

*Presented By:*

**DENNIS POWELL**

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**POWELL PROPERTY GROUP, INC**

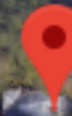
343 Dahlonga Street, Suite A

Cumming, GA 30040

commercial400.com



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2770 Bethany Bend

# 2770 BETHANY BEND

*Office Building :*

2770 BETHANY BEND , MILTON, GA 30004

King's Ridge  
Christian School

FOR SALE

Google



# 2770 BETHANY BEND

2770 BETHANY BEND , MILTON, GA 30004



## OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	1.5 Acres
Year Built:	1956
Building Size:	2,751 SF
Zoning:	AG1
Market:	Atlanta
Submarket:	Metro Atlanta, Alpharetta

## PROPERTY OVERVIEW

Prime real estate in Milton, one of the top cities to live in the U.S. Close proximity to three prominent schools along with the location and zoning would make this location a great location for a private school.

## PROPERTY HIGHLIGHTS

- Excellent location.
- Across the street from three top ranking schools.
- Accessible to highway 9 and 400

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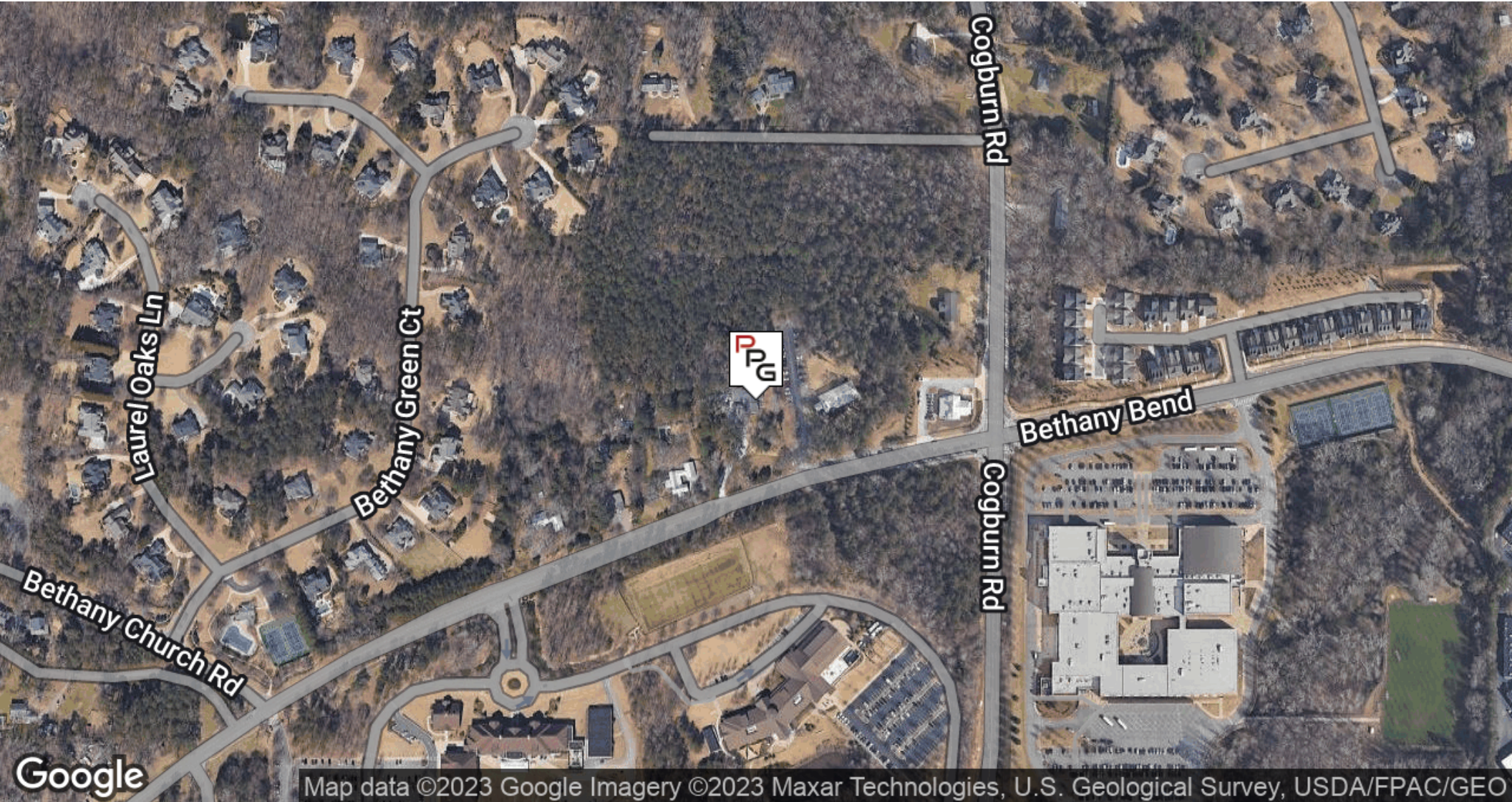


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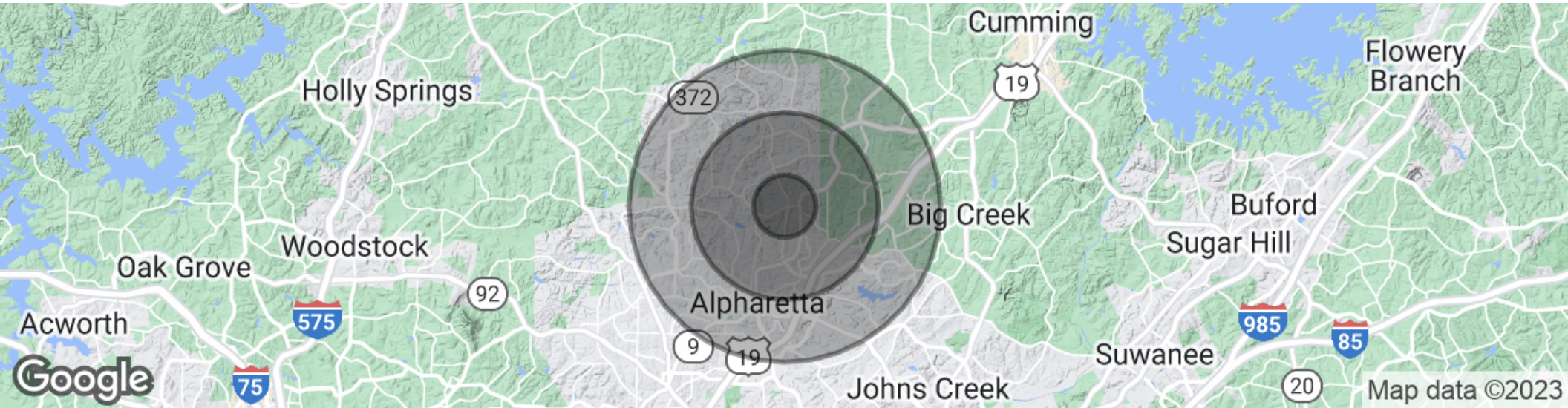


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,147	36,799	89,932
Median age	36.7	34.6	35.3
Median age (Male)	36.2	34.1	34.6
Median age (Female)	36.8	34.9	35.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,529	14,142	33,093
# of persons per HH	2.7	2.6	2.7
Average HH income	\$118,812	\$112,012	\$120,427
Average house value	\$712,473	\$421,480	\$429,885

\* Demographic data derived from 2020 ACS - US Census

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