

# CORNER COMMERCIAL SITE | 1.75 ACRES

## 1.75 ACRES WINDERMERE PARKWAY

### CUMMING, GA 30041

FOR SALE

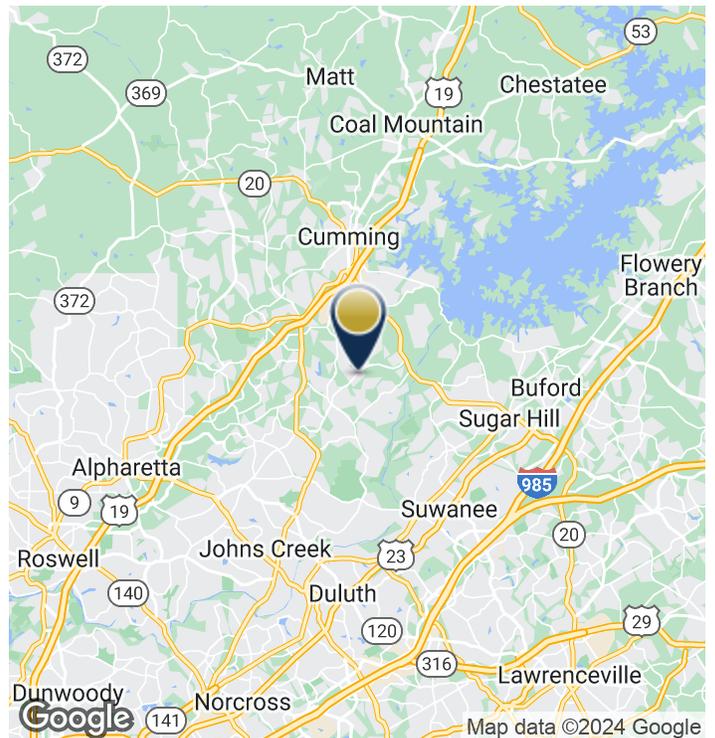


#### PROPERTY HIGHLIGHTS

- ± 1.75 acre corner commercial site
- Offered for sale at \$900,000
- Located in front of Windermere Community - a prominent residential community in the area
- CBD zoning allows for multiple uses including restaurant, office and medical use
- Parcel ID: 177-000-560
- Rough graded with off-site detention
- All utilities on site
- Multiple access points

#### LOCATION OVERVIEW

This site is situated on the corner of Windermere Pkwy and Front Nine Drive. Located 5 miles south of GA-400 and 8 miles from Lake Lanier Islands.



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#### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	2,733	14,491	41,107
Total Population:	8,274	46,327	126,190
Average HH Income:	\$153,080	\$148,850	\$132,045

\*Data derived from ESRI

#### PARCEL BREAKDOWN



#### LOCATION AERIAL



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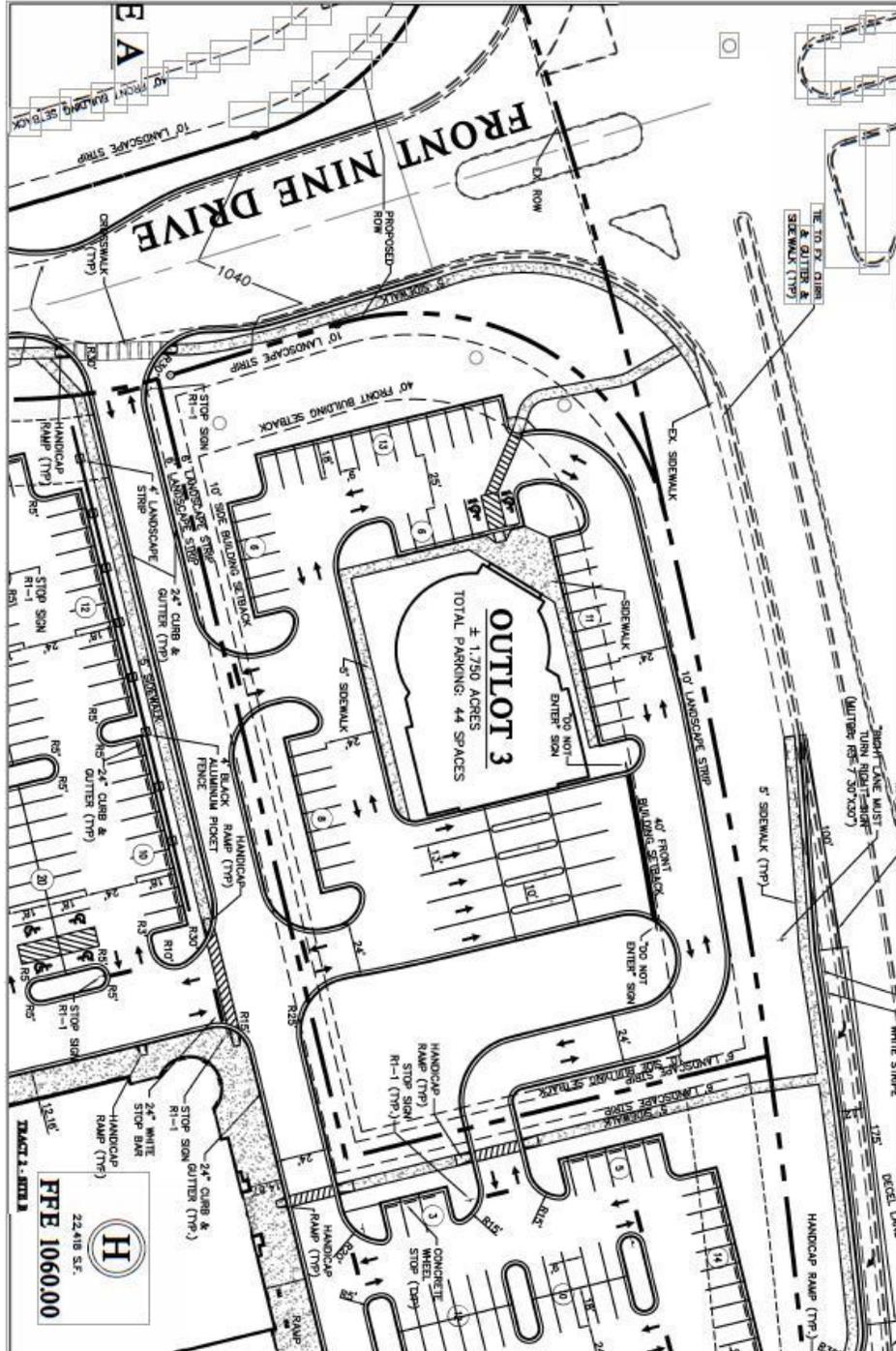
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