

4,800 SQ. FT. FREE STANDING BUILDING FOR LEASE

FORSYTH COUNTY

103 Buford Dam Road, Cumming, GA 30040



PROPERTY HIGHLIGHTS

- Ideal for retail, church or office use
- 1.06 acre lot with approximately 285 feet of road frontage
- Good exposure
- Easy access to GA 400 at Exits 14 or 15
- Strong traffic counts

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
Available SF:	4,800 SF
Lot Size:	1.06 Acres



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J B BADER
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Bader & Associates Realty
www.BaderRealty.com

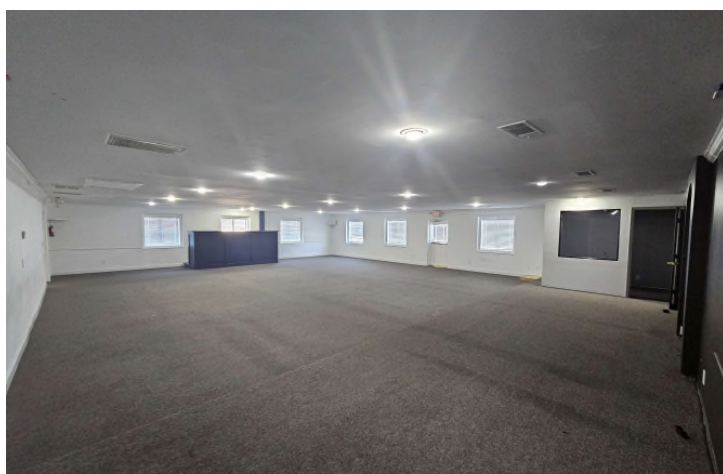
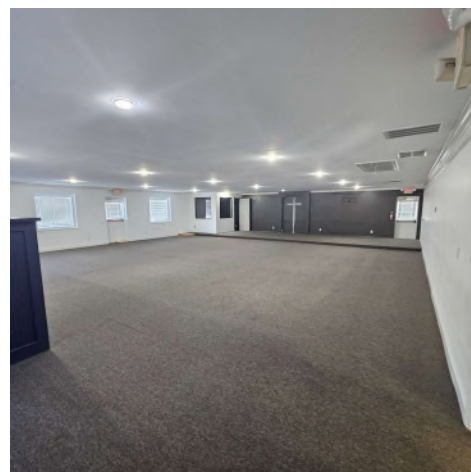
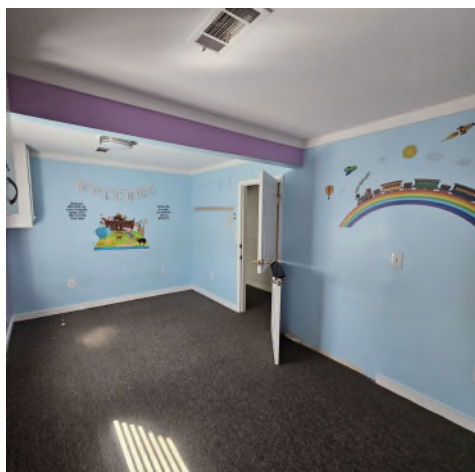
KW COMMERCIAL
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

Each Office Independently Owned and Operated kwcommercial.com

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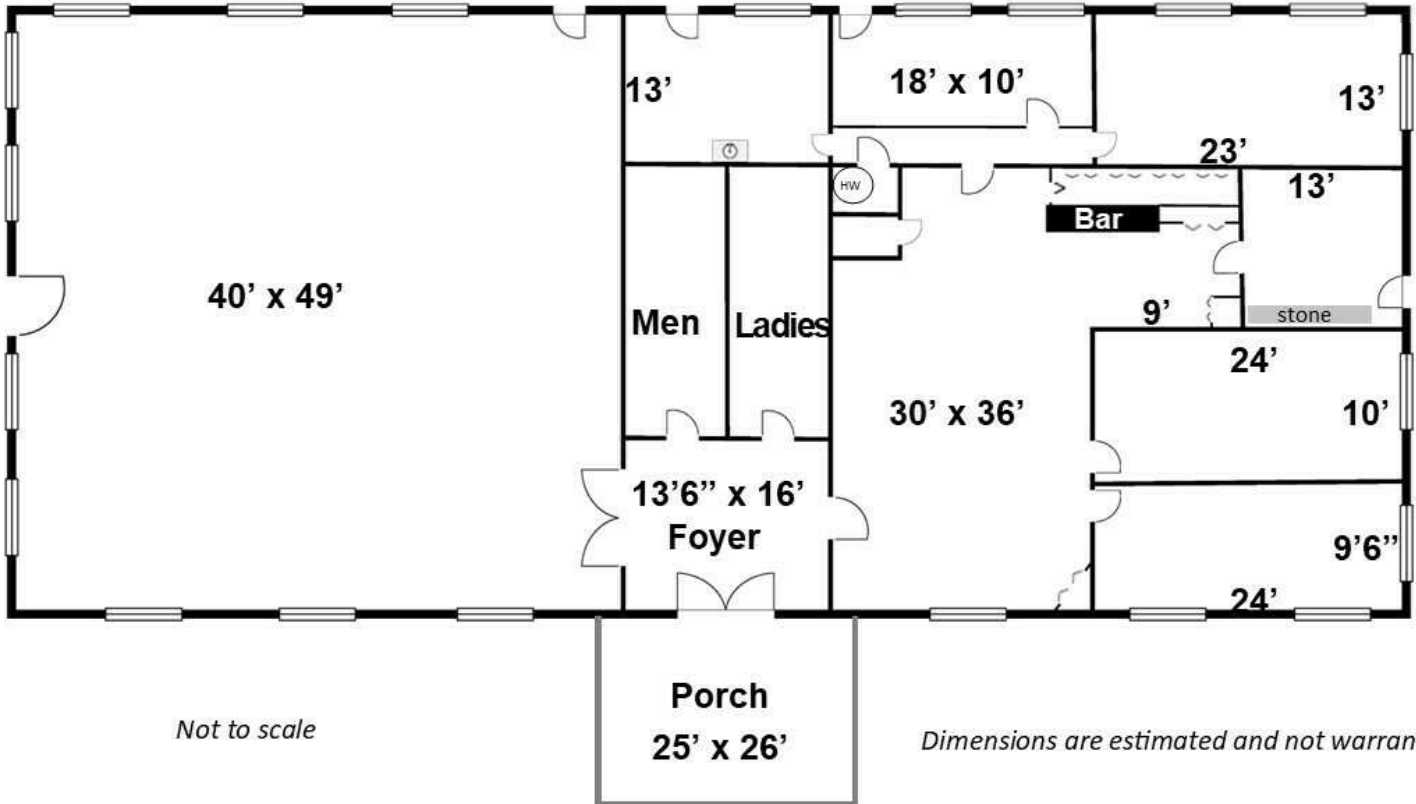
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,385	28,640	72,175
Average Age	35.2	36.0	36.3
Average Age (Male)	32.8	33.3	35.1
Average Age (Female)	37.0	38.6	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,326	10,062	24,808
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$67,117	\$82,961	\$97,373
Average House Value	\$269,516	\$286,745	\$326,051

2020 American Community Survey (ACS)

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