

Presented By:

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POWELL PROPERTY GROUP, INC

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



POWELL
PROPERTY GROUP

INTOWN OFFICES

Retail Property :

210 DAHLONEGA STREET, CUMMING, GA 30040

FOR LEASE

INTOWN OFFICES

210 DAHLONEGA STREET, CUMMING, GA 30040



OFFERING SUMMARY

Lease Rate:	\$700.00 - 1,850.00 per month (Gross)
Building Size:	12,035 SF
Available SF:	465 - 1,034 SF
Number of Units:	16
Renovated:	2022
Zoning:	CBD

PROPERTY OVERVIEW

Newly renovated in September 2022. Intown Suites Retail Center boasts ample parking, all units recently renovated (new paint, flooring, new plumbing, new HVAC. Fantastic signage available on monument sign. Every suite has private restroom.

Walking distance to Downtown Cumming Courthouse, City Hall, etc

Monthly rent includes: CAM, taxes, Insurance, water, trash and electric

- Suite 100/101- 1969 SF LEASED
- Suite 102- 454 SF LEASED
- Suite 103- LEASED
- Suite 104- LEASED
- Suite 105- 1026 SF \$1,850 per month (Available 12/15/23)
- Suite 106- LEASED
- Suite 107- LEASED

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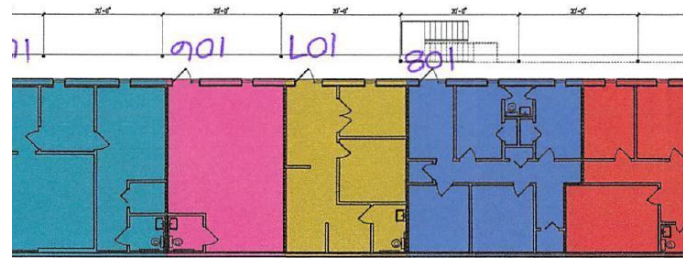
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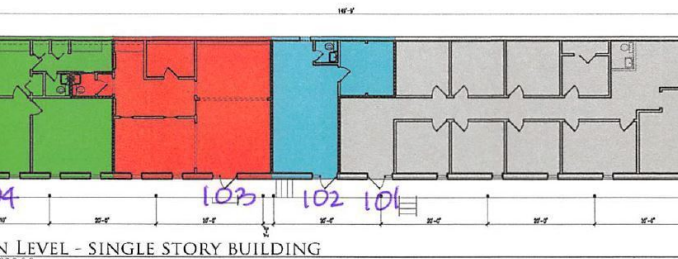
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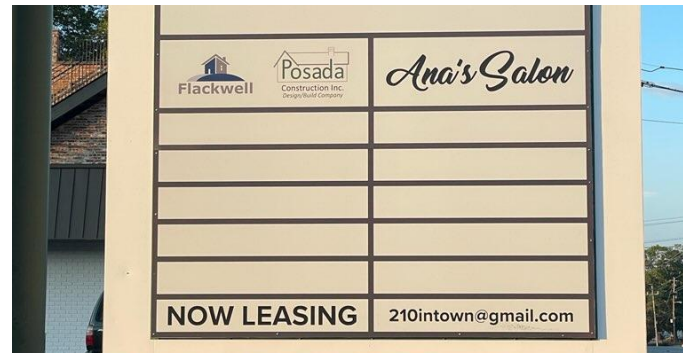
2ND FLOOR - 2 STORY BUILDING
33.7



2ND FLOOR - 2 STORY BUILDING



MAIN LEVEL - SINGLE STORY BUILDING
93.3 S.F.



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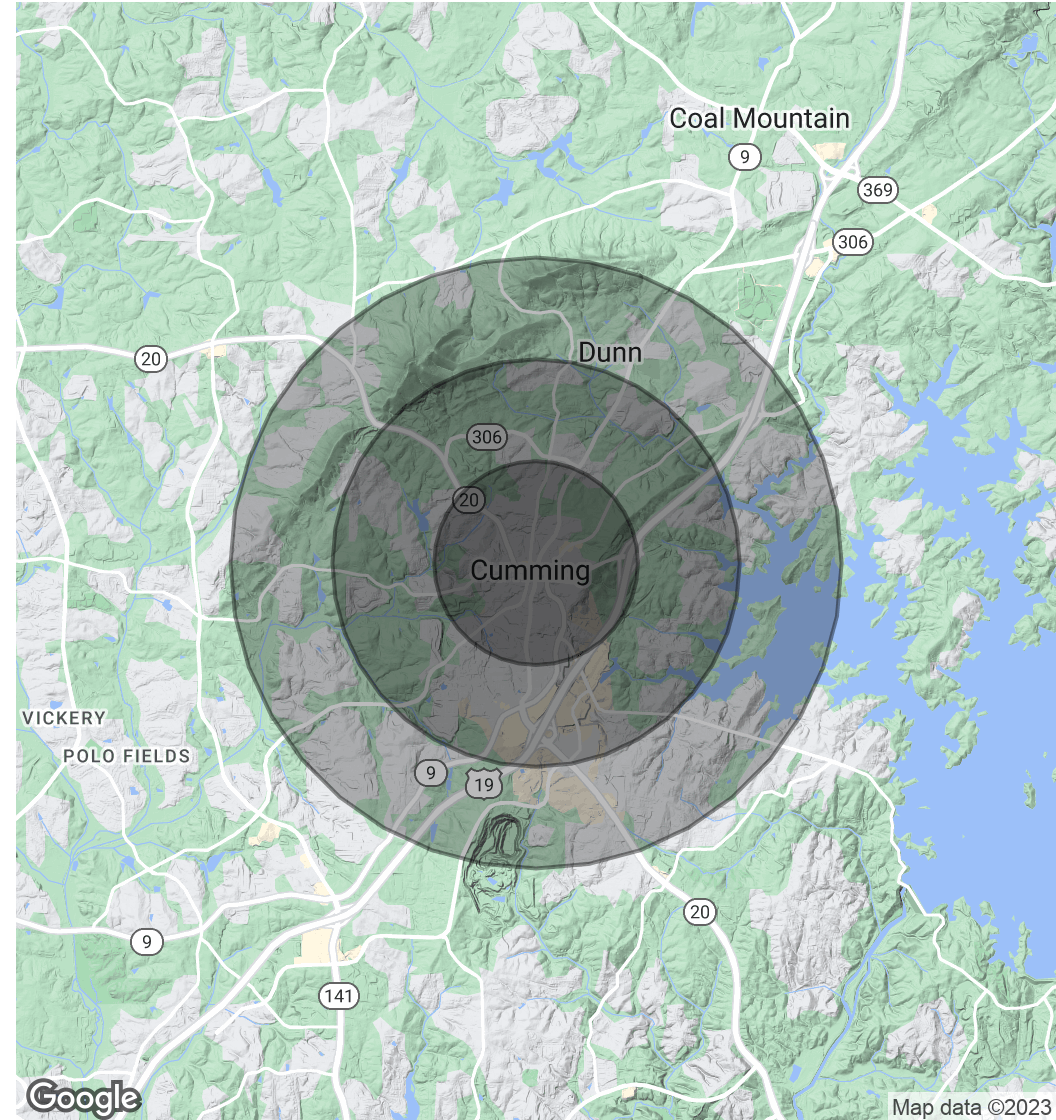
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,680	14,861	32,415
Average Age	42.6	40.6	39.9
Average Age (Male)	36.7	37.2	37.7
Average Age (Female)	48.5	44.2	42.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,532	5,952	12,530
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$64,212	\$85,206	\$97,329
Average House Value	\$227,261	\$265,740	\$285,541

* Demographic data derived from 2020 ACS - US Census



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