

AVAILABLE FOR SALE



2.945+- ACRE DOUBLE CORNER LOT IN DOWNTOWN CUMMING

116 E Maple Street, 321 E Maple Street, and 325 E Maple Street, Cumming, GA 30040



- 2.945+- Acre corner lot with frontage on 3 roads/streets in Downtown Cumming.
- Great location with high traffic count.
- Approx 251' of frontage on Atlanta Hwy/ GA-9.
- Approx 617' of frontage on East Maple Street.
- Approx 90' of frontage on Allen Street.
- Utilities Serving Property: Water, Natural Gas, Gravity Sewer at the front and rear of property, High Speed Internet, Phone and Cable.
- Zoned HB and CBD
- Less than 1 mile from Hwy 400/ GA19
- Income producing rentals on site.
- Traffic Count on Atlanta Hwy/ GA-9 15,200 per day.
- Traffic Count on East Maple Street 6,970 per day.

PROPERTY SUMMARY

SALES PRICE:	\$5,000,000.00
LOT SIZE:	2.945+- ACRES

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