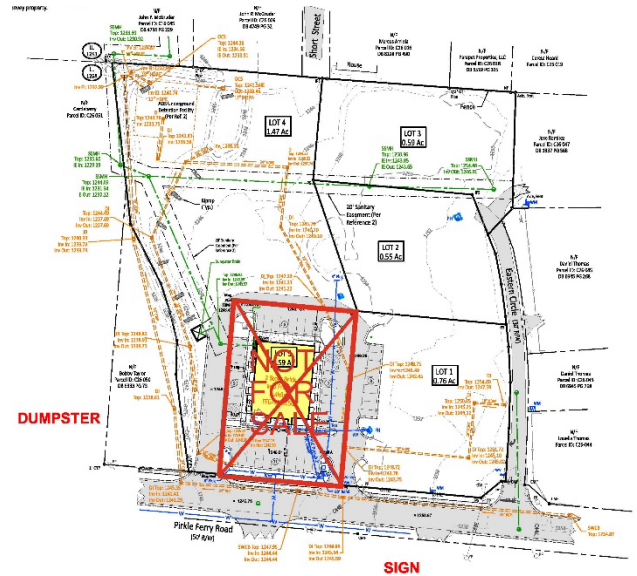


AVAILABLE FOR SALE



3.37+/- AC IN DOWNTOWN CUMMING CONSISTING OF 4 LOTS

Pirkle Ferry Road, Cumming, GA 30040



PROPERTY HIGHLIGHTS

- 3.37+/- Acres in Downtown Cumming Consists of 4 lots.
- Lot 1 is approximately 0.76+/- acres with frontage on Pirkle Ferry and Eastern Circle.
- Lot 2 is approximately 0.55+/- acres with frontage on Eastern Circle.
- Lot 3 is approximately 0.59+/- acres with frontage on Eastern Circle.
- Lot 4 is approximately 1.47+/- acres with frontage on Pirkle Ferry Road.
- Sewer, Water, Natural Gas, Electricity, High Speed Internet, Phone, and Cable.
- Less than 1 mile from Hwy 400/ GA19
- Property is Zoned CBD.
- 185 feet of road frontage on Pirkle Ferry Road.
- Traffic Count on Pirkle Ferry is approx. 15,800 per day.

PROPERTY SUMMARY

SALES PRICE:	\$3,500,000.00
LOT SIZE:	3.37+/- 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.

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