

4.13 ACRES FOR SALE

POTENTIAL OFFICE AND COMMERCIAL DEVELOPMENT

1075-1115 Sanders Road, Cumming, GA 30041



PROPERTY FEATURES

- Surrounded by medical office buildings
- Close to Northside Forsyth Hospital
- Gentle to moderate topography
- One mile east of Exit 14 and GA 400 just off Highway 20 in retail, office and commercial areas
- Approximately 750 feet of road frontage on Sanders Road
- Ideal investment or immediate re-development project



KW COMMERCIAL
770.205.2600
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

Bader & Associates Realty
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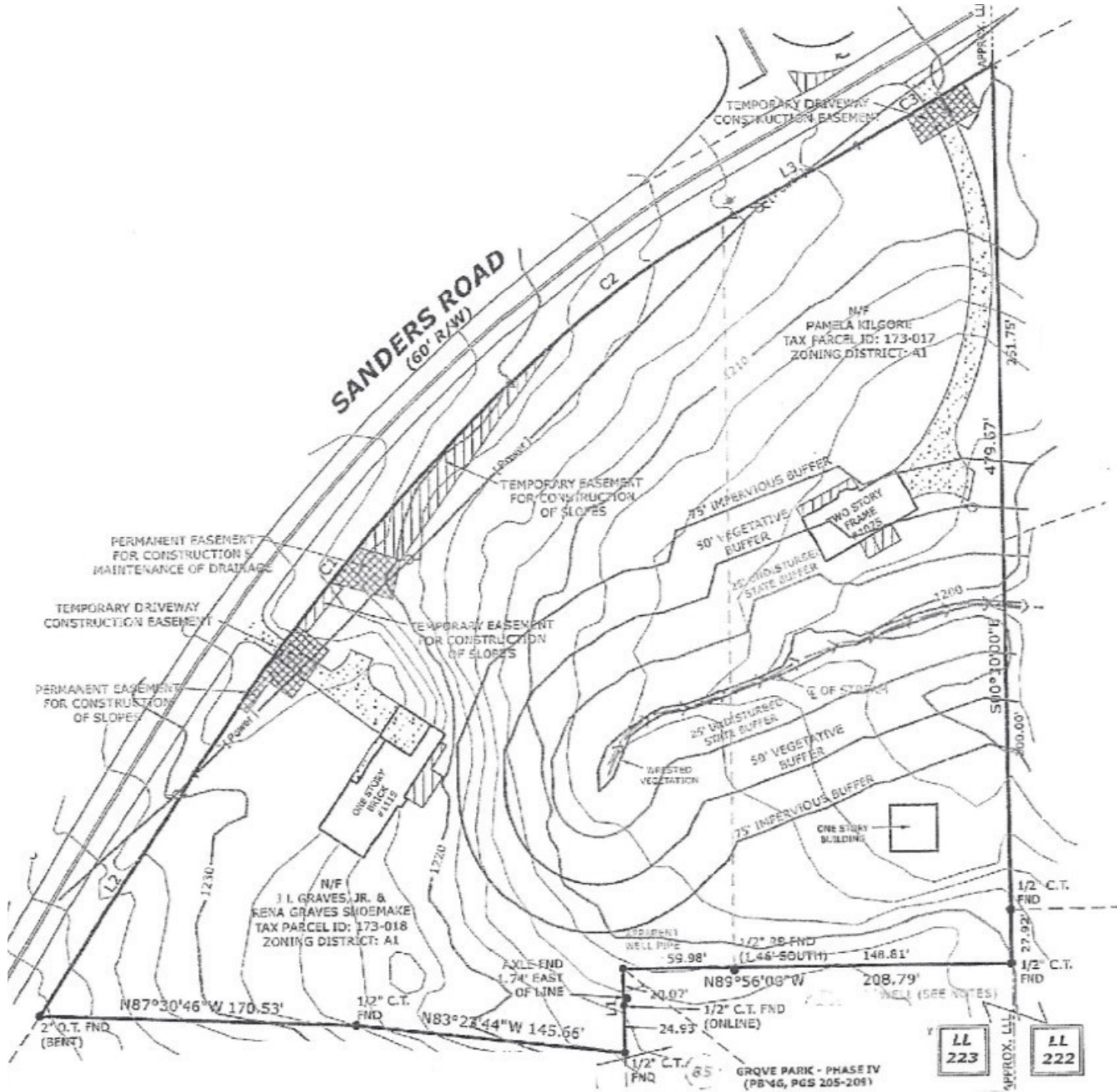
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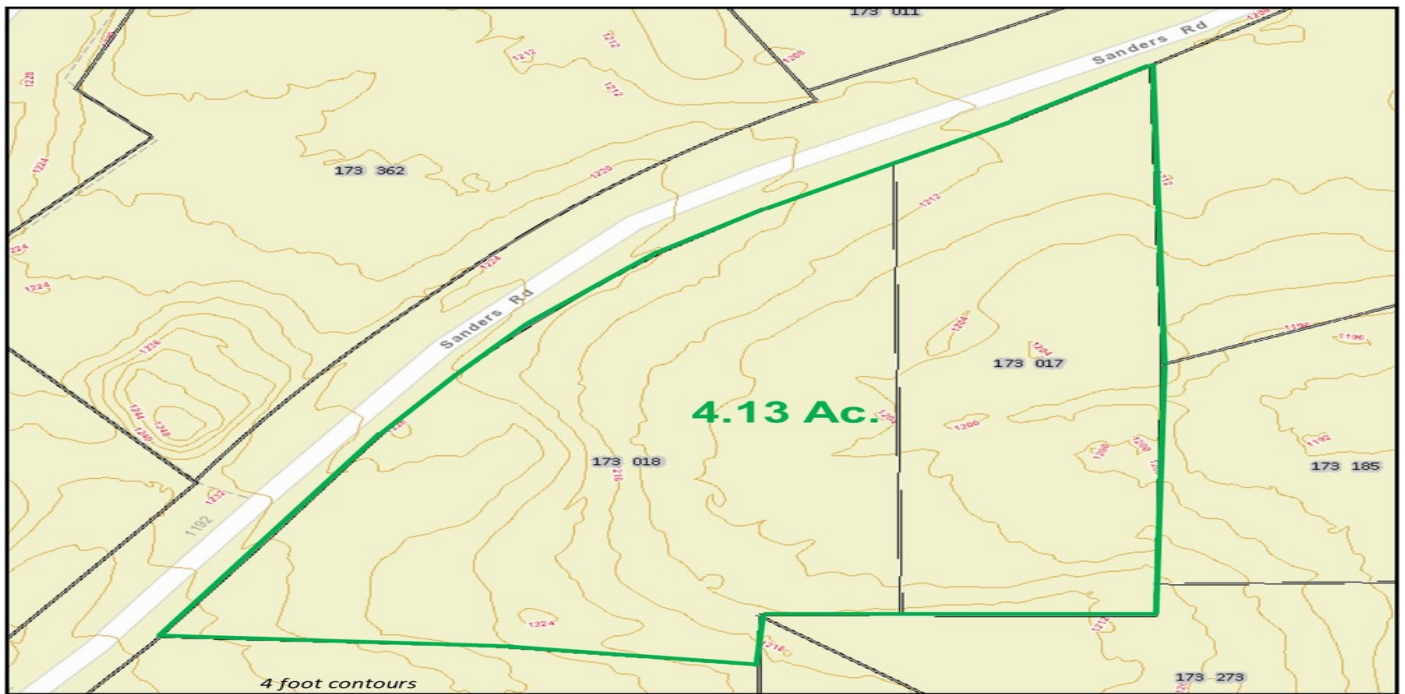
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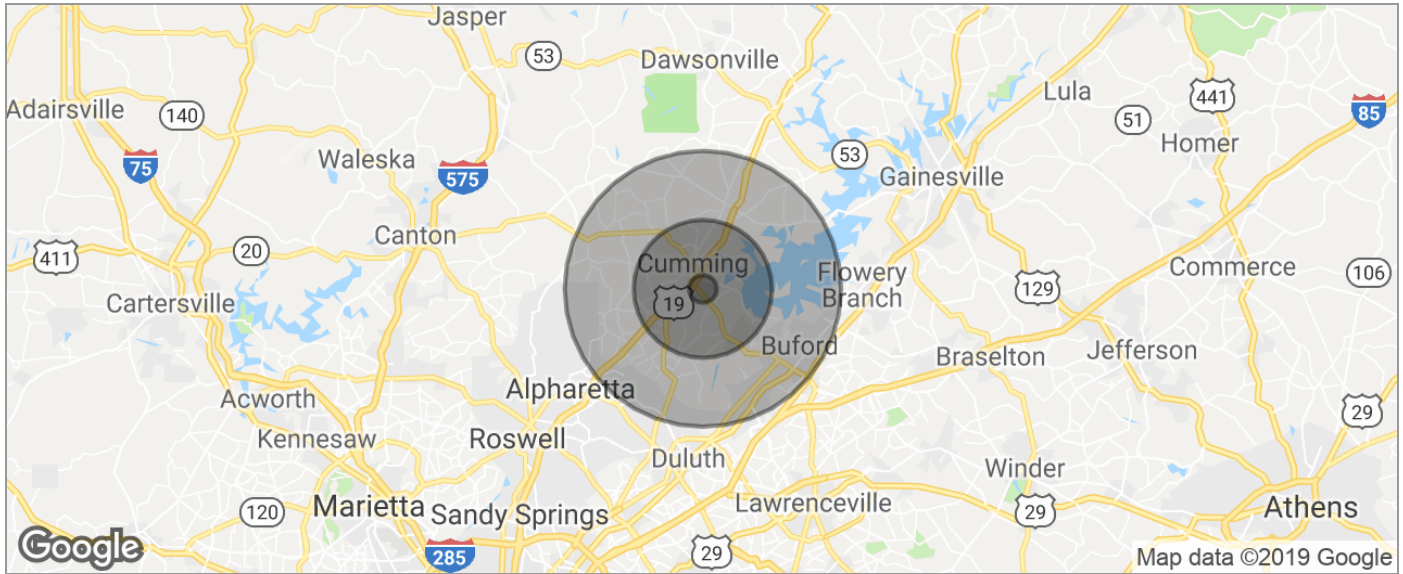
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,954	76,795	278,725
MEDIAN AGE	38.1	36.3	36.3
MEDIAN AGE (MALE)	35.1	35.1	35.8
MEDIAN AGE (FEMALE)	39.4	37.4	36.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	950	26,277	92,390
# OF PERSONS PER HH	3.1	2.9	3.0
AVERAGE HH INCOME	\$95,475	\$99,360	\$108,273
AVERAGE HOUSE VALUE	\$288,571	\$331,216	\$365,247
RACE	1 MILE	5 MILES	10 MILES
% WHITE	92.1%	84.6%	80.9%
% BLACK	1.6%	3.5%	5.4%
% ASIAN	2.6%	6.5%	9.3%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	2.5%	3.8%	3.0%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	15.3%	10.5%	9.3%

* Demographic data derived from 2010 US Census

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