

Presented By:

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POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300

Cumming, GA 30040

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5035 WALLACE DRIVE

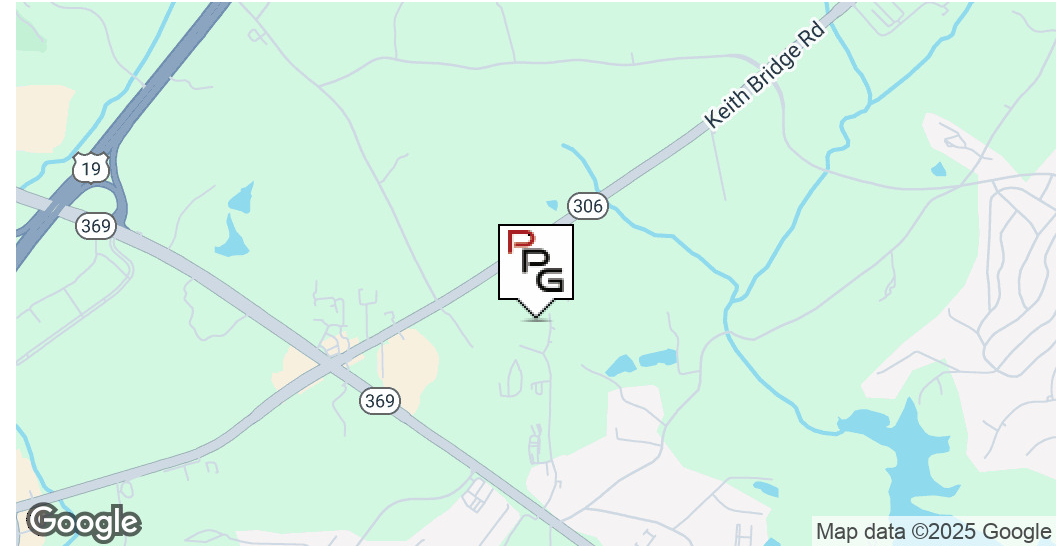
Industrial Property :

1.61 ACRES WITH 7,070 SF FLEX BLDG

FOR SALE

5035 WALLACE DRIVE

5035 WALLACE DRIVE, CUMMING, GA 30041



OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,850,000 |
| Building Size: | 7,070 SF |
| Lot Size: | 1.61 Acres |
| Price / SF: | \$261.67 |
| Year Built: | 2001 |
| Renovated: | 2008 |
| Zoning: | M1 |

PROPERTY OVERVIEW

For Sale 1.61 Acres with 7,070 sf office/ warehouse building in explosive Forsyth County

PROPERTY HIGHLIGHTS

- 1.61 Acres total, including extra lot for possible future 5 - 7000 sf bldg, or expansion of existing bldg and or parking
- 7,070 sf flex building with 3,966 sf of nice office space on main level and 3,104 sf of warehouse space on lower level
- Very nice 1st class office buildout with full size kitchen
- 1 grade level drive-in with 12.5' door, 1 full dock with 8.5' door, and one short box truck dock with 8.5' door
- Excellent location just off Hwy 369 less that 1.5 miles from GA 400 and Hwy 306
- Flexible M1 zoning

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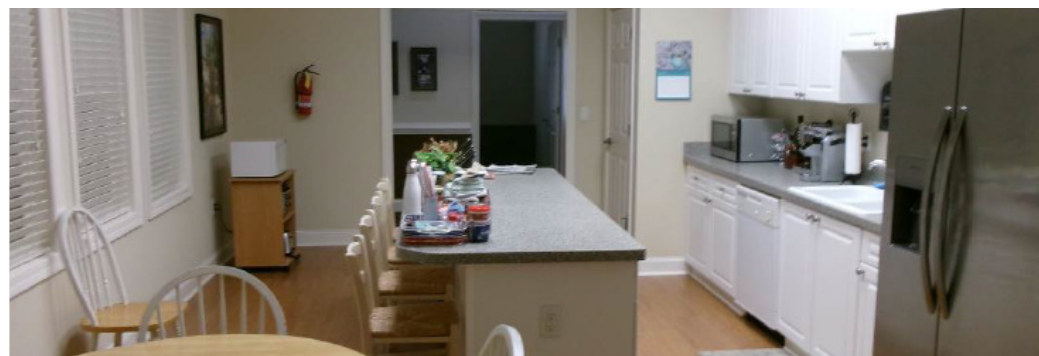
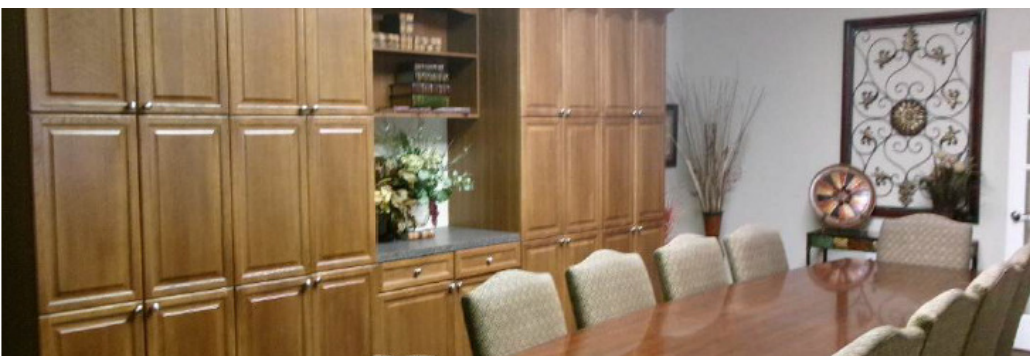
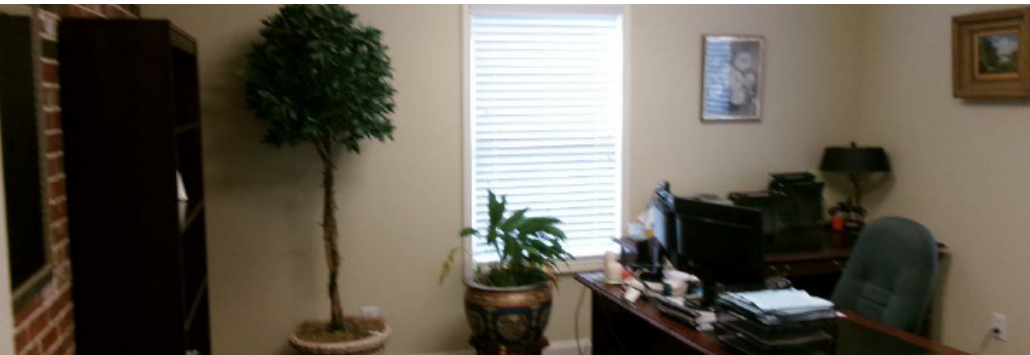
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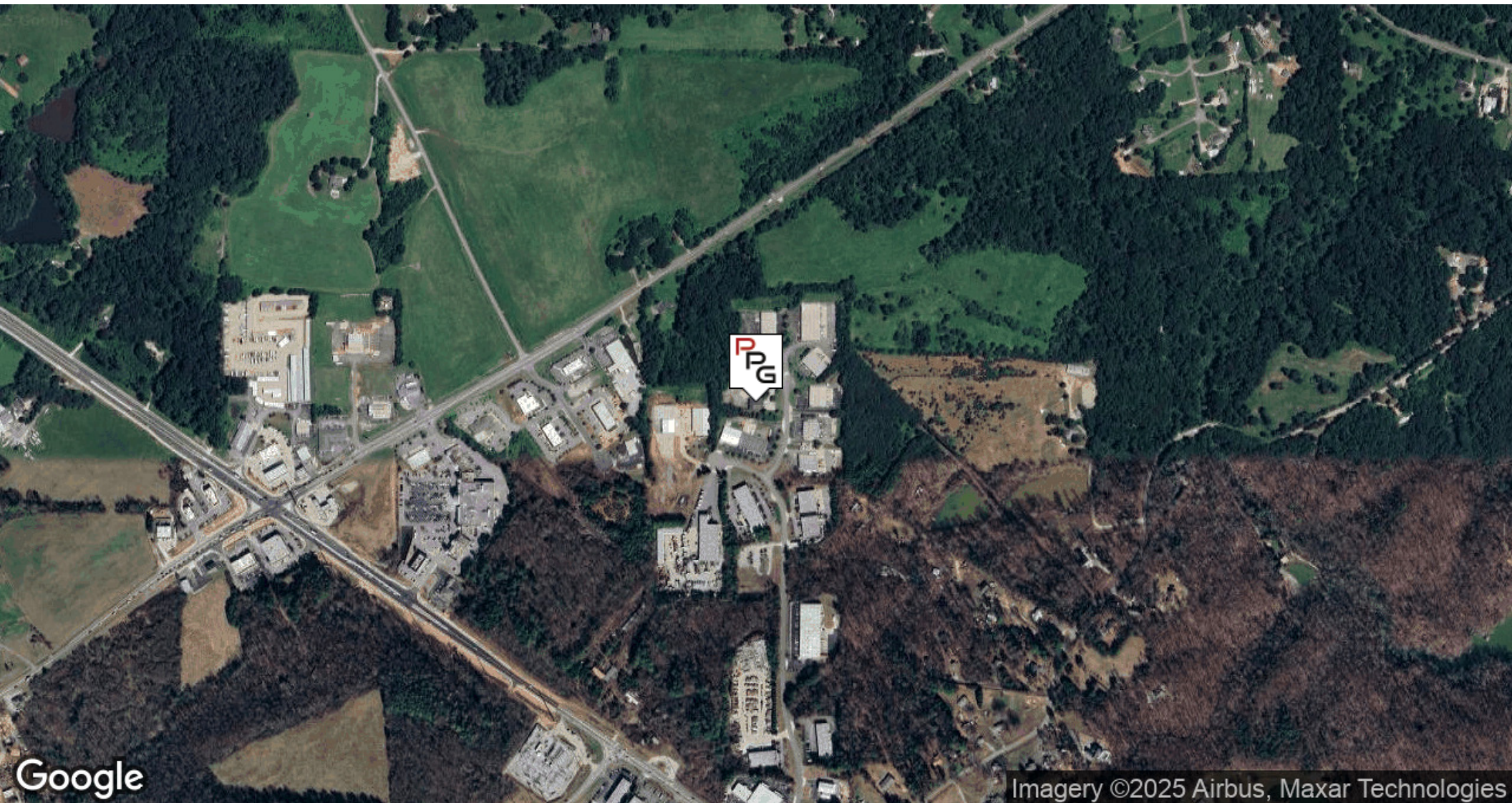
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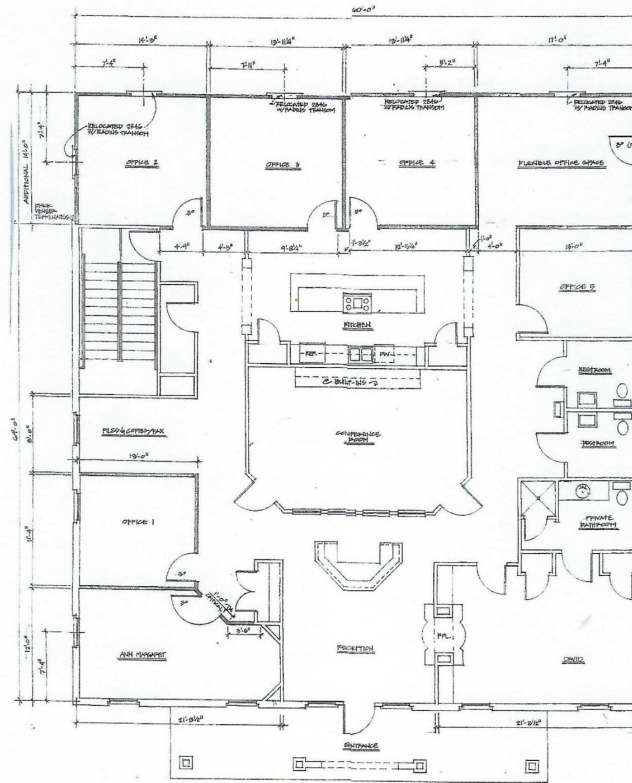
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OFFICE FLOORPLAN

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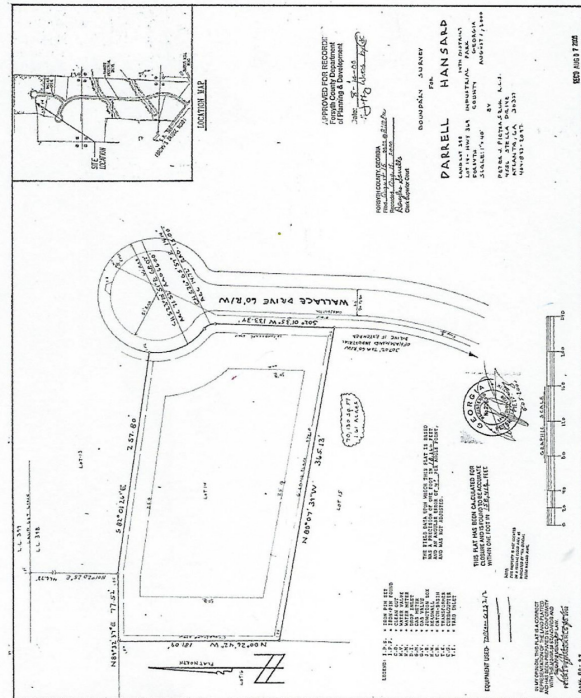
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PLAT



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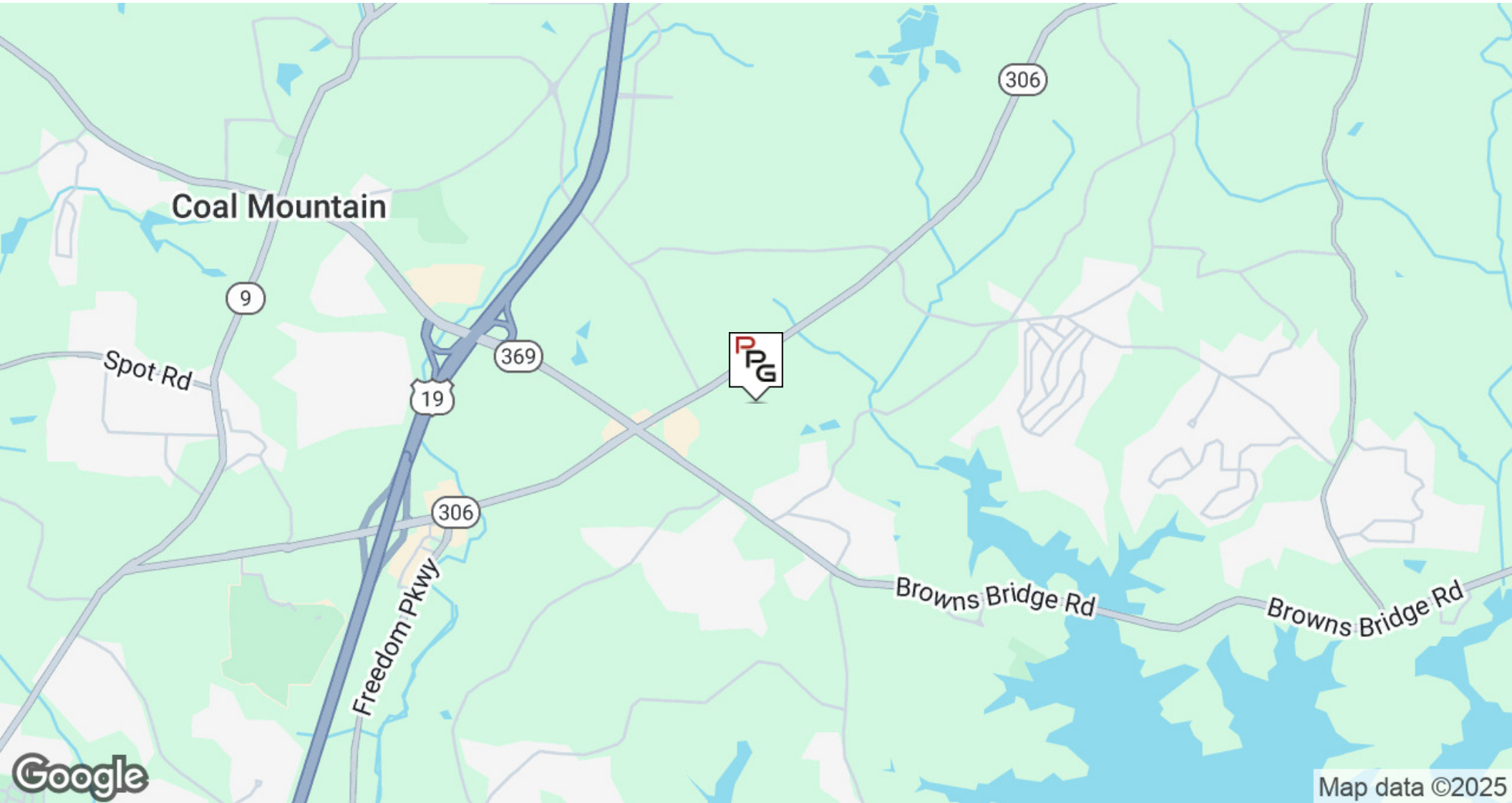
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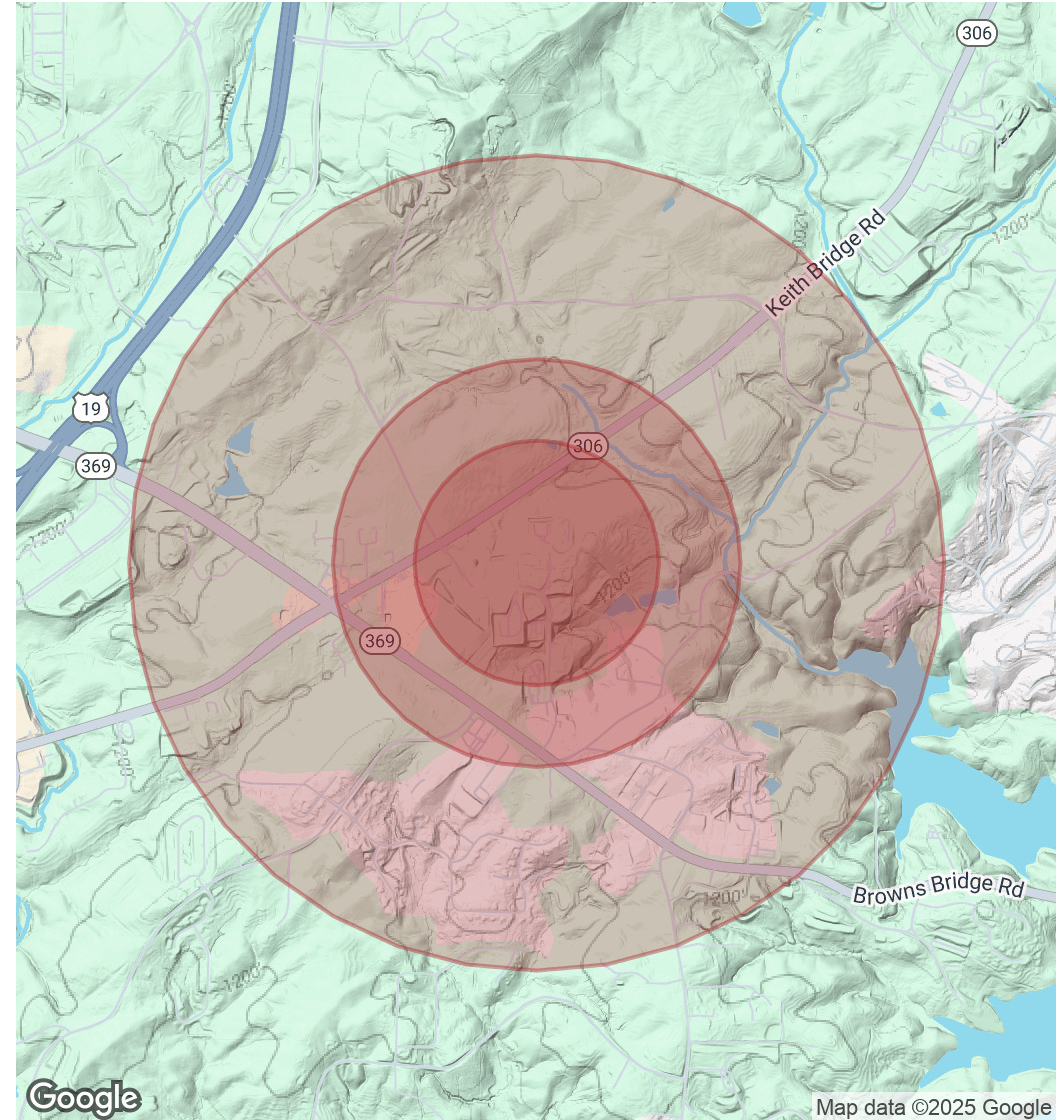
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 46 | 184 | 1,197 |
| Average Age | 38 | 39 | 39 |
| Average Age (Male) | 38 | 38 | 39 |
| Average Age (Female) | 39 | 39 | 40 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 15 | 62 | 415 |
| # of Persons per HH | 3.1 | 3 | 2.9 |
| Average HH Income | \$138,427 | \$136,026 | \$132,620 |
| Average House Value | \$629,498 | \$588,558 | \$552,573 |

Demographics data derived from AlphaMap



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