

Office Building For Sale

Cumming Office Building
100 Colony Park Drive
Cumming, GA 30040



100 Colony Park Drive

Offering Summary

Sale Price:	\$3,495,500
Building Size:	18,000 SF
Lot Size:	1.41 Acres
Submarket:	Cumming

- Ample Surface Parking
- Elevator
- Monument Signage Available
- Located in the Cumming/Forsyth County submarket, a region of tremendous economic growth and upscale demographics.
- Proximity to GA 400 (Exit 14) and Northside Hospital Forsyth.

Get more information

Jason Holland, CCIM

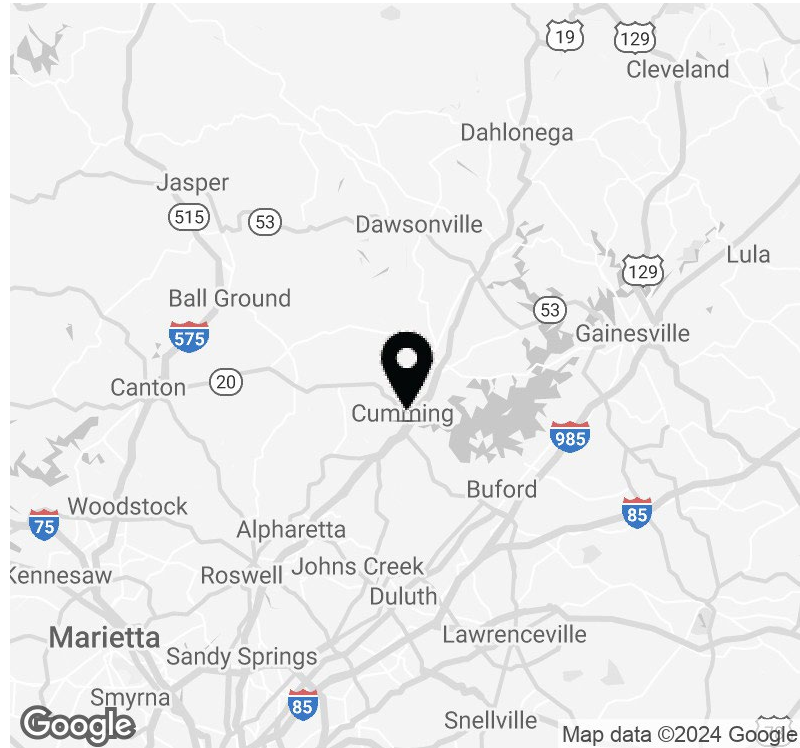
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Executive Summary

100 Colony Park Drive



Executive Summary

Avison Young is pleased to offer 100 Colony Park Drive, Cumming, GA, strategically positioned in the heart of Forsyth County, among the nation's fastest-growing regions. Boasting ample surface parking, elevator access, and monument signage availability, this property embodies functionality and visibility. Forsyth County's exponential growth is evident, with exciting developments such as The Gathering at South Forsyth, a \$2B Arena Project akin to Atlanta's "The Battery," just 15 minutes away. With its proximity to GA 400 (Exit 14) and Northside Hospital Forsyth.

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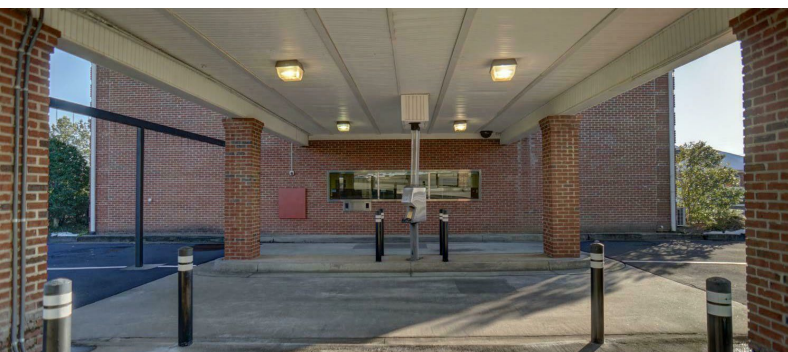
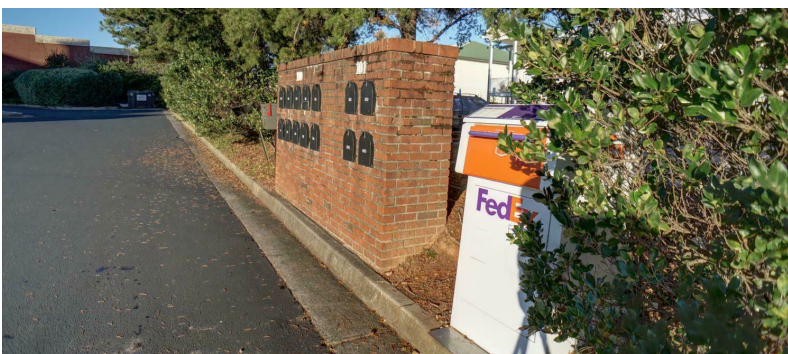
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Exterior Photos

100 Colony Park Drive



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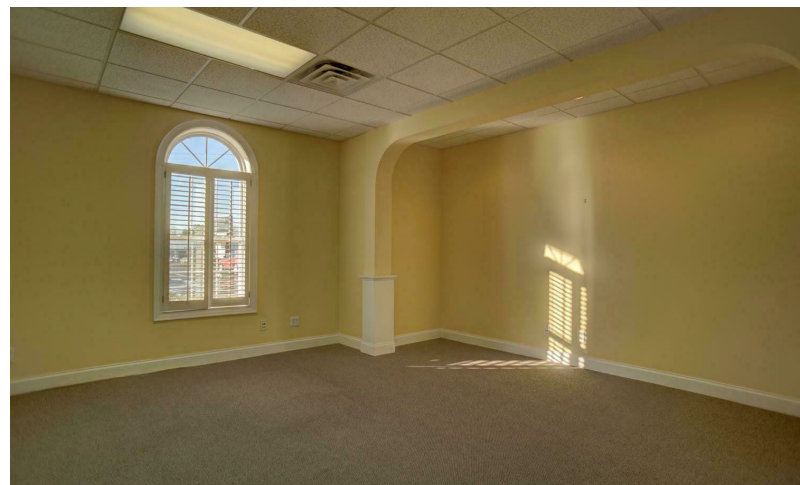
Avison Young - Atlanta | 1230 Peachtree St. NE, Suite 3400 | Atlanta, GA 30309 | 404 865 3663

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Interior Photos

100 Colony Park Drive



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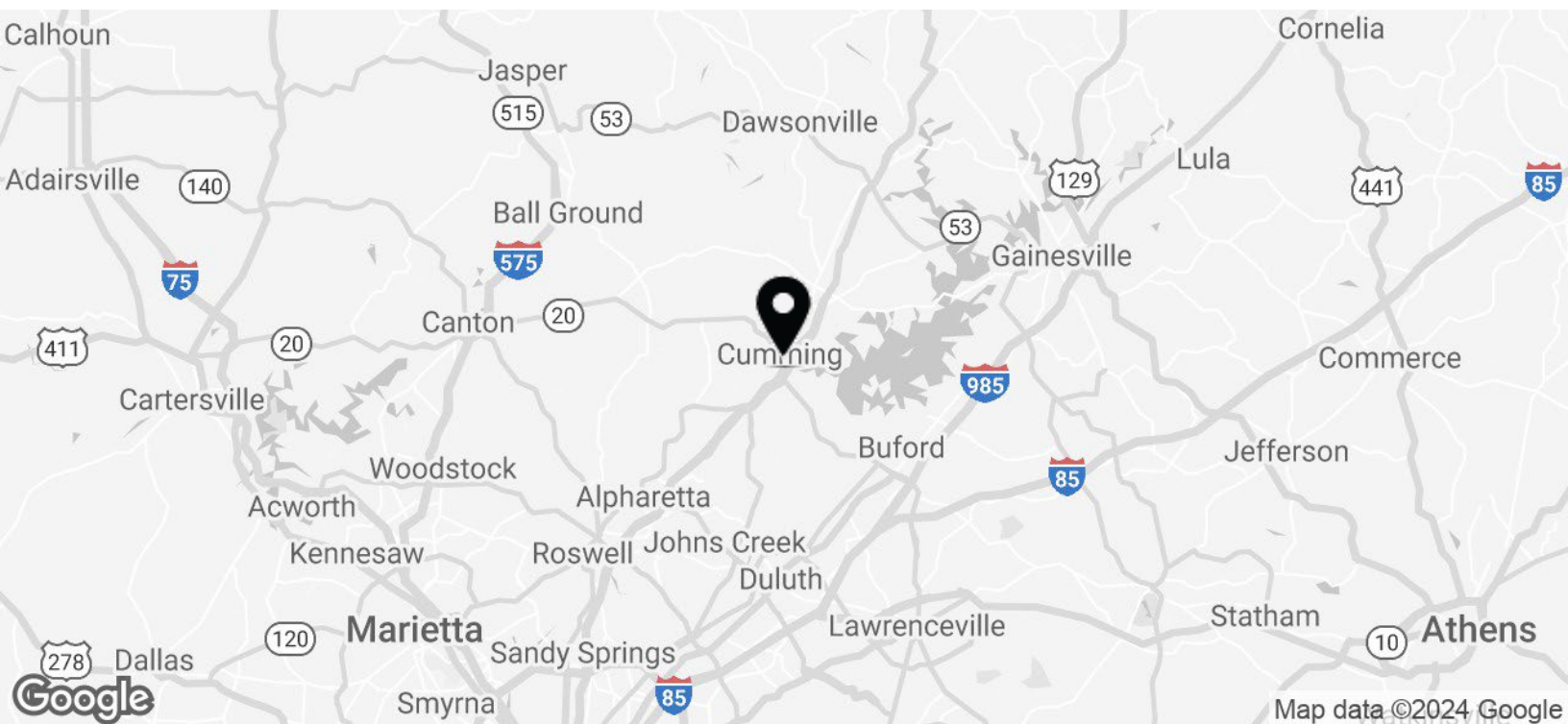
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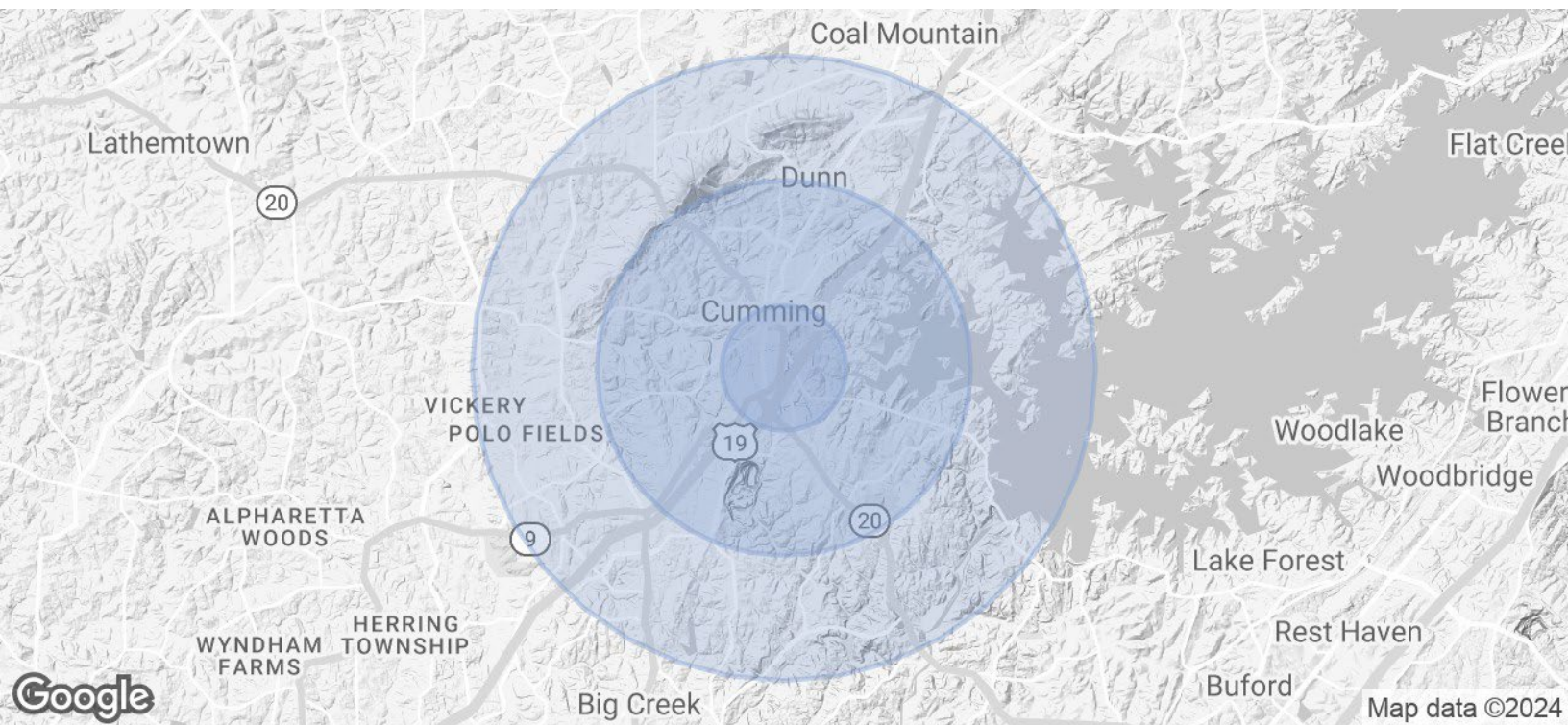
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,469	29,109	73,087
Average Age	35.1	35.9	36.4
Average Age (Male)	32.8	33.3	35.2
Average Age (Female)	36.7	38.4	37.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,357	10,204	25,089
# of Persons per HH	2.6	2.9	2.9
Average HH Income	\$68,353	\$83,847	\$98,135
Average House Value	\$273,625	\$289,104	\$327,546

2020 American Community Survey (ACS)

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Let's talk.

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