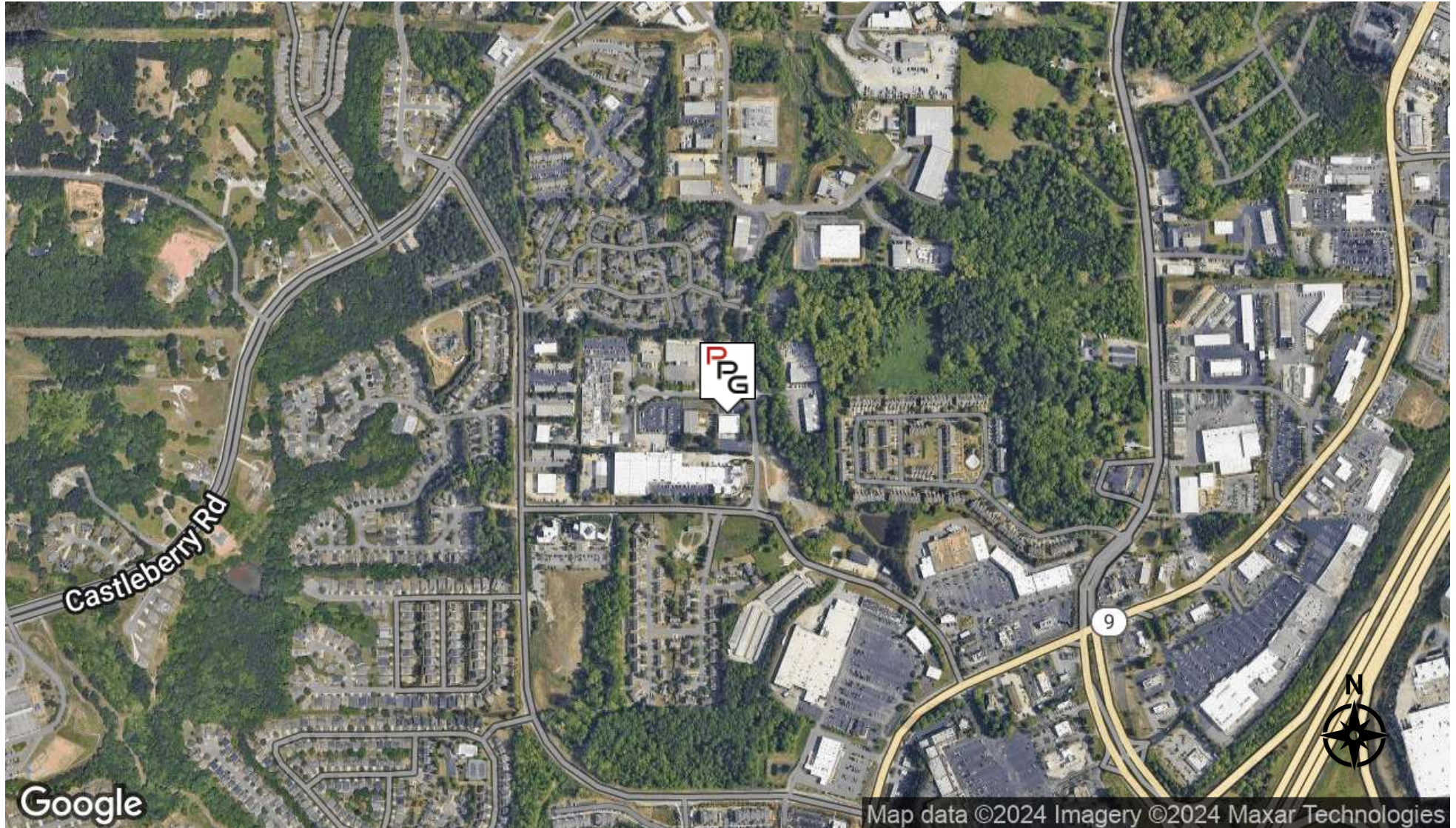
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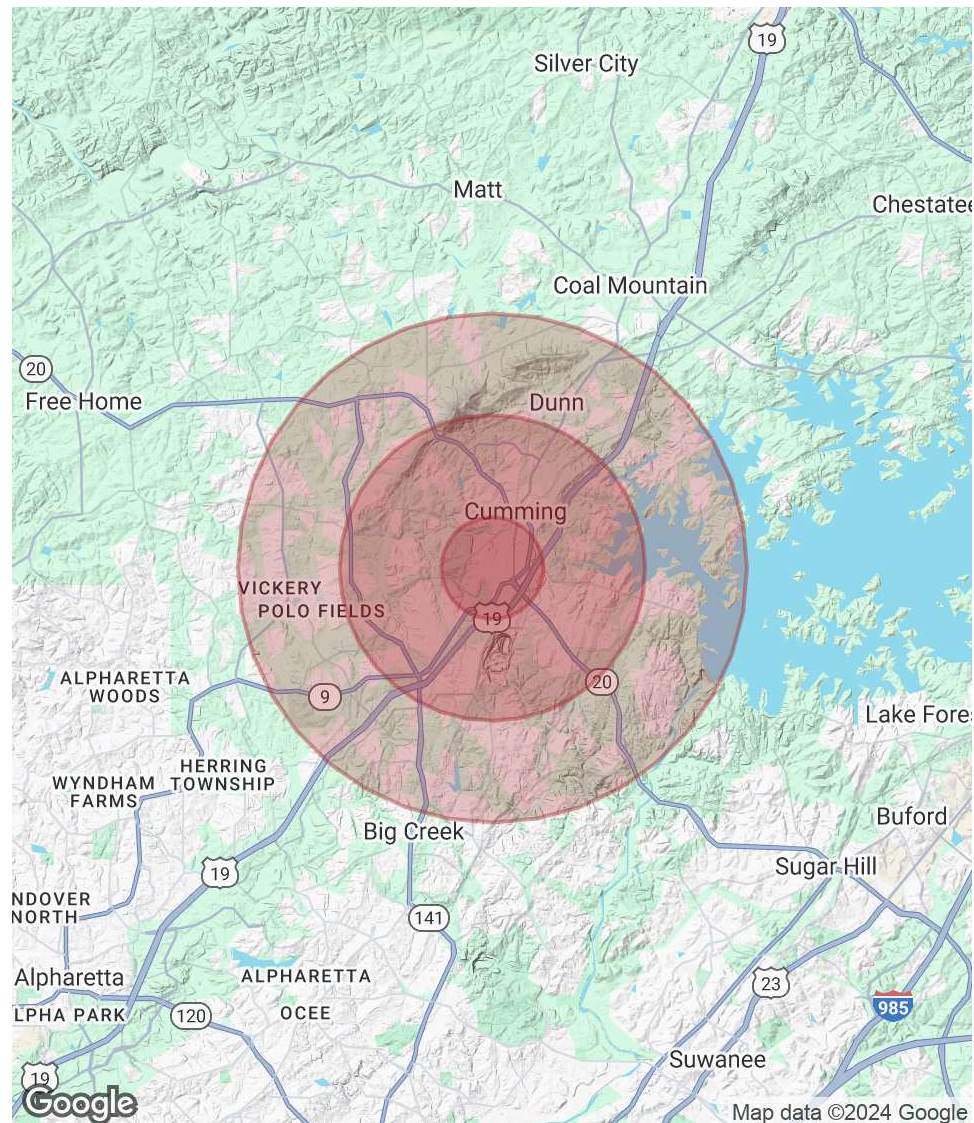
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,048	31,965	74,200
Average Age	33.2	35.5	36.1
Average Age (Male)	31.5	33.2	35.1
Average Age (Female)	35.4	37.7	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,653	11,166	25,172
# of Persons per HH	2.4	2.9	2.9
Average HH Income	\$65,116	\$87,368	\$100,330
Average House Value	\$300,290	\$298,045	\$331,303

2020 American Community Survey (ACS)



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