

Forsyth Professional Park

979 & 983 Peachtree Parkway

CUMMING, GA 30041



FOR LEASE

Up to 2,800 SF MEDICAL | OFFICE

RICHARD SMITH, JR., CCIM

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MATT ORVILLE

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SAL ESTRADA

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BUILDING HIGHLIGHTS

979 PEACHTREE PARKWAY

TOTAL BLDG SF	8,054 SF
AVAILABLE SF	2,800 SF Build to Suit
YEAR BUILT	2020
BASE RENT	\$26.00 / SF NNN
COMMON AREA MAINTENANCE	\$3.50 / SF

983 PEACHTREE PARKWAY

TOTAL BLDG SF	7,935 SF
AVAILABLE SF	800 SF Build to Suit
YEAR BUILT	2006
BASE RENT	\$26.00 / SF NNN
COMMON AREA MAINTENANCE	\$3.50 / SF



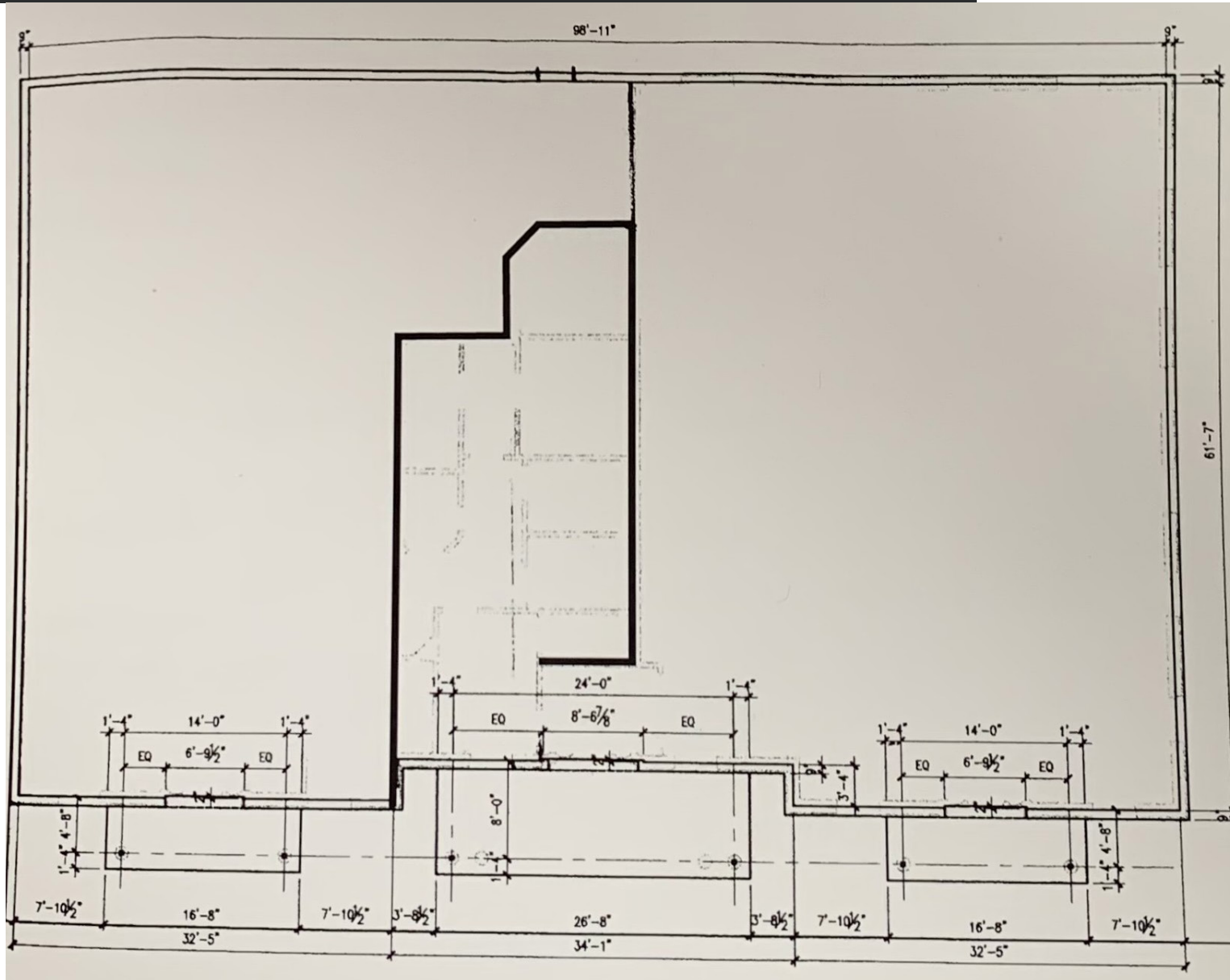
979 Peachtree Parkway



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FLOOR PLAN | 979 Peachtree Pkwy



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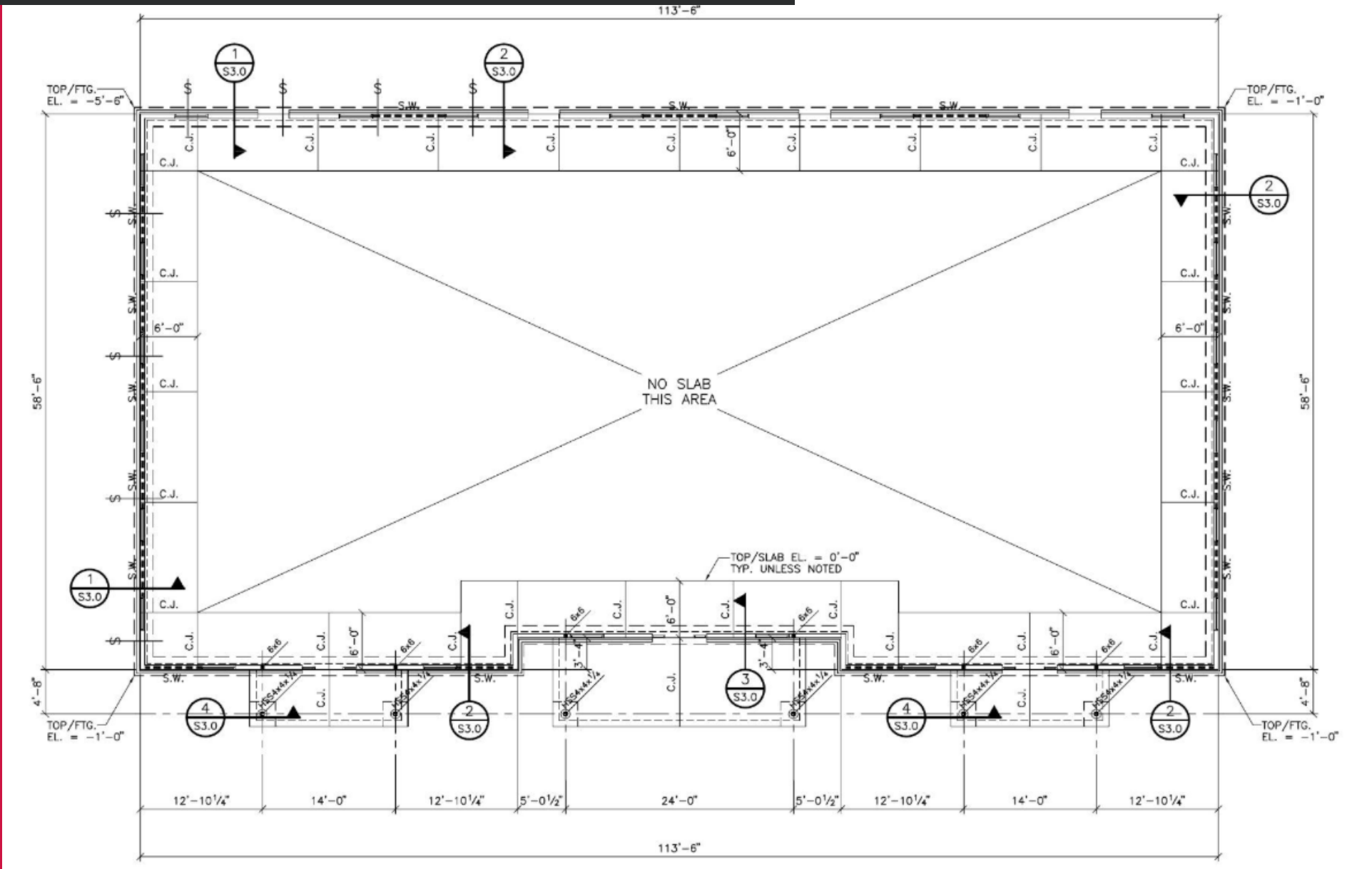
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LOCATION & DEMOGRAPHICS



NEARBY HOSPITALS

4.9 miles	Emory Johns Creek Hospital via GA-141 N & US-19 N
4.8 miles	Northside Hospital Forsyth via GA-141 N & US-19 N



POPULATION

	2024	2029
1 mile	8,546	9,363
3 miles	65,028	68,102
5 miles	184,011	191,749



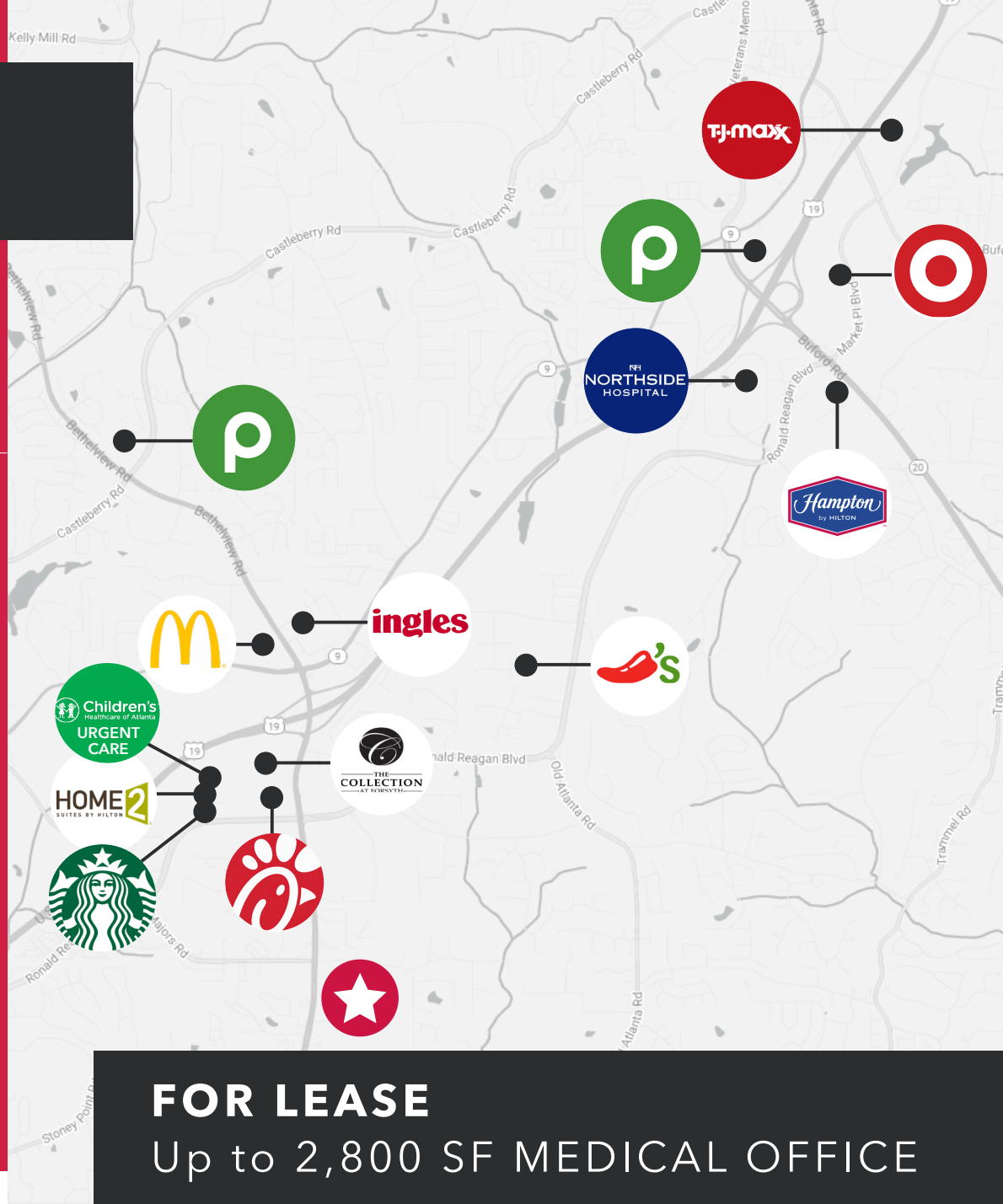
HOUSEHOLDS

	2024	2029
1 mile	2,711	2,948
3 miles	20,695	21,703
5 miles	60,413	63,194



AVG. HOUSEHOLD INCOME

	2024	2029
1 mile	\$192,038	\$215,235
3 miles	\$215,809	\$239,855
5 miles	\$196,065	\$221,101



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