

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A
Cumming, GA 30040
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PROPERTY GROUP

PEACHTREE PARKWAY

Retail Property :

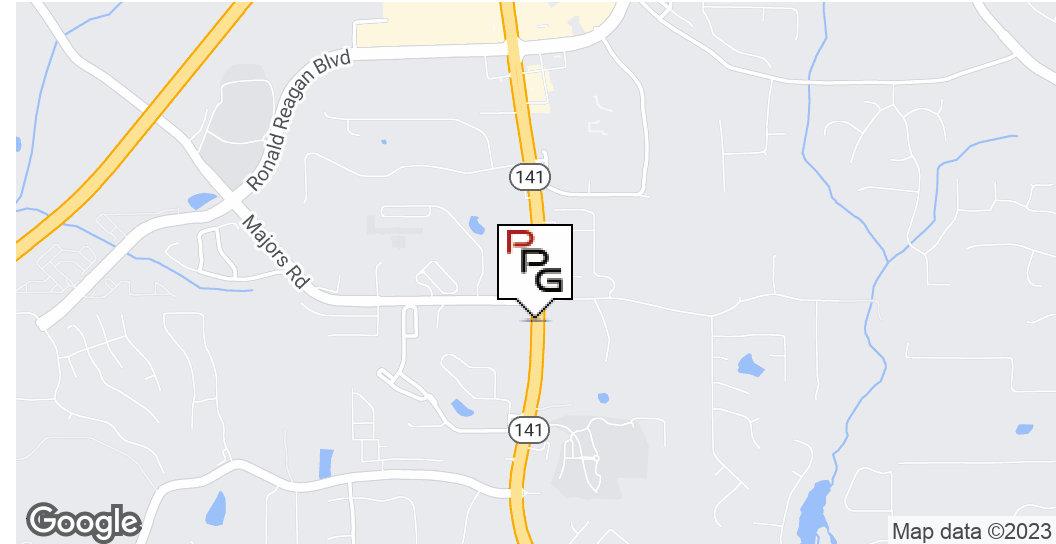
850 PEACHTREE PARKWAY, CUMMING, GA 30041

FOR LEASE



PEACHTREE PARKWAY

850 PEACHTREE PARKWAY, CUMMING, GA 30041



OFFERING SUMMARY

Lease Rate:	\$42.00 SF/yr (NNN)
Building Size:	9,654 SF
Available SF:	1,376 - 3,246 SF
Lot Size:	1.246 Acres
Zoning:	CBD
Market:	Atlanta
Submarket:	N Fulton/Johns Creek/Forsyth Cnty Ret
Traffic Count:	40,200

PROPERTY OVERVIEW

2 new retail spaces totaling roughly 3200 SF (Suites 200/300) in highly desirable Forsyth County.

Slated for shell delivery in Summer 2023, 850 Peachtree Parkway will be anchored by a national swim school. Aqua-Tots Swim Schools offer world-class swimming lessons for kids of all ages and skill levels.

Remaining suite sizes are 1,870 SF end cap or 1,376 SF

Rent rate \$42+ psf NNN estimated \$6.50 CTI

LOCATION OVERVIEW

Located on Peachtree Parkway (GA Hwy. 141) in the prestigious south Forsyth County/Johns Creek submarket of metropolitan Atlanta.

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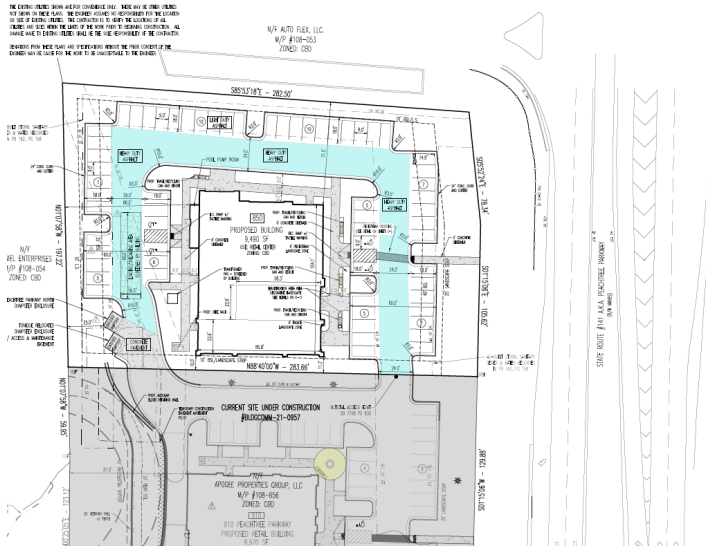
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LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,376 - 3,246 SF

Lease Term:	60 months
Lease Rate:	\$42.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
850 Peachtree Parkway Suite 100	Available	1,870 - 3,246 SF	NNN	\$42.00 SF/yr
850 Peachtree Parkway Suite 200	Available	1,376 - 3,246 SF	NNN	\$42.00 SF/yr

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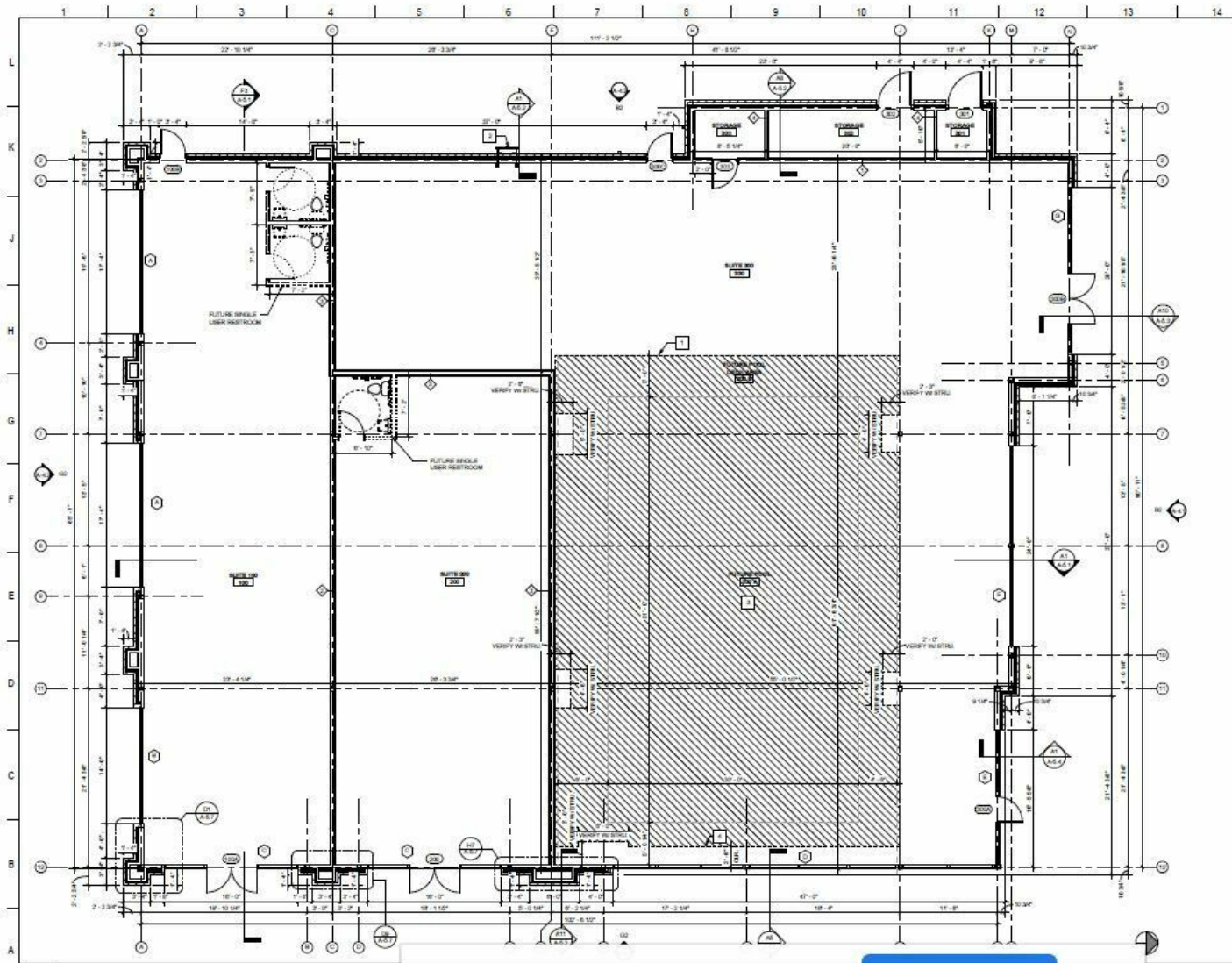
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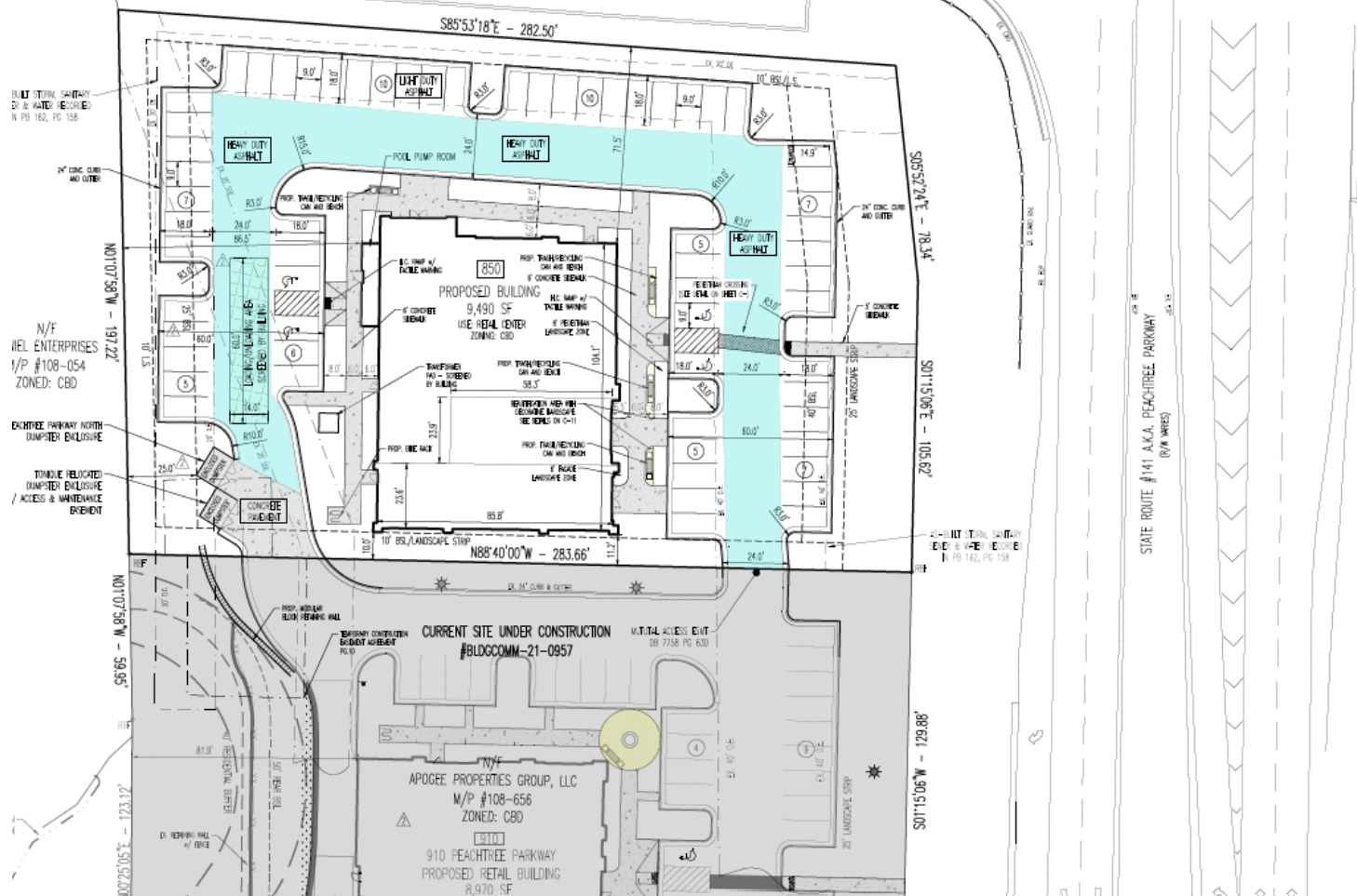
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THE EXISTING UTILITIES SHOWN ARE FOR CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OR DEPTH OF EXISTING UTILITIES. THE CONTRACTOR IS TO VERIFY THE LOCATIONS OF ALL UTILITIES AND DEEPS WITHIN THE LIMITS OF THE WORK PRIOR TO BEGINNING CONSTRUCTION. ALL DAMAGE MADE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE TO THE ENGINEER.

N/F AUTO FLEX, LLC.
M/P #108-053
ZONED: CBD



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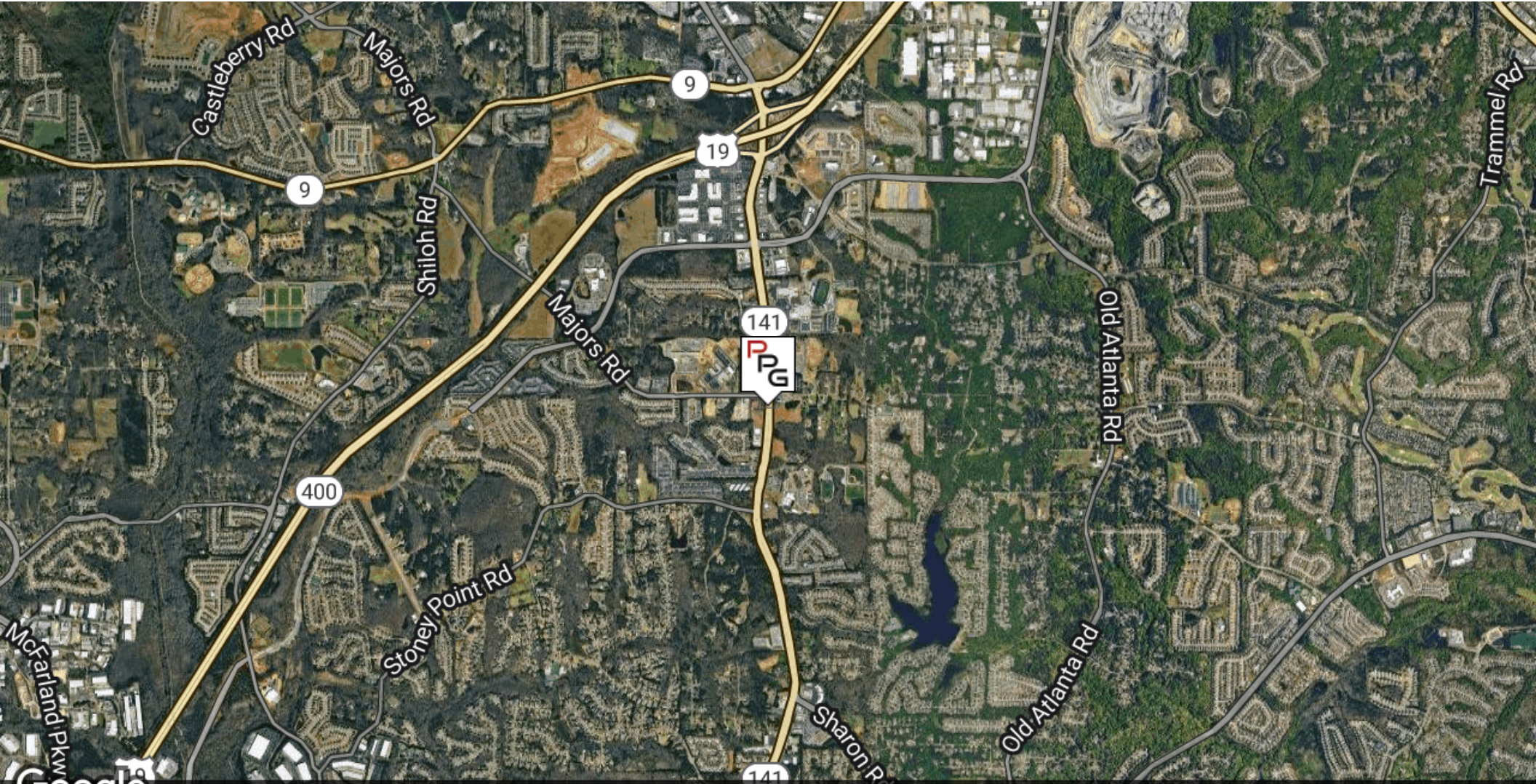
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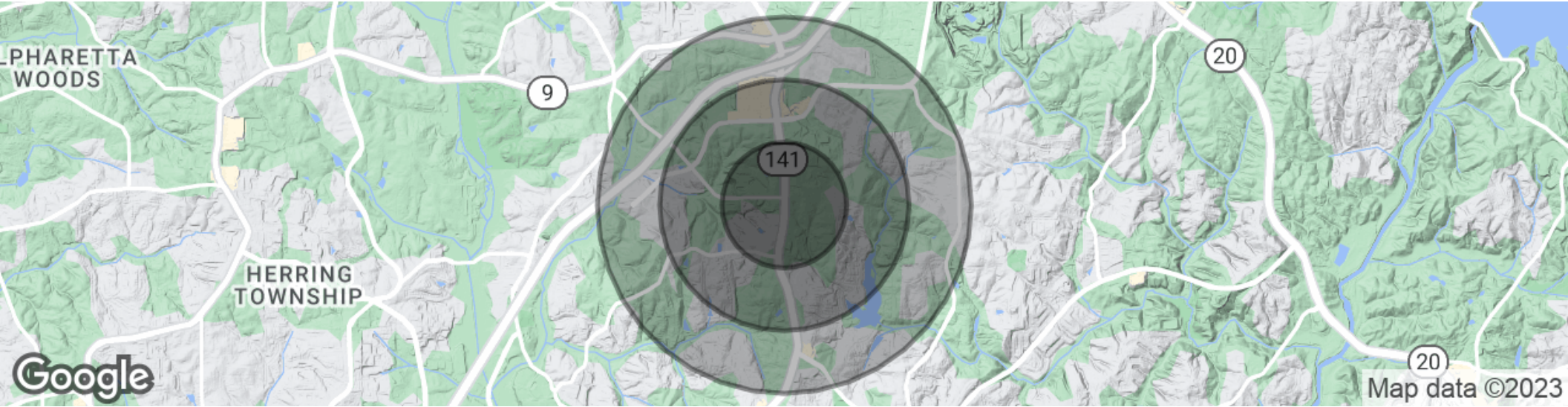
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,441	5,628	10,967
Average Age	41.6	41.0	40.2
Average Age (Male)	42.7	41.8	39.8
Average Age (Female)	38.7	38.7	39.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	557	2,095	3,900
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$108,747	\$119,918	\$135,773
Average House Value	\$397,983	\$416,162	\$434,120

* Demographic data derived from 2020 ACS - US Census

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