

2,400 SQ. FT. OFFICE/WAREHOUSE FOR LEASE



NORTH FORSYTH COUNTY

5315 Lake Pointe Center Drive, Suite C, Cumming, GA 30041



PROPERTY HIGHLIGHTS

- 2,400 rentable square foot office/warehouse suite
- North Forsyth County, just off Browns Bridge Road (Hwy. 369)
- Approximately two miles east of Exit 18 off Georgia 400
- Features ground level roll-up door

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	2,400 SF
Building Size:	9,600 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	648	18,496	85,626
Total Population	1,814	52,471	248,111
Average HH Income	\$127,383	\$137,929	\$147,322

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

J B BADER
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Bader & Associates Realty
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KW COMMERCIAL
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

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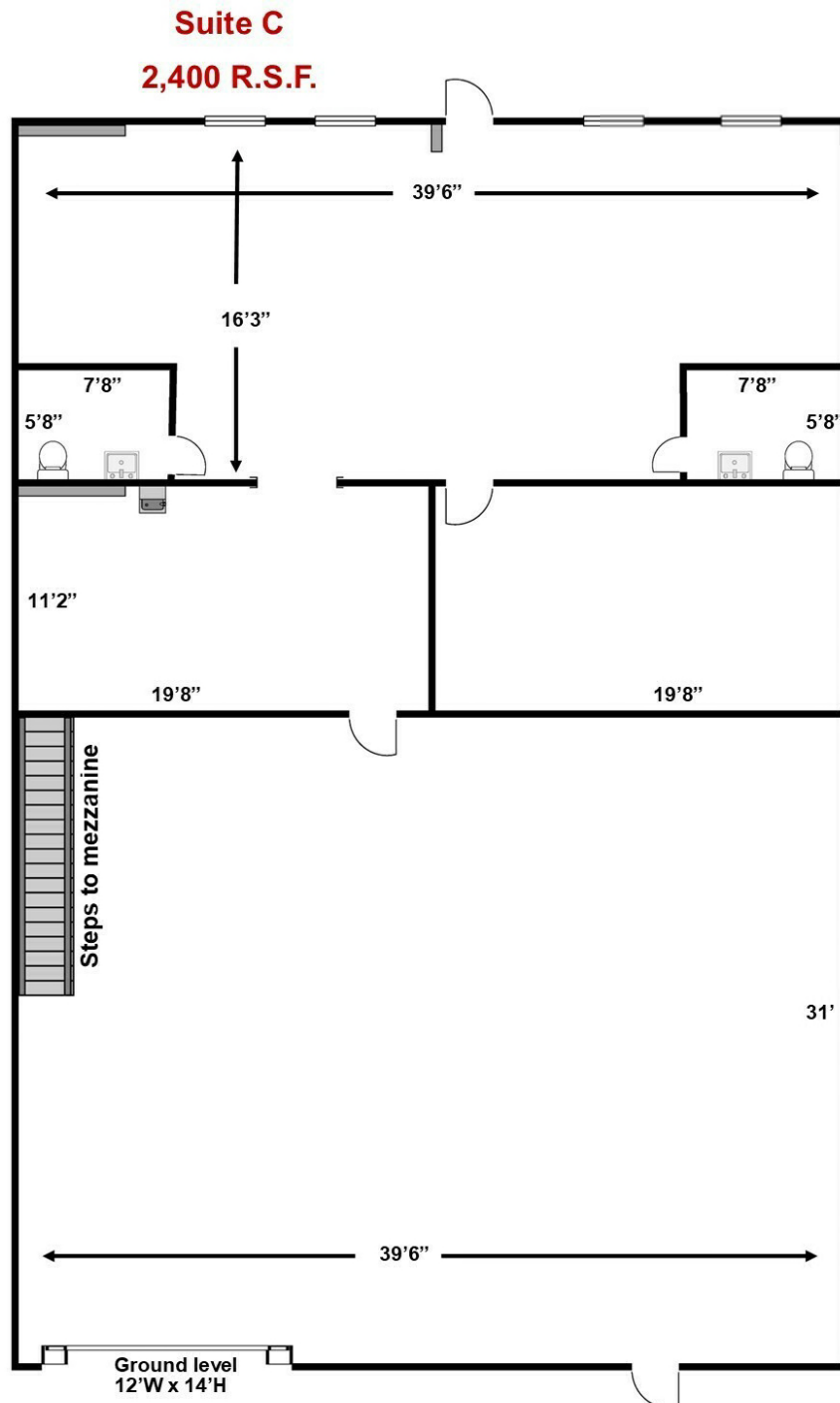
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Not to scale. Dimensions are estimated and not warranted.

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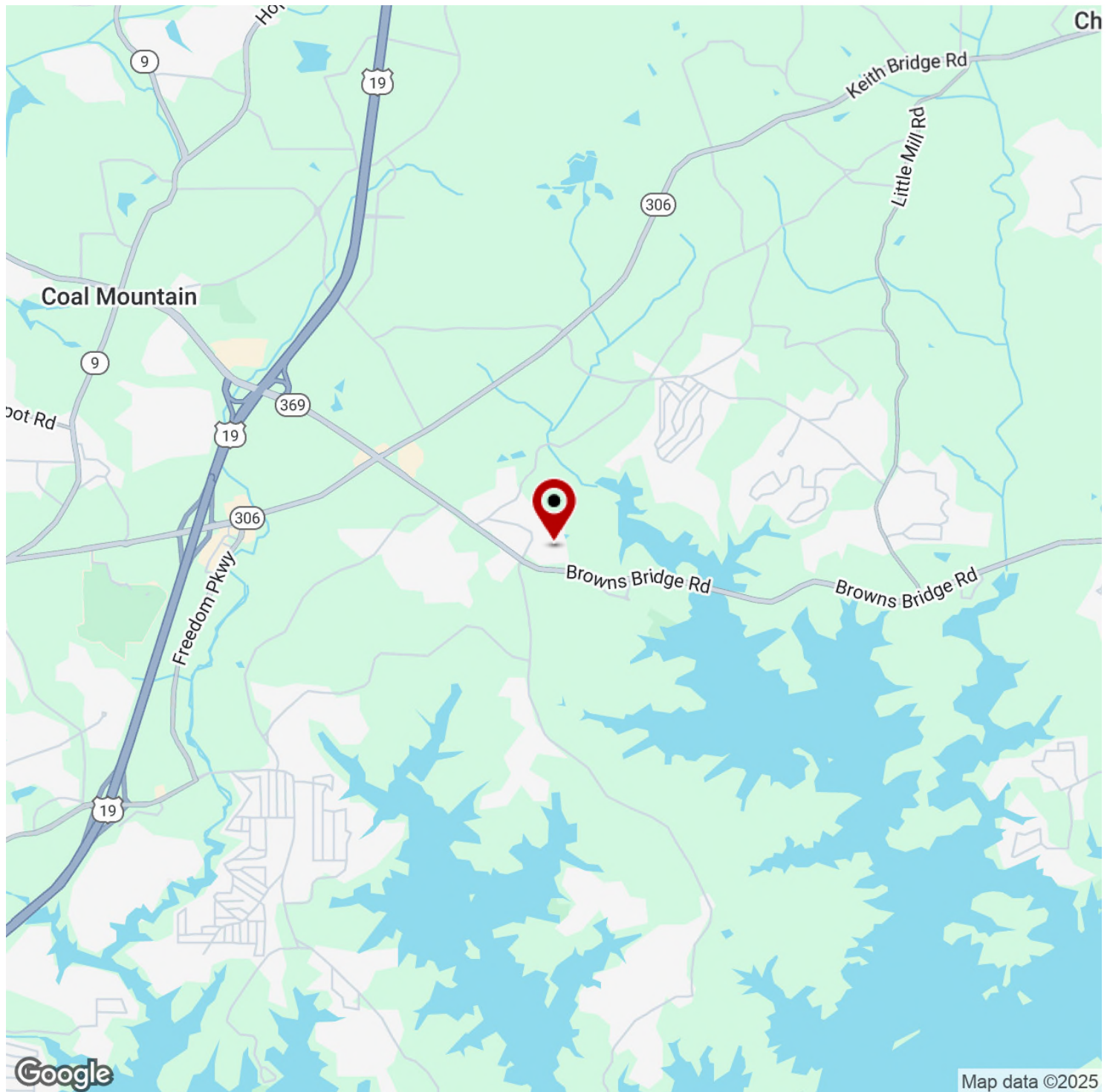
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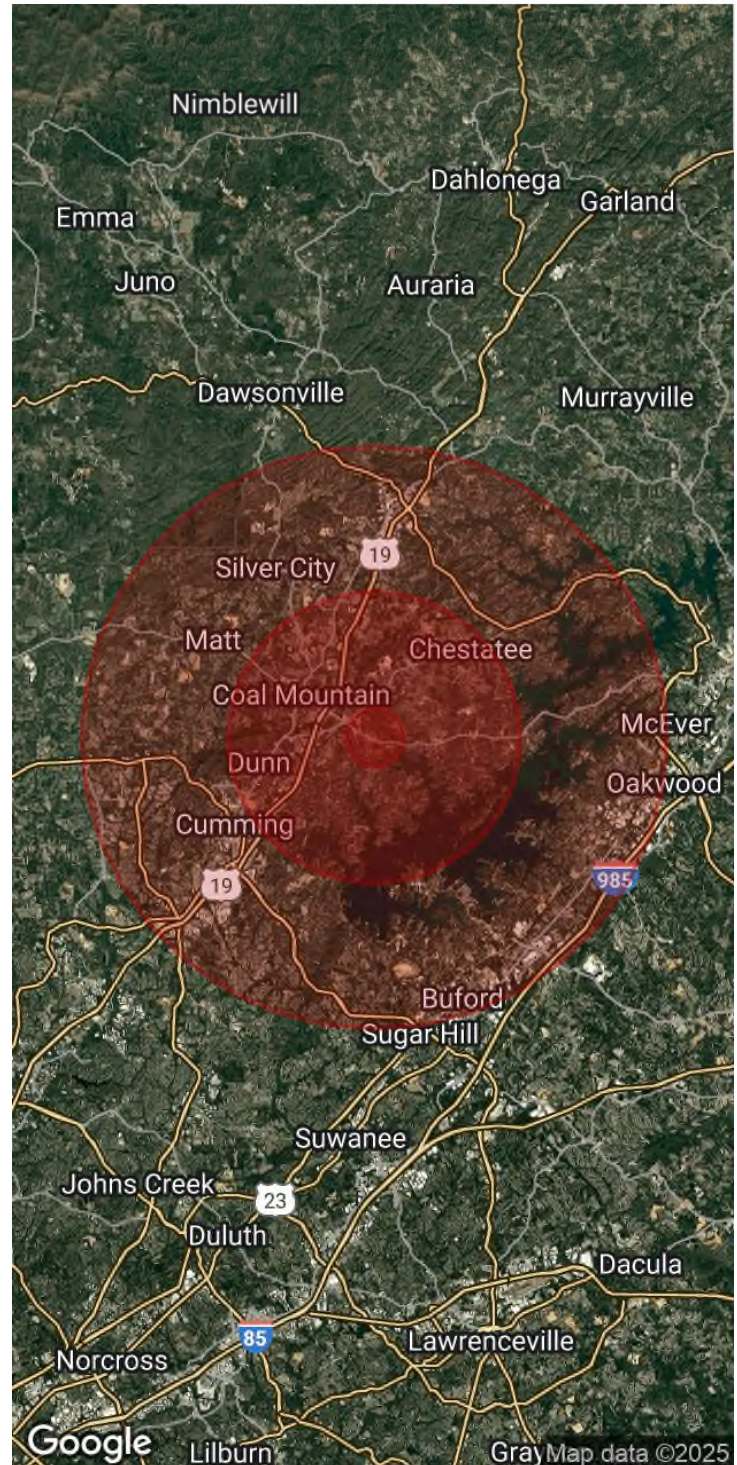
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,814	52,471	248,111
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	648	18,496	85,626
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$127,383	\$137,929	\$147,322
Average House Value	\$599,644	\$521,889	\$519,558

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	17.0%	13.9%	13.6%

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	1,386	39,750	167,333
% White	76.4%	75.8%	67.4%
Total Population - Black	52	2,617	14,303
% Black	2.9%	5.0%	5.8%
Total Population - Asian	26	1,653	26,788
% Asian	1.4%	3.2%	10.8%
Total Population - Hawaiian	3	28	124
% Hawaiian	0.2%	0.1%	0.0%
Total Population - American Indian	14	255	1,219
% American Indian	0.8%	0.5%	0.5%
Total Population - Other	176	3,225	14,207
% Other	9.7%	6.1%	5.7%

Demographics data derived from AlphaMap



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