

Presented By:

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**POWELL PROPERTY GROUP, INC**

343 Dahlonega Street, Suite A

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**POWELL**  
PROPERTY GROUP

**14071 CUMMING  
HWY  
CUMMING, GA  
30040**

*Retail / Office / Restaurant / Industrial Property :*

6.313 ACRES ON CUMMING HWY



**FOR SALE**

# 14071 CUMMING HWY

FORMER CHEROKEE RANCH RESTAURANT



## OFFERING SUMMARY

Sale Price:	\$1,025,000
Building Size:	2,855 SF
Lot Size:	6.313 Acres
Price / SF:	\$359.02
Zoning:	General Commercial

## PROPERTY OVERVIEW

For Sale

## PROPERTY HIGHLIGHTS

- Former Cherokee Ranch Restaurant Property For Sale
- Prime redevelopment potential
- 6.313 Acres available in total with approximately 470 feet of frontage on Cumming Hwy (Hwy 20)
- Great location less than 1/2 mile from Forsyth/Cherokee County line
- Rear 3.944 Acre portion currently being rezoned to LI (light industrial), with proposed site plan showing 25,000 sf Light Industrial building
- Front 2.369 Acre portion currently zoned GC (general commercial), with proposed site plan showing it divided into 2 outparcels, each with an approx 3000 sf retail/office/restaurant building.
- Recent survey, Proposed Site plan, Phase 1 ESA report, LSI report, and Level 3 Soil report available

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14071 CUMMING HIGHWAY, CUMMING, GA 30040



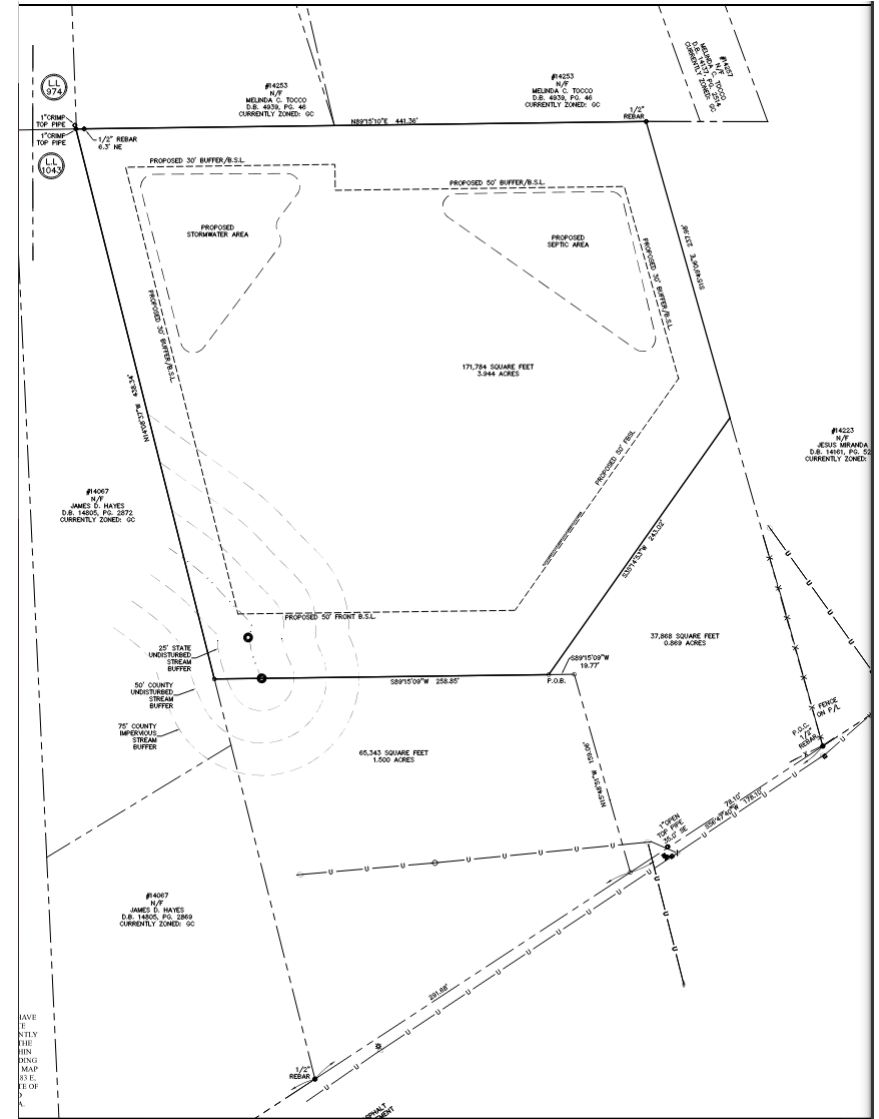
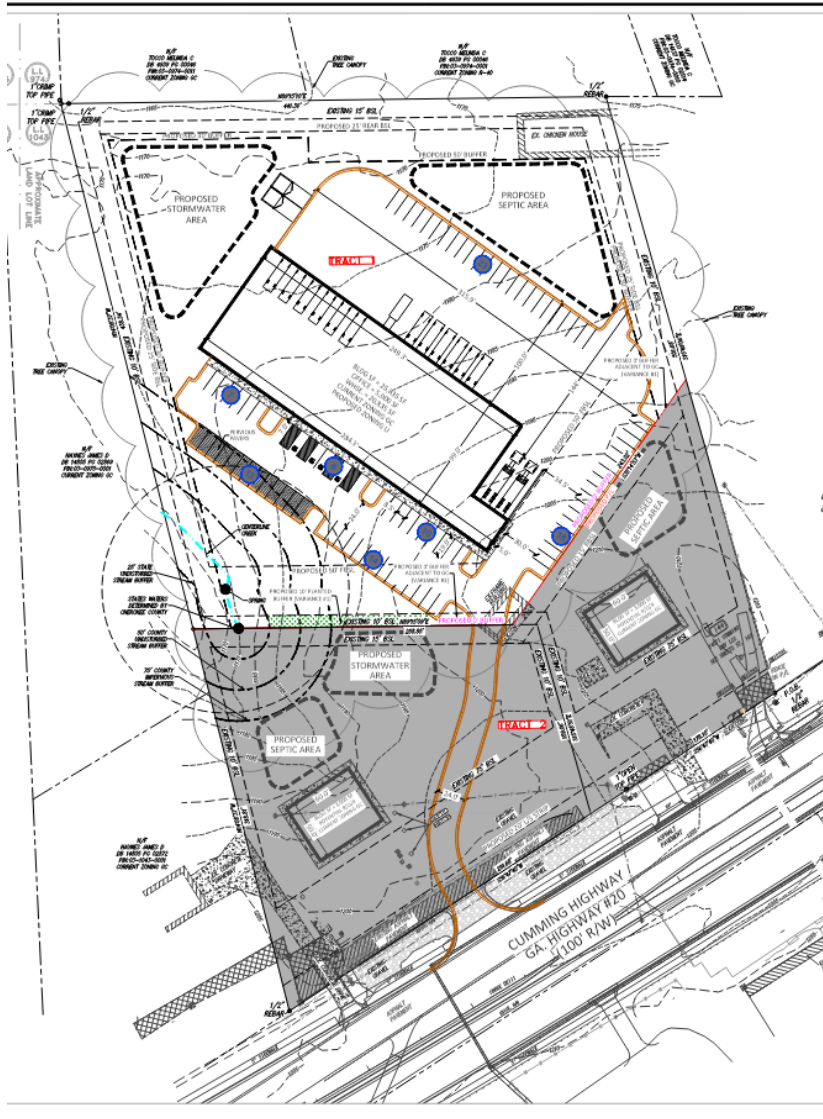
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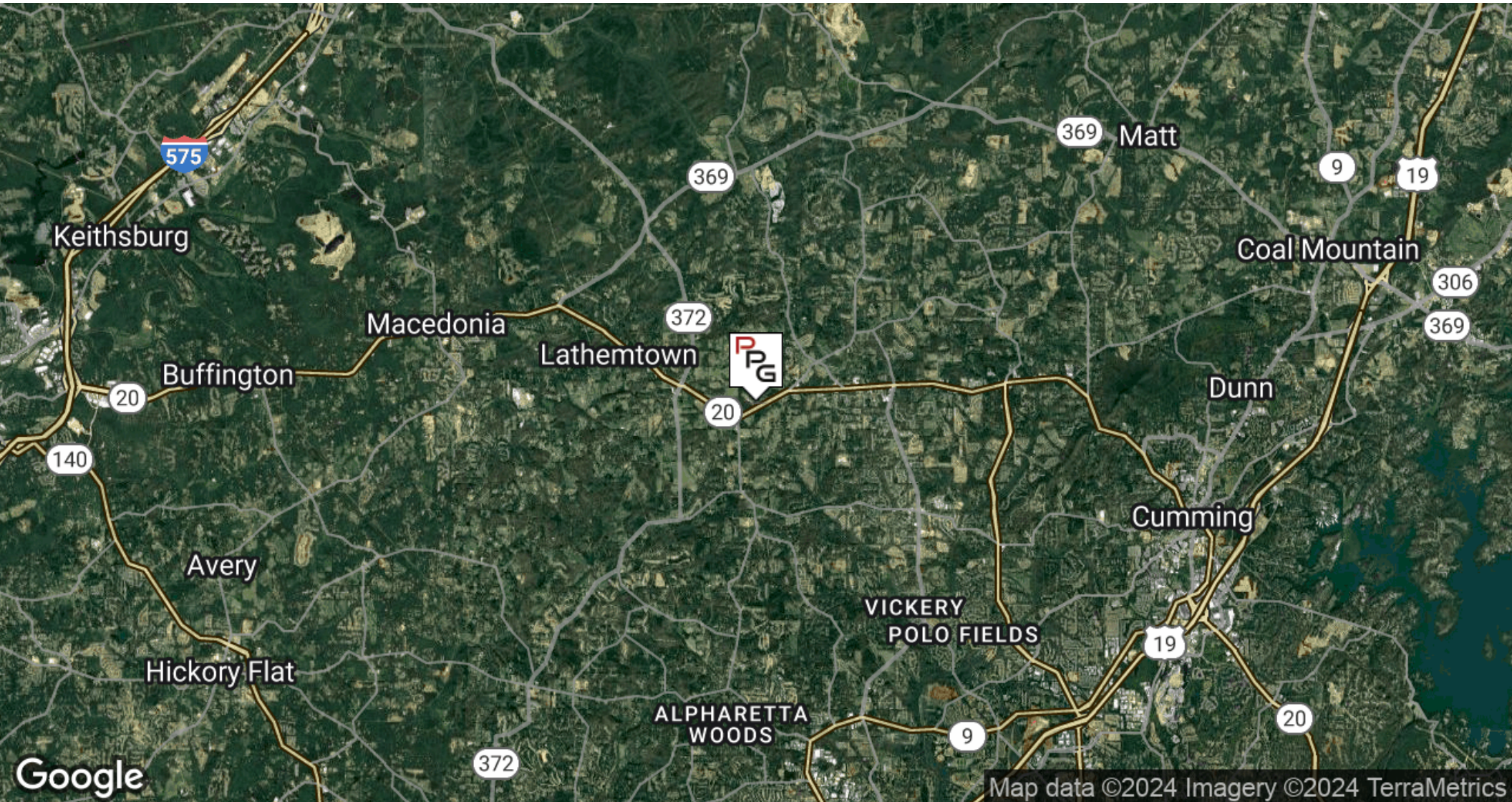
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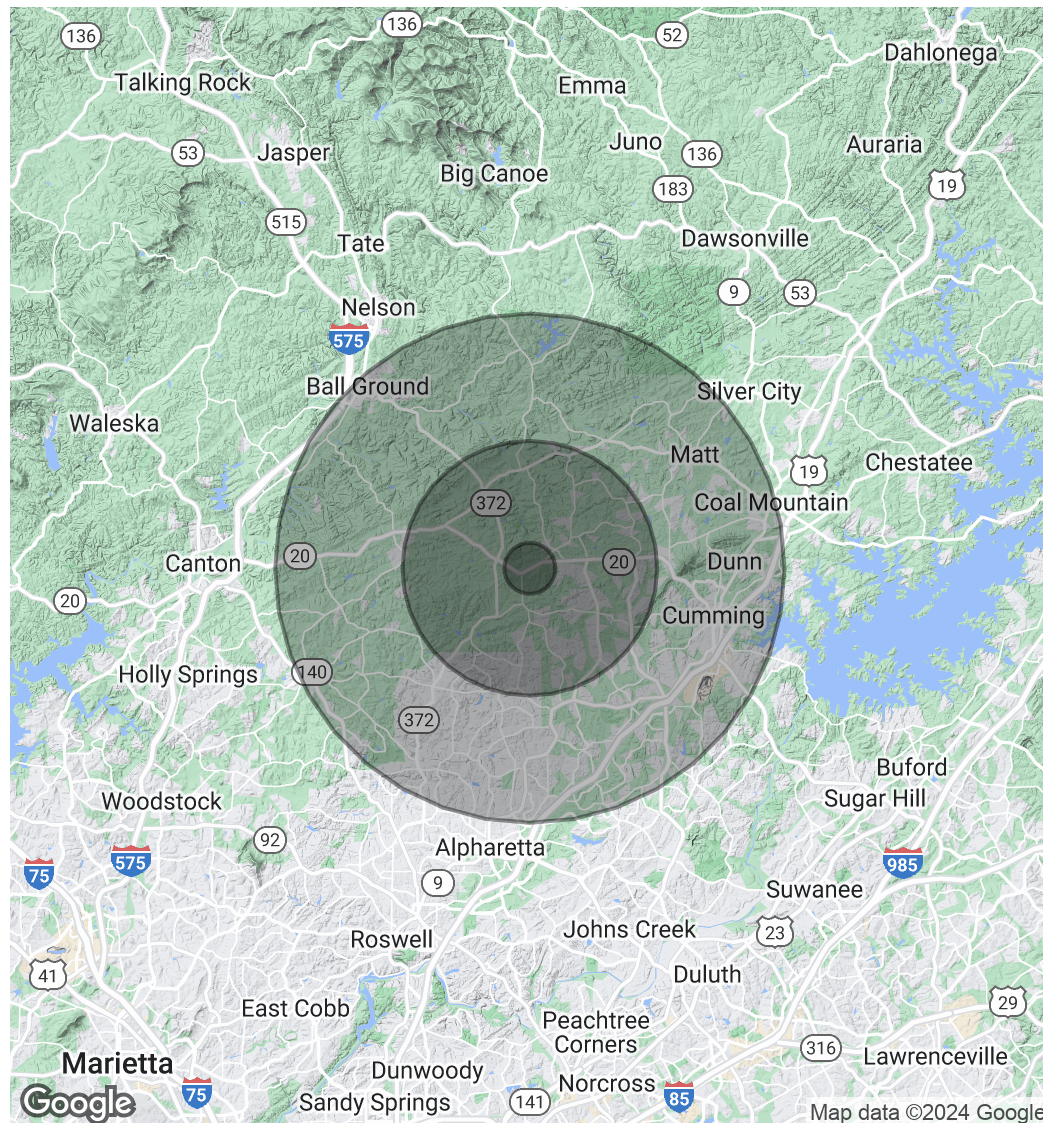
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,064	34,626	158,713
Average Age	37.8	37.2	36.4
Average Age (Male)	36.8	36.9	36.0
Average Age (Female)	38.2	37.0	36.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	363	11,594	54,696
# of Persons per HH	2.9	3.0	2.9
Average HH Income	\$106,483	\$109,760	\$109,202
Average House Value	\$293,608	\$341,492	\$383,023

2020 American Community Survey (ACS)



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