

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



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

J B BADER
O: 770.205.2600
C: 678.858.4582
jbbader@kwcommercial.com
GA #144398

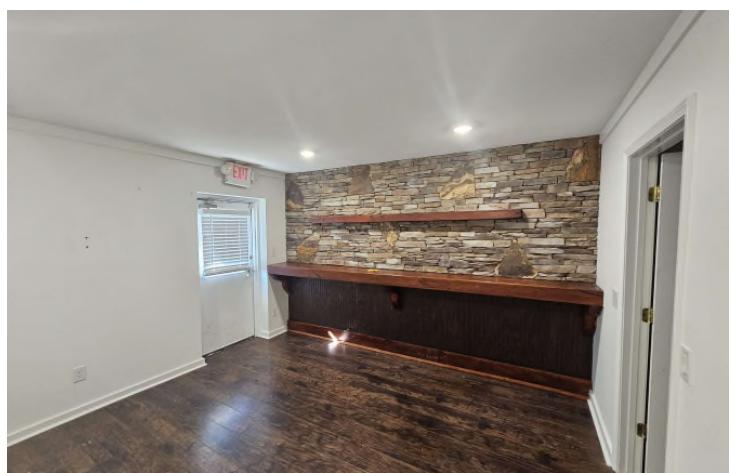
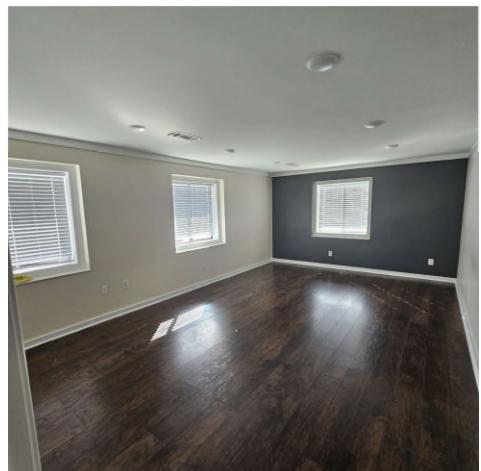
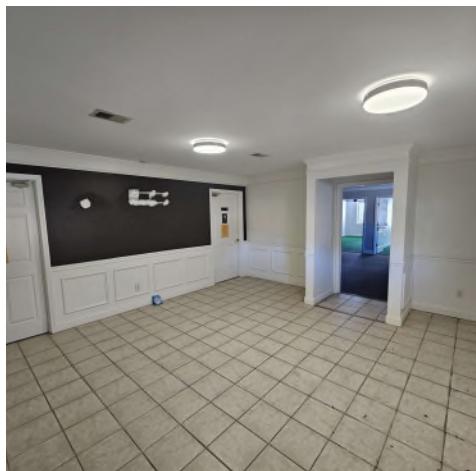
Bader & Associates Realty
www.BaderRealty.com

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

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

FORSYTH COUNTY

103 Buford Dam Road, Cumming, GA 30040



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

J B BADER

O: 770.205.2600

C: 678.858.4582

jbbader@kwcommercial.com

GA #144398

KW COMMERCIAL

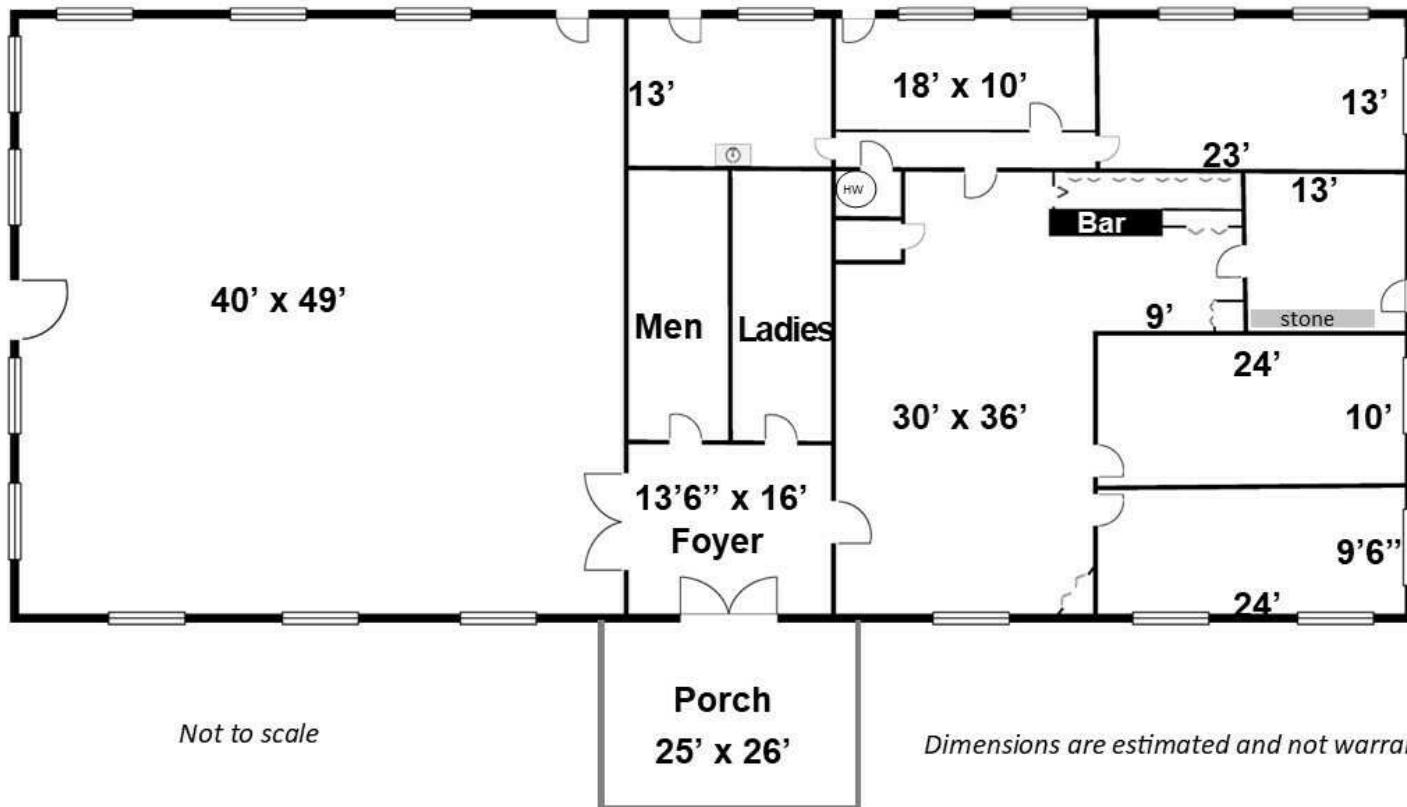
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

Each Office Independently Owned and Operated kwcommercial.com

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

FORSYTH COUNTY

103 Buford Dam Road, Cumming, GA 30040



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

J B BADER

O: 770.205.2600

C: 678.858.4582

jbbader@kwcommercial.com

GA #144398

KW COMMERCIAL

540 Lake Center Parkway, Ste 201
Cumming, GA 30040

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

FORSYTH COUNTY

103 Buford Dam Road, Cumming, GA 30040



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)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

J B BADER

O: 770.205.2600

C: 678.858.4582

jbbader@kwcommercial.com

GA #144398

KW COMMERCIAL

540 Lake Center Parkway, Ste 201
Cumming, GA 30040