

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonaga Street, Suite A

Cumming, GA 30040

commercial400.com



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BOLD FLEX SHOWROOM/OFFICE CUMMING

BOLD FLEX

RETAIL

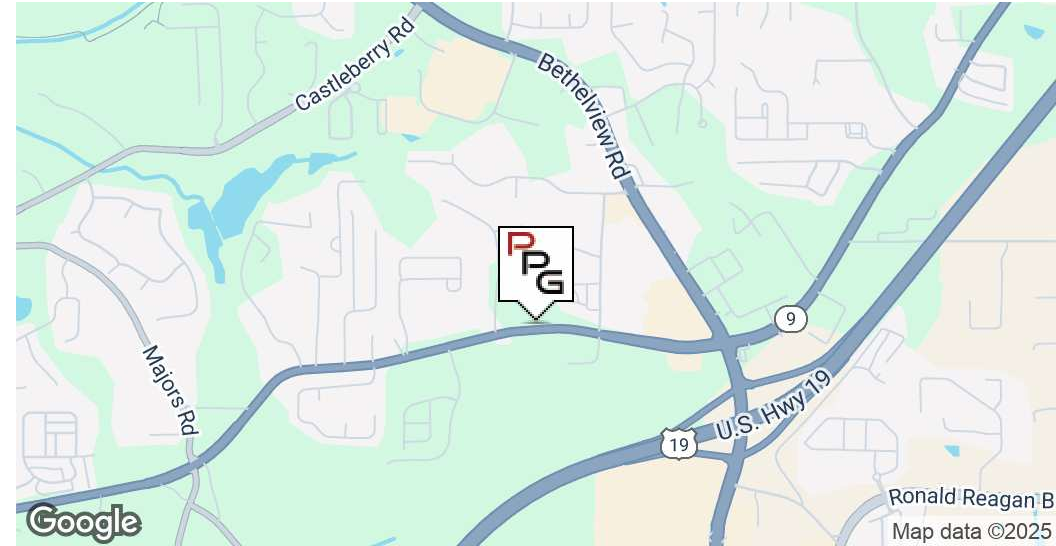
FOR SALE

Industrial Property :

BOLD FLEX CUMMING BUILDING 200, CUMMING, GA 30040

BOLDFLEX SHOWROOM/OFFICE CUMMING

BOLDFLEX CUMMING BUILDING 200, CUMMING, GA 30040



OFFERING SUMMARY

Sale Price:	\$550,000
Building Size:	1,250 SF
Number of Units:	16
Price / SF:	\$440.00
Zoning:	M-1

PROPERTY OVERVIEW

Discover an exceptional investment opportunity at Boldflex Cumming Building 200. This impressive property features a 30,000 square foot building, ideally suited for prospective Industrial / Office Showroom investors. Zoned M-1 and strategically located in the thriving Cumming area, the property offers versatile space and flexible configurations to accommodate a wide range of industrial and office showroom operations. With its prime location and ample space for business activities, this property presents a compelling proposition for investors seeking a dynamic and adaptable space in an attractive commercial setting.

*Please note that the listed price reflects only one unit (1,250 sq ft), which is the front unit facing the highway. However, these units are only being sold together — the front and rear units must be purchased as a combined 2,500 sq ft space.

Serious inquiries should consider the total area and pricing for both units together.

PROPERTY HIGHLIGHTS

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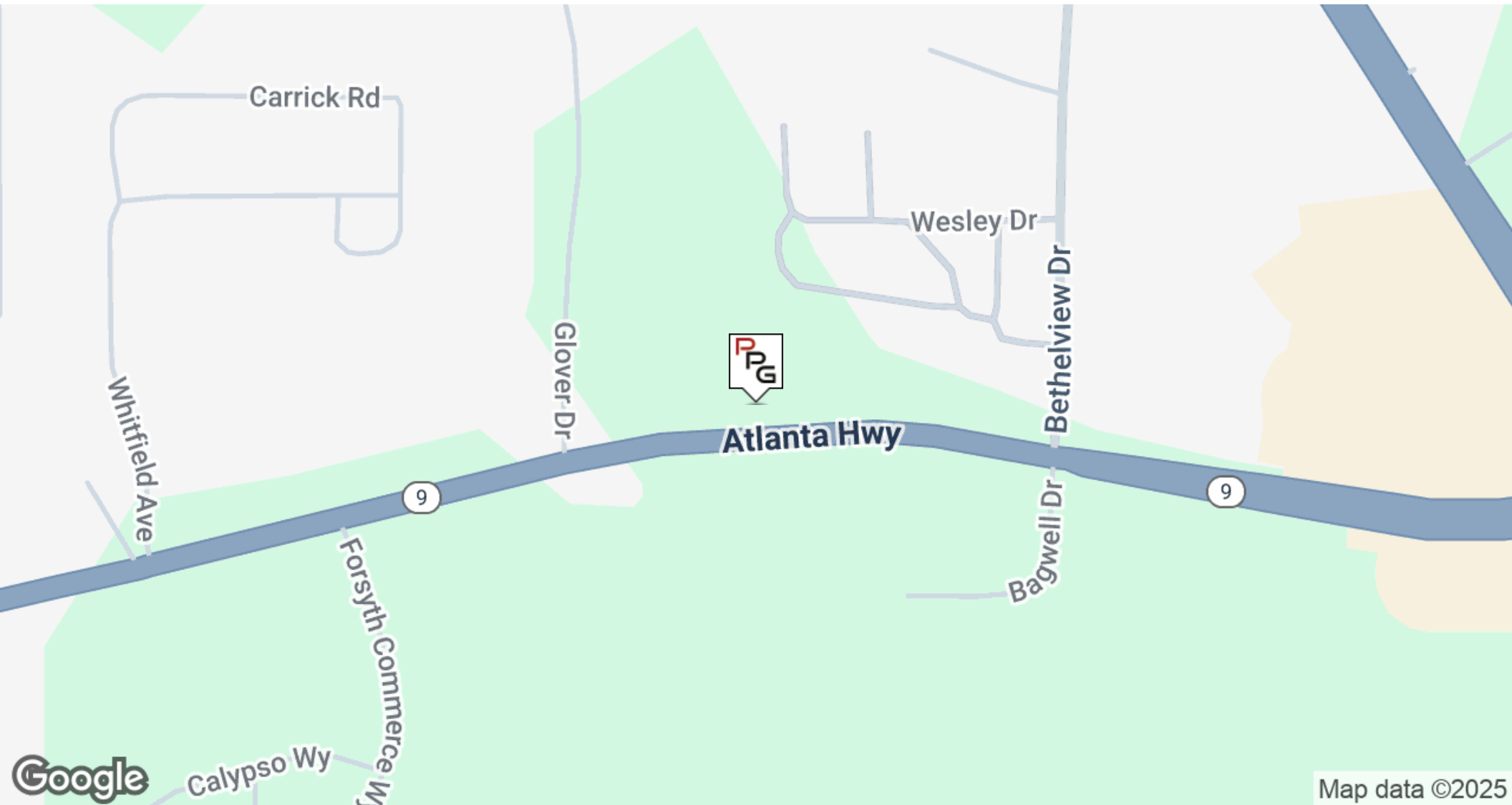
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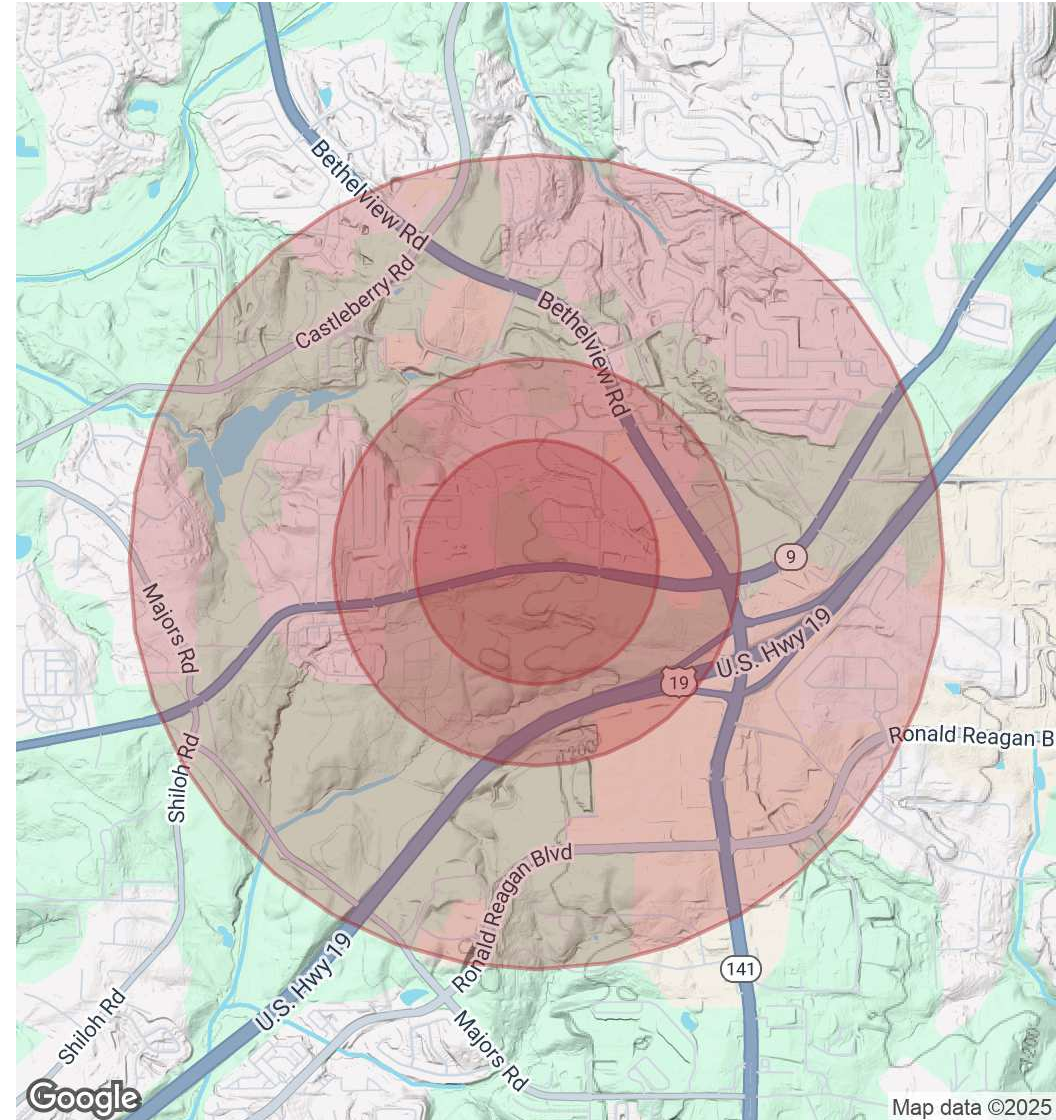
BOLDFLEX SHOWROOM/OFFICE CUMMING

BOLDFLEX CUMMING BUILDING 200, CUMMING, GA 30040



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	522	1,323	4,587
Average Age	39	40	41
Average Age (Male)	35	37	37
Average Age (Female)	42	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	198	497	1,727
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$90,160	\$91,659	\$93,506
Average House Value	\$384,721	\$403,627	\$413,693

Demographics data derived from AlphaMap



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