

## Office Building For Sale

Cumming Office Building  
100 Colony Park Drive  
Cumming, GA 30040



## 100 Colony Park Drive

### Offering Summary

Sale Price:	\$3,495,500
Building Size:	18,000 SF
Lot Size:	1.41 Acres
Submarket:	Cumming

- 2/3 Floors Leased
- 1st Floor Available
- Ample Surface Parking
- Elevator
- Monument Signage Available
- Located in the Cumming/Forsyth County submarket, a region of tremendous economic growth and upscale demographics.
- Close Proximity to GA 400 (Exit 14) and Northside Hospital Forsyth.

### Get more information

#### **Jason Holland, CCIM**

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#### **Soern Osborne**

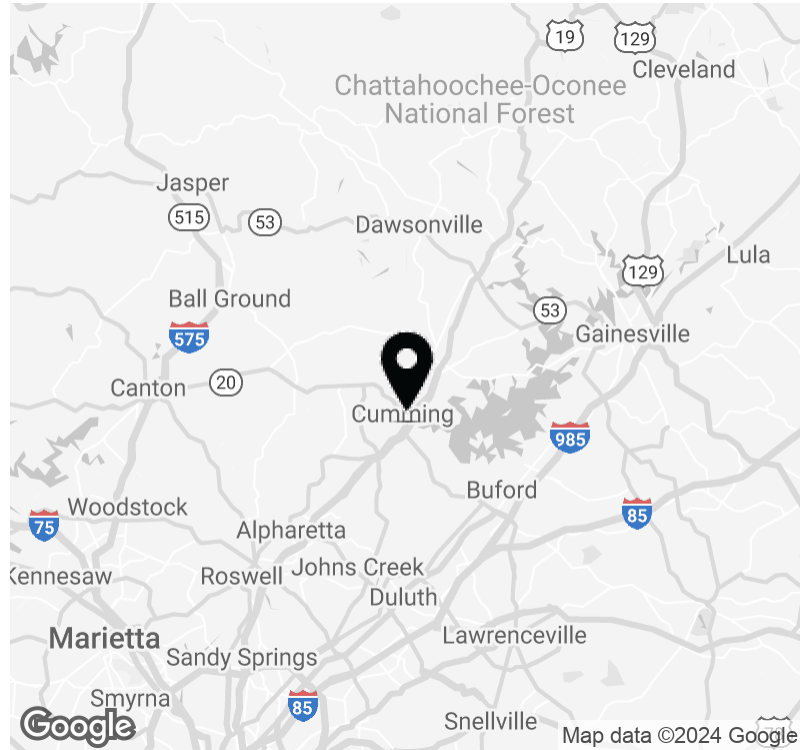
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# Executive Summary

100 Colony Park Drive



## Executive Summary

Avison Young is pleased to offer 100 Colony Park Drive, Cumming, GA, strategically positioned in the heart of Forsyth County, among the nation's fastest-growing regions. Boasting ample surface parking, elevator access, and monument signage availability, this property embodies functionality and visibility. Forsyth County's exponential growth is evident, with exciting developments such as The Gathering at South Forsyth, a \$2B Arena Project akin to Atlanta's "The Battery," just 15 minutes away. With its proximity to GA 400 (Exit 14) and Northside Hospital Forsyth.



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**100 Colony Park Drive  
5-YEAR CASH FLOW PROJECTION**

**AS OF YEAR END**

	Dec-23	Dec-24	Dec-25	Dec-26	Dec-27	Dec-28
<b>Income</b>						
Rental Income from Suite 200 & 300	\$142,170	\$146,435	\$216,000	\$222,480	\$229,154	\$236,029
Rental Income from Suite 100 (Projected)	\$0	\$27,000	\$111,240	\$114,577	\$118,015	\$121,555
<b>Total Gross Income</b>	\$142,170	\$173,435	\$327,240	\$337,057	\$347,169	\$357,584
Total Expense Recoveries	\$0	\$0	\$57,809	\$58,387	\$58,970	\$59,560
<b>Effective Gross Revenue</b>	\$142,170	\$173,435	\$385,049	\$395,444	\$406,139	\$417,144
<b>Operating Expenses</b>						
Cleaning and Maintenance	\$4,438	\$4,483	\$4,527	\$4,573	\$4,618	\$4,665
Legal & Professional Fees	\$1,224	\$1,236	\$1,248	\$1,261	\$1,273	\$1,286
Pest Control Rental	\$145	\$146	\$148	\$149	\$151	\$152
Rental Insurance (Rental)	\$8,009	\$8,090	\$8,170	\$8,252	\$8,335	\$8,418
Repairs (Rental)	\$6,765	\$6,833	\$6,901	\$6,970	\$7,040	\$7,110
Utilities (Rental)	\$13,707	\$13,845	\$13,983	\$14,123	\$14,264	\$14,407
Property Taxes	\$22,380	\$22,604	\$22,830	\$23,058	\$23,289	\$23,522
<b>Total Operating Expense</b>	\$56,669	\$57,236	\$57,809	\$58,387	\$58,970	\$59,560
<b>Net Operating Income</b>	\$85,501	\$116,199	\$327,240	\$337,057	\$347,169	\$357,584

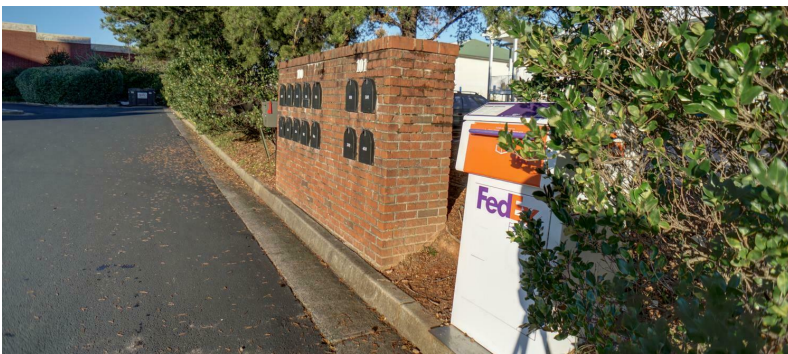


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# Interior Photos

100 Colony Park Drive



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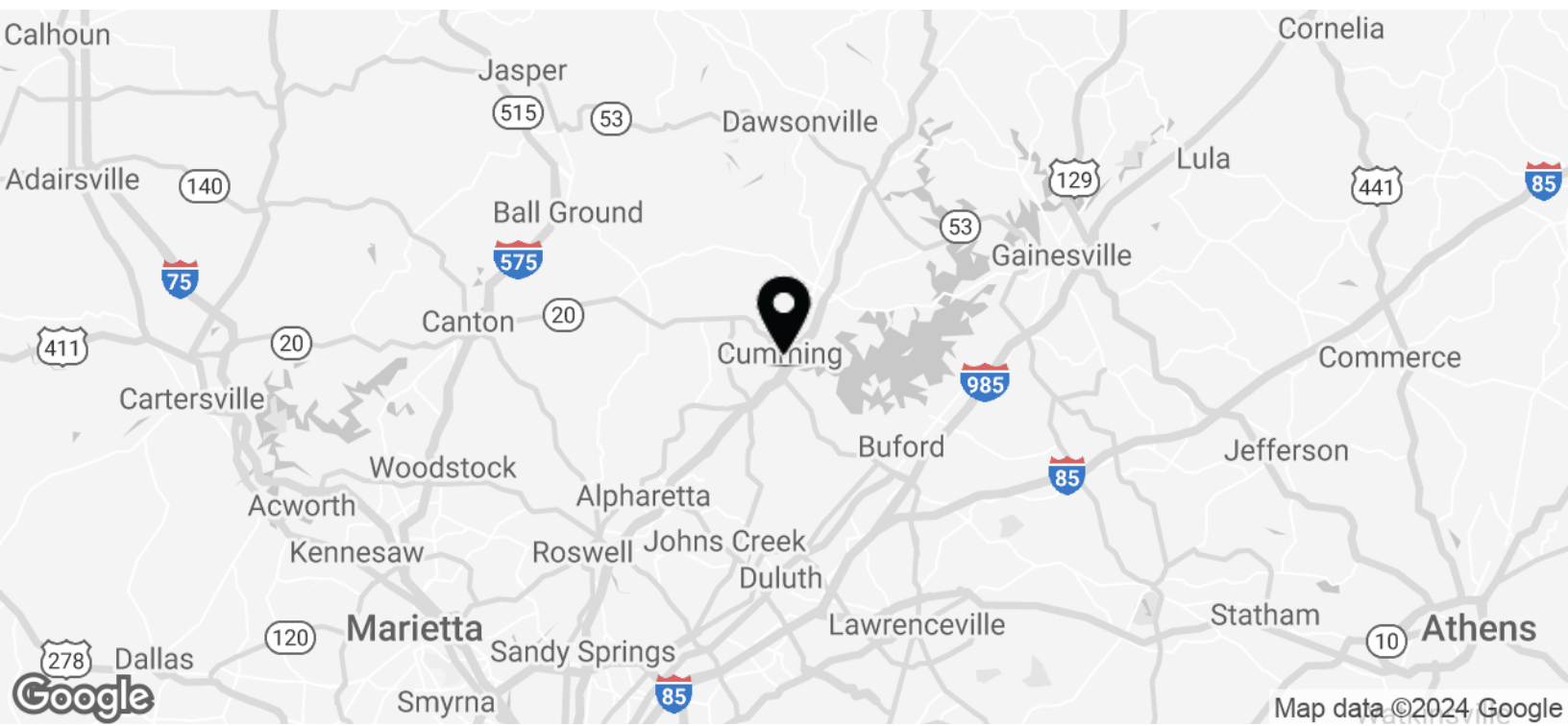
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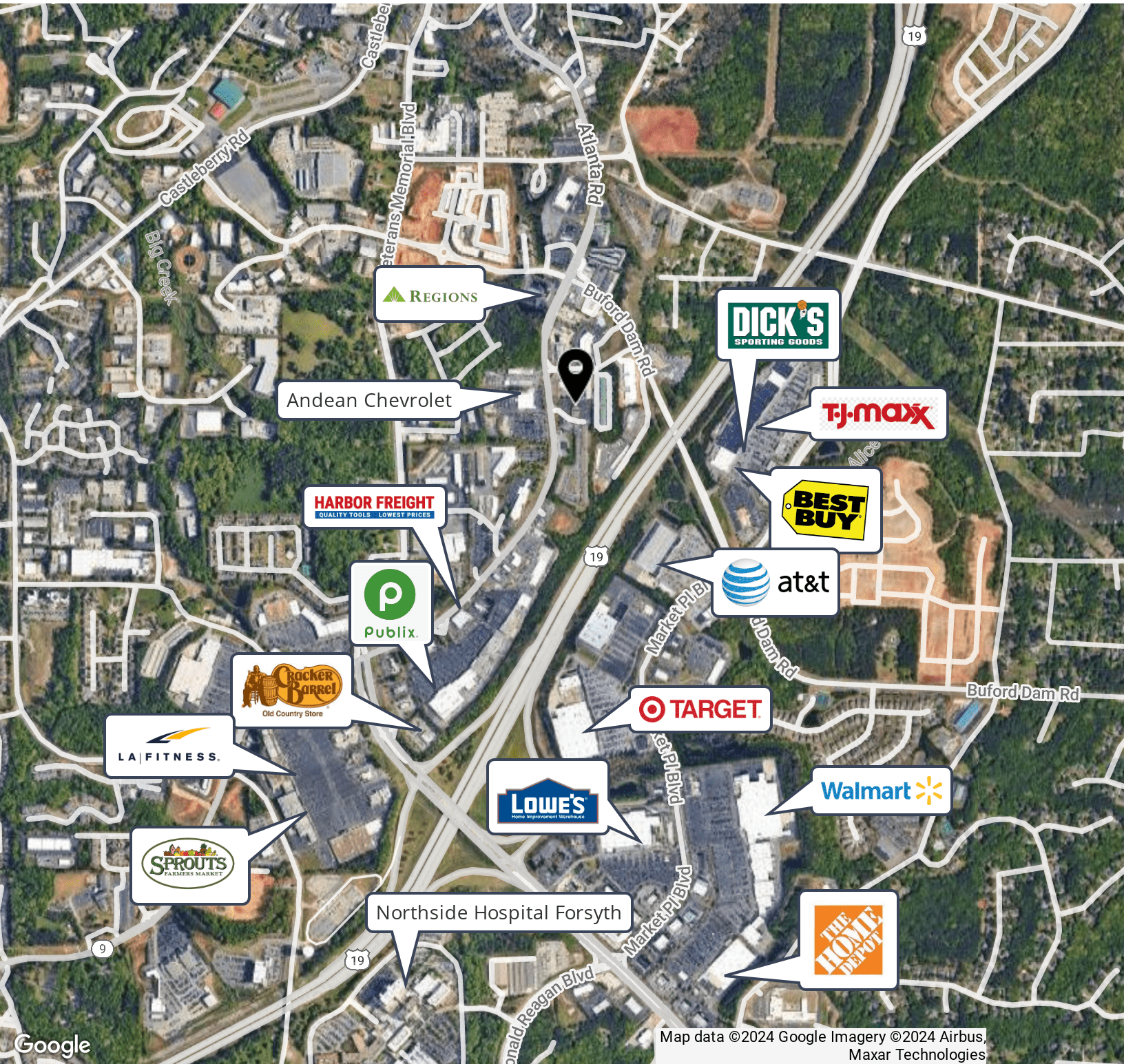


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Google

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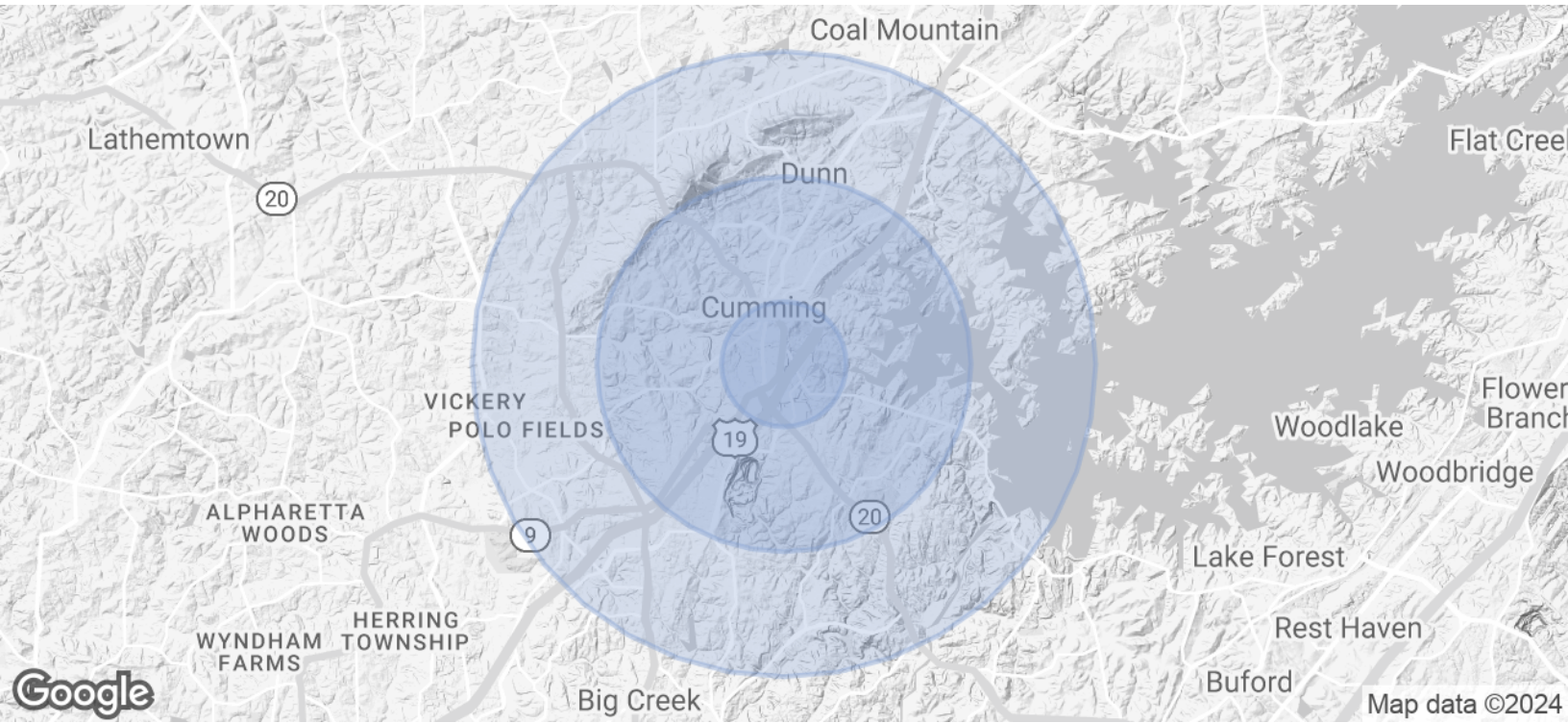
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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	3,469	29,109	73,087
Average Age	35.1	35.9	36.4
Average Age (Male)	32.8	33.3	35.2
Average Age (Female)	36.7	38.4	37.4
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	1,357	10,204	25,089
# of Persons per HH	2.6	2.9	2.9
Average HH Income	\$68,353	\$83,847	\$98,135
Average House Value	\$273,625	\$289,104	\$327,546

2020 American Community Survey (ACS)



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# Let's talk.

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