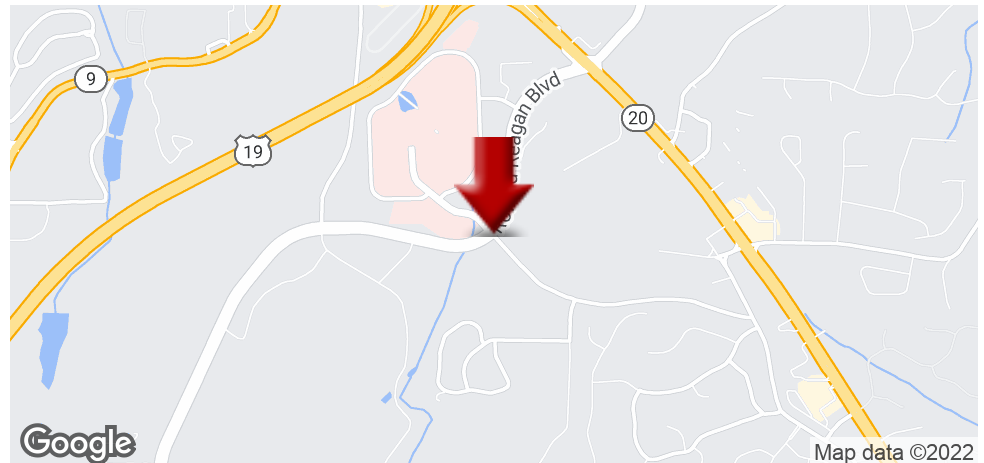
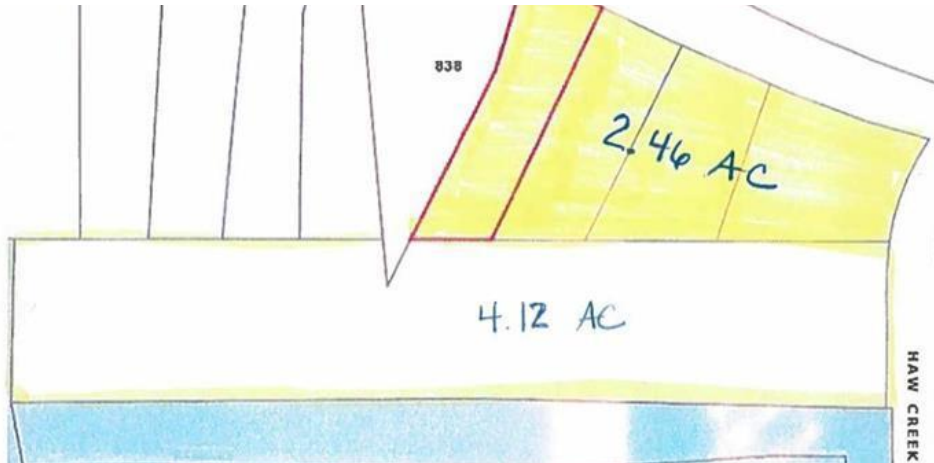


COMMERCIAL FOR SALE

0 HAW CREEK ROAD UNIT 2.46

0 Haw Creek Road Unit 2.46, Cumming, GA 30041



OFFERING SUMMARY

SALE PRICE:	\$744,000
LOT SIZE:	2.46 Acres
ZONING:	R2R
PRICE / SF:	\$6.94

PROPERTY OVERVIEW

Walk to Hospital!! Perfect location for Medical offices, nursing home or assisted living facility. Easy access to Northside (Cumming) Hospital complex with plenty of road frontage. This is potential commercial. Property like this doesn't become available often! Prime location. Can be sold with adjoining property FMLS#6060400 for total of 6.58 acres.

PROPERTY HIGHLIGHTS

- This piece can be sold with adjoining property FMLS#6060400 for approximately 6.58 continuous acres with unlimited possibilities.

KW COMMERCIAL
722 Stonecroft Lane
Woodstock, GA 30188

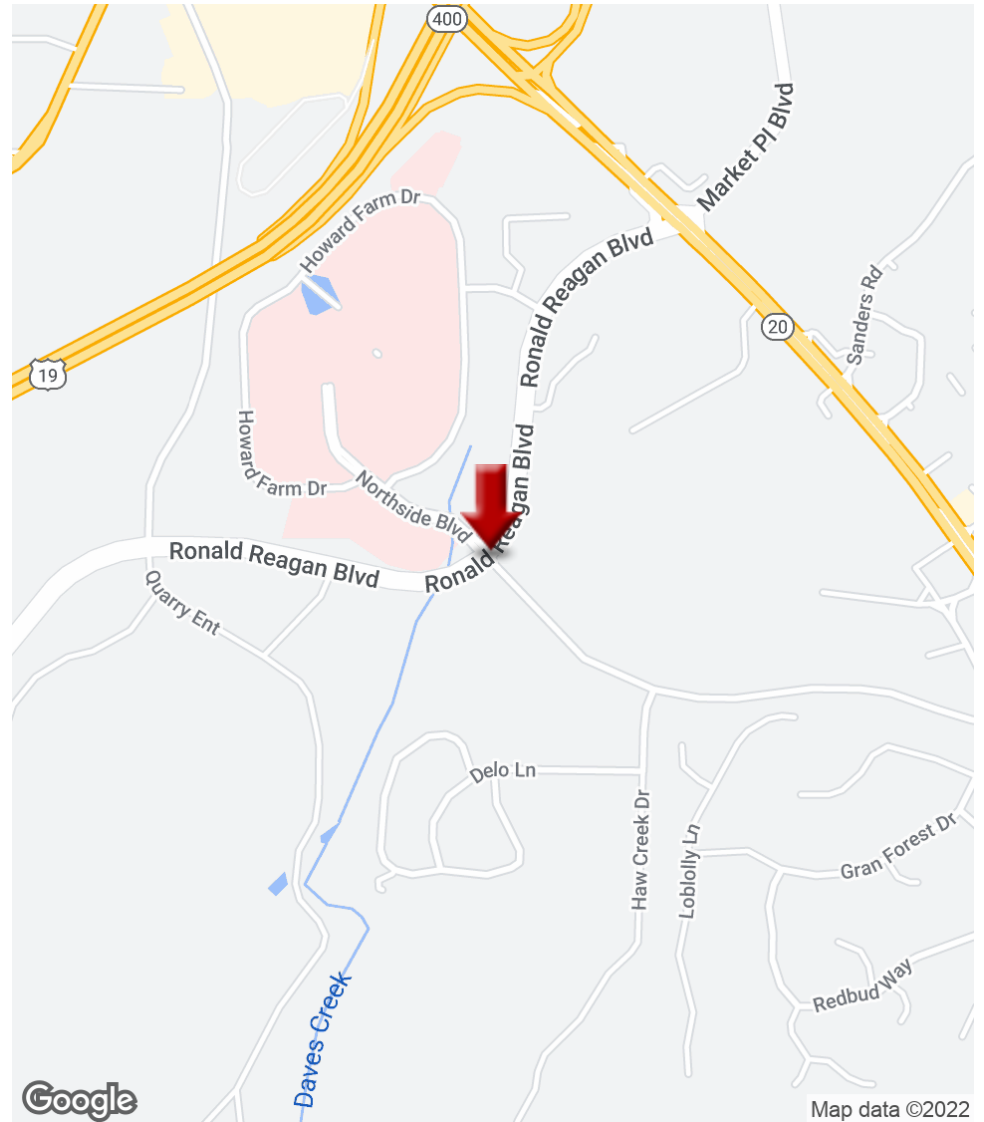
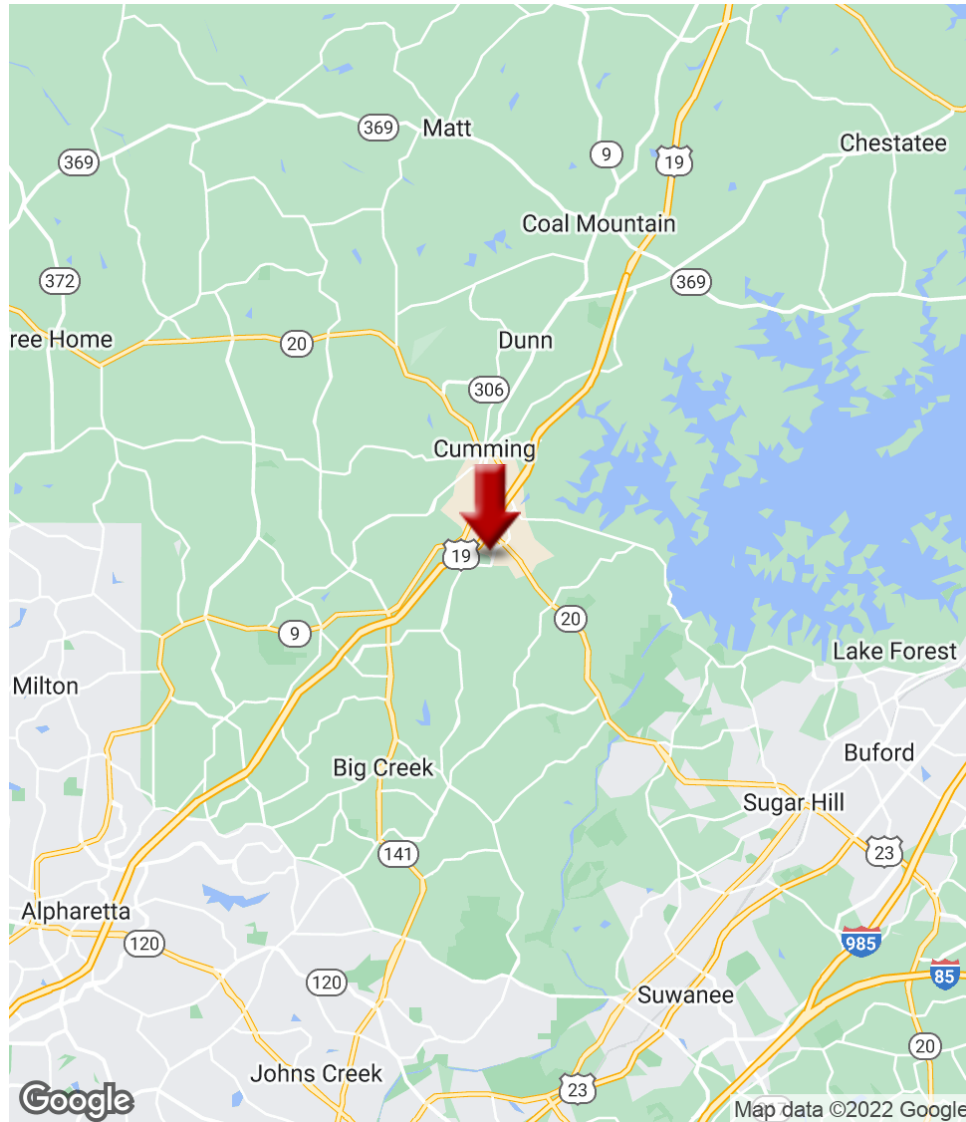
DEEDEE VERES
Associate Broker
O: 770.880.5596
deedeeveres@gmail.com
GA #183928

Each Office Independently Owned and Operated

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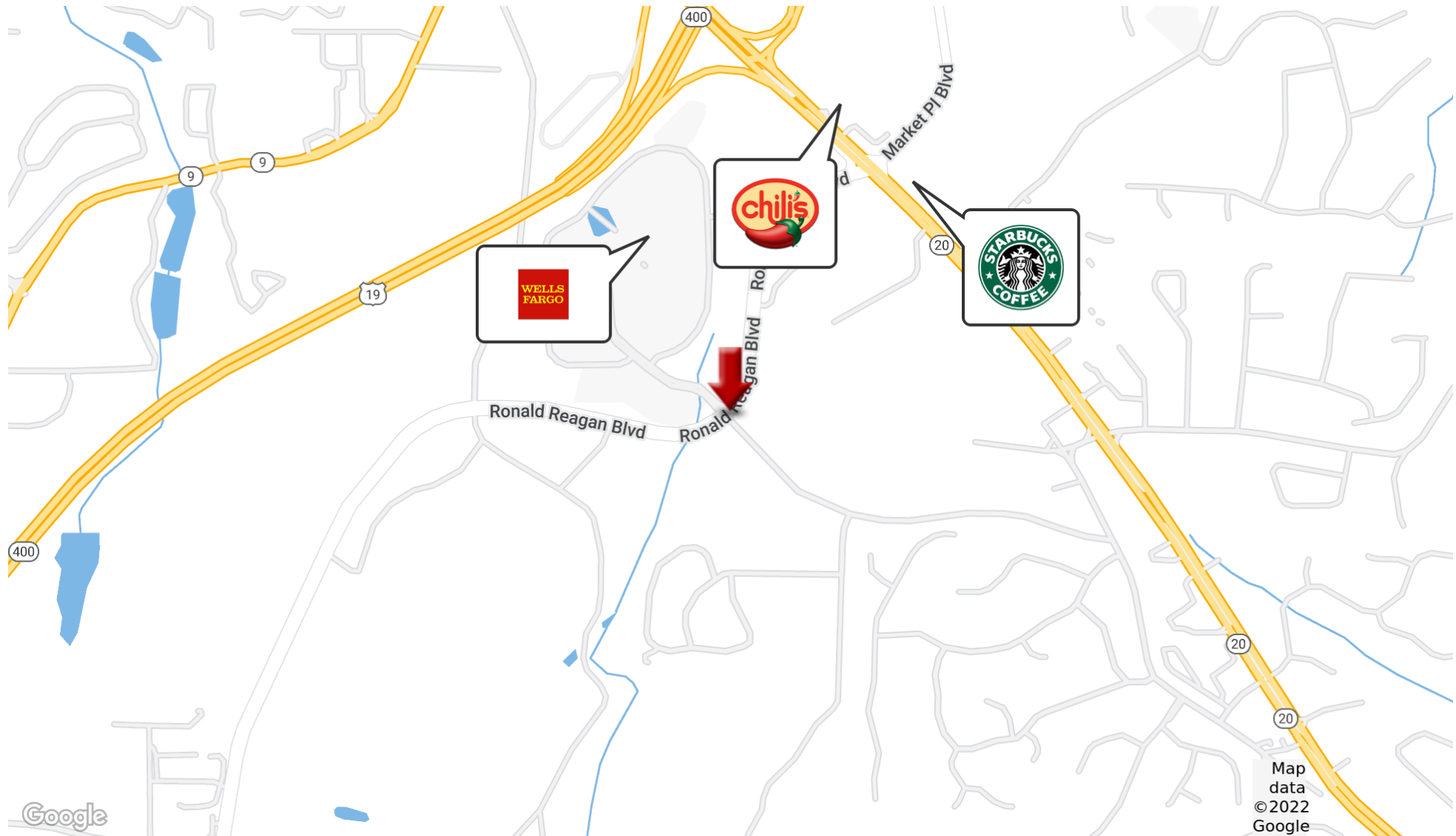
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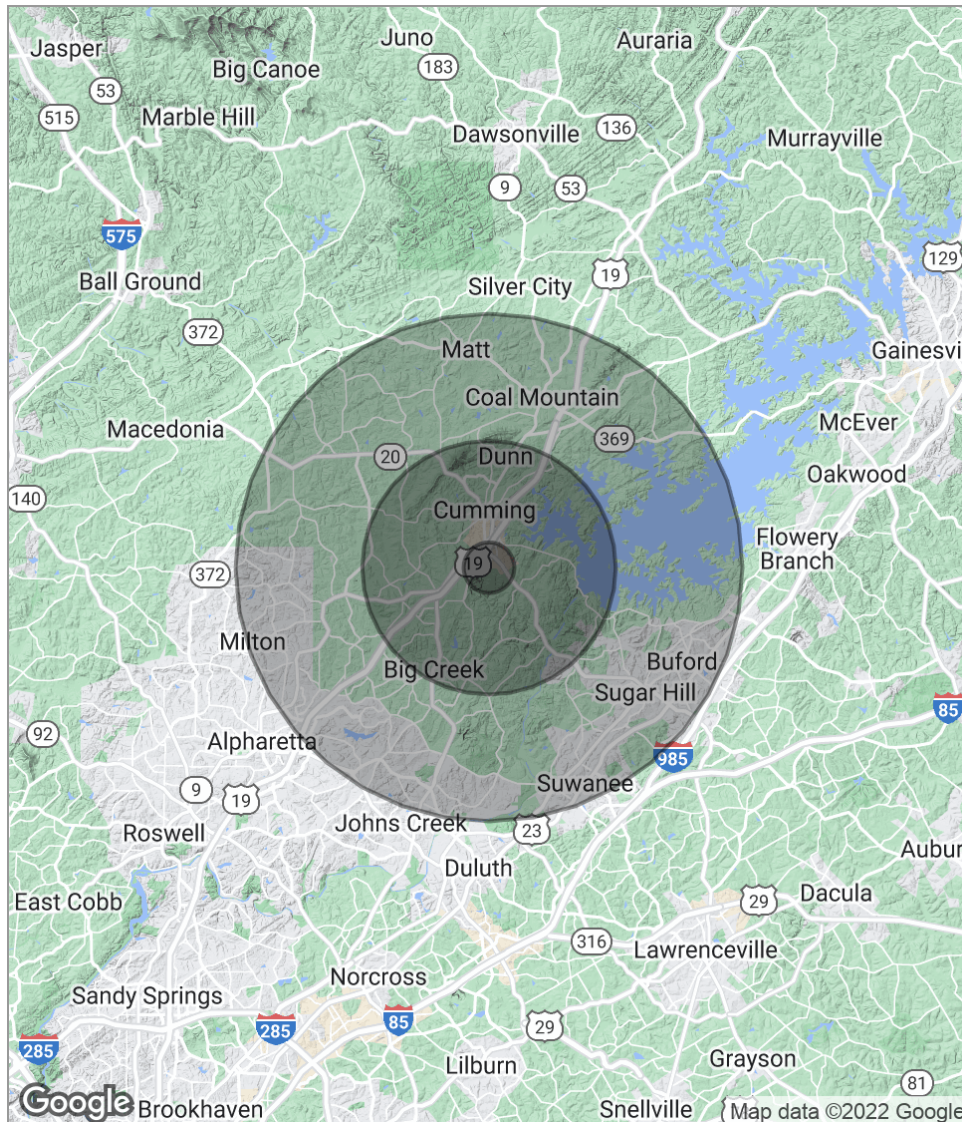
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,015	80,063	299,924
Median Age	35.2	36.5	36.2
Median Age (Male)	34.1	35.2	35.7
Median Age (Female)	36.0	37.4	36.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,008	27,052	100,093
# Of Persons Per HH	3.0	3.0	3.0
Average HH Income	\$100,852	\$103,839	\$110,129
Average House Value	\$284,504	\$344,720	\$373,369

* Demographic data derived from 2020 ACS - US Census

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