

Industrial/Warehouse For Lease

2080 Ronald Reagan Blvd.

Cumming, GA, 30041





Availability

Suite 600	±3,000 SF
Drive-In Doors	1 Drive-In Door
Suite 700	±3,000 SF
Drive-In Doors	1 Drive-In Door
Suite 600 & 700 Combined	±6,000 SF
Drive-In Doors	2 Drive-In Doors

Building Details

Clear Ceiling Height	20'+
AMPS/Power	3-Phase
Zoning	Central Business District (CBD) - Allows retail, office and flex space

Centrally Located

	1 Mile	↖
	2 Miles	→
	20 Miles	↓
	37 Miles	↙
	37 Miles	↓

High Traffic Visibility

Building and pylon signage is located on Ronald Reagan Blvd., a heavily trafficked arterial from GA-400 to GA-20, with exposure to 17,600 VPD

Wealthiest County in Georgia

Average HH Income of over \$130,000 (3-mile radius); Forsyth County is ranked as 16th Wealthiest county in the nation and the #1 community for incoming investment (Smart Asset).

Numerous Area Conveniences

Quick drive to numerous conveniences including The Collection at Forsyth with 14 restaurants and Starbucks and Cumming Marketplace, and is less than 2 miles to Northside Hospital Forsyth

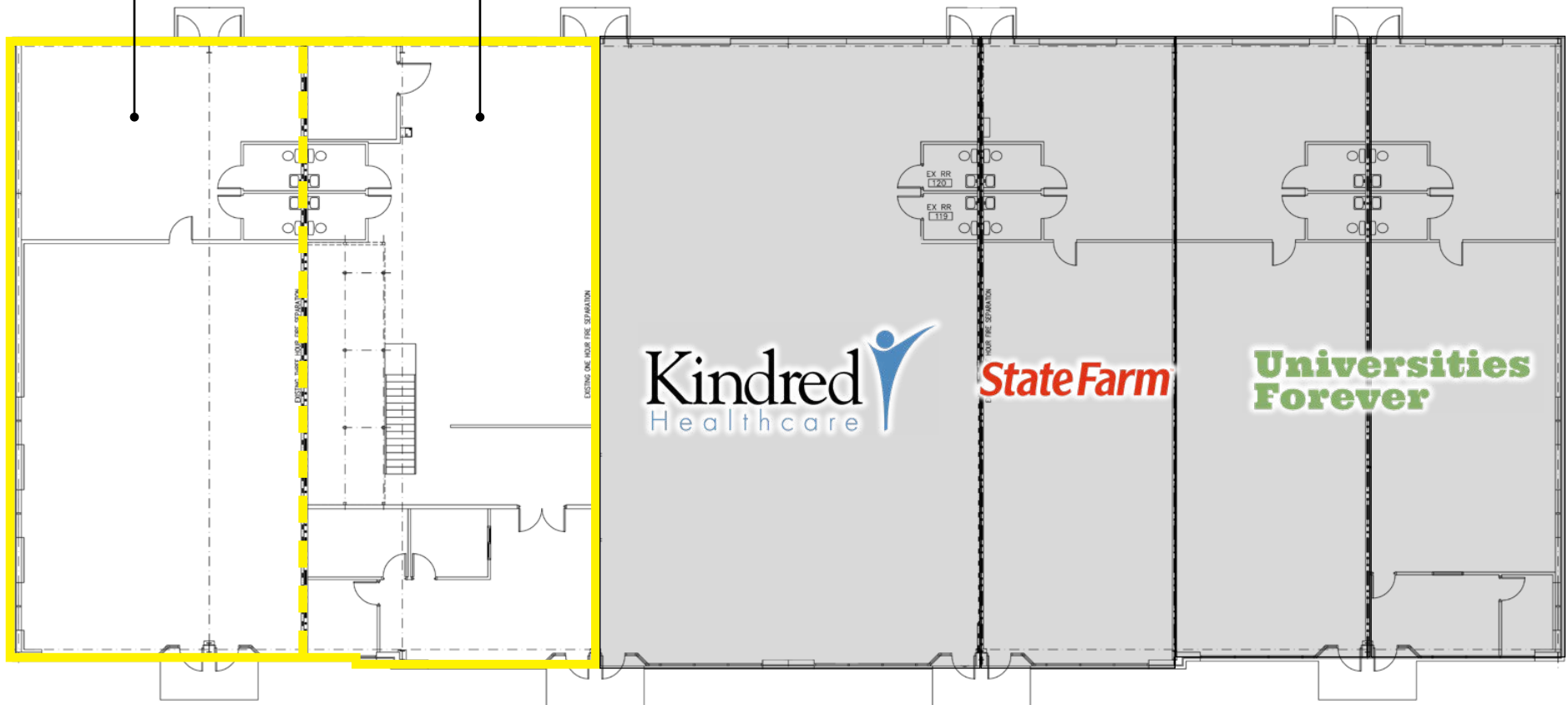


LoopNet™

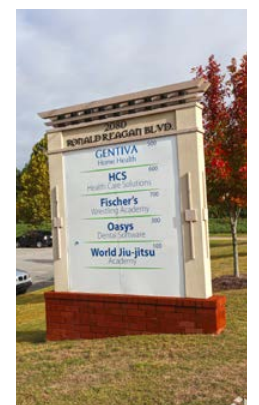
For more info, click on logo

Suite 600
±3,000 SF

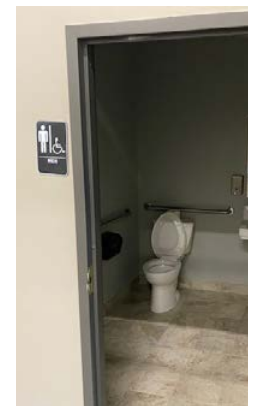
Suite 700
±3,000 SF



Unit 600 Photos



Unit 700 Photos





	1 Mile	2 Mile	3 Mile
2021 Estimated Population	2,200	22,041	52,488
2026 Projected Population	2,845	26,352	62,809
2021 Est. Median Age	37.5	36.8	37.4

Population

2021 Estimated Households	732	7,671	17,817
2026 Projected Households	963	9,285	21,668

Households/Housing

2021 Est. Average Household Income	\$117,123	\$119,208	\$130,801
2021 Est. Total Employees	2,203	11,843	22,582
2021 Est. Total Businesses	272	1,675	3,184

Businesses/Employees

2021 Est. Total Household Expenditure	\$58.41 M	\$613.9 M	\$1.51 B
2021 Est. Apparel	\$2.12 M	\$22.13 M	\$54.88 M
2021 Est. Entertainment	\$3.45 M	\$35.81 M	\$88.83 M
2021 Est. Food, Beverages, Tobacco	\$8.69 M	\$92.32 M	\$226.35 M
2021 Est. Furnishings, Equipment	\$2.12 M	\$22.13 M	\$54.82 M
2021 Est. Health Care, Insurance	\$5.17 M	\$54.88 M	\$134.25 M
2021 Est. Household Operations, Shelter,	\$18.45 M	\$195.48 M	\$481.09 M

Consumer Expenditures

