

Presented By:

STEPHANIE KRANK

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POWELL PROPERTY GROUP, INC

343 Dahlonge Street, Suite A

Cumming, GA 30040

commercial400.com



POWELL
PROPERTY GROUP

15 WEST AT 208 PIRKLE FERRY, CUMMING GA 30040

Office Building :

208 PIRKLE FERRY ROAD, CUMMING, GA 30040

FOR LEASE LAST UNIT AVAILBLE IN PHASE I



15 WEST AT 208 PIRKLE FERRY, CUMMING GA 30040

208 PIRKLE FERRY ROAD, CUMMING, GA 30040



OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	8,810 SF
Available SF:	Fully Leased
Lot Size:	3.93 Acres
Year Built:	2019
Zoning:	CBD
Market:	Cumming/Forsyth Cnty Ret
Submarket:	Georgia 400 Ret

PROPERTY OVERVIEW

Located in Downtown Cumming. Gorgeous new Retail/Office for lease

PROPERTY HIGHLIGHTS

- - Brand New Development located at Downtown Cumming.
- - Retail, Restaurant, Office, Technology & Medical Complex.
- - 1st Floor Available
- - Excellent Parking and Visibility.
- - North Atlanta Family Dentistry Anchor (2nd Floor)
- - Less than half a mile from new Lennar Mixed Use Develop at Pilgrim Mill

SPACES

LEASE RATE

SPACE SIZE

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LEASE TYPE | -
TOTAL SPACE | Fully Leased
LEASE TERM | Negotiable
LEASE RATE | N/A



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
208 Pirkle Ferry	-	2,243 SF	Gross	\$20.00 SF/yr	47 existing parking spaces Tenant shall pay its prorata share of real estate taxes, property insurance and CAM. CAM shall be fixed at \$5.25/sf
208 Pirkle Ferry	Parsons Law Firm	1,100 - 4,405 SF	NNN	LEASED	47 existing parking spaces
208 Pirkle Ferry-NORTH ATLANTA DENTISTRY	North Atlanta Dentistry	1,100 - 4,405 SF	NNN	LEASED	

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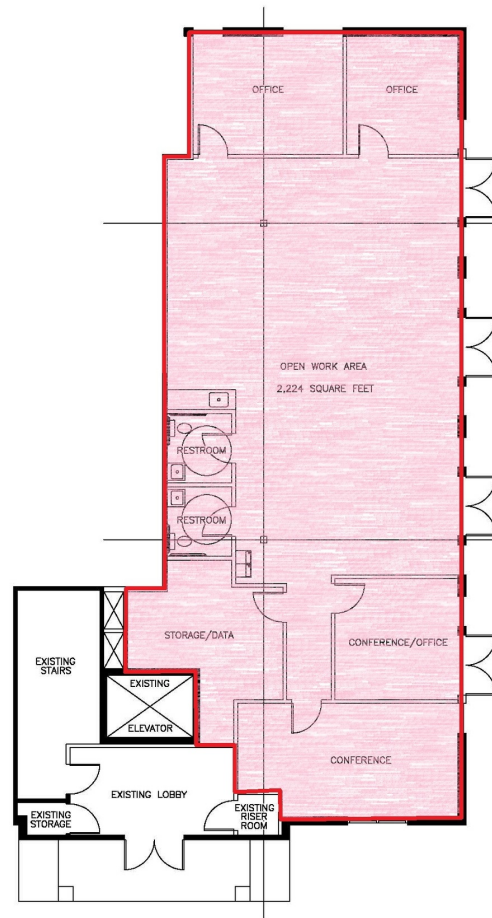
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Last Unit available in Phase 1

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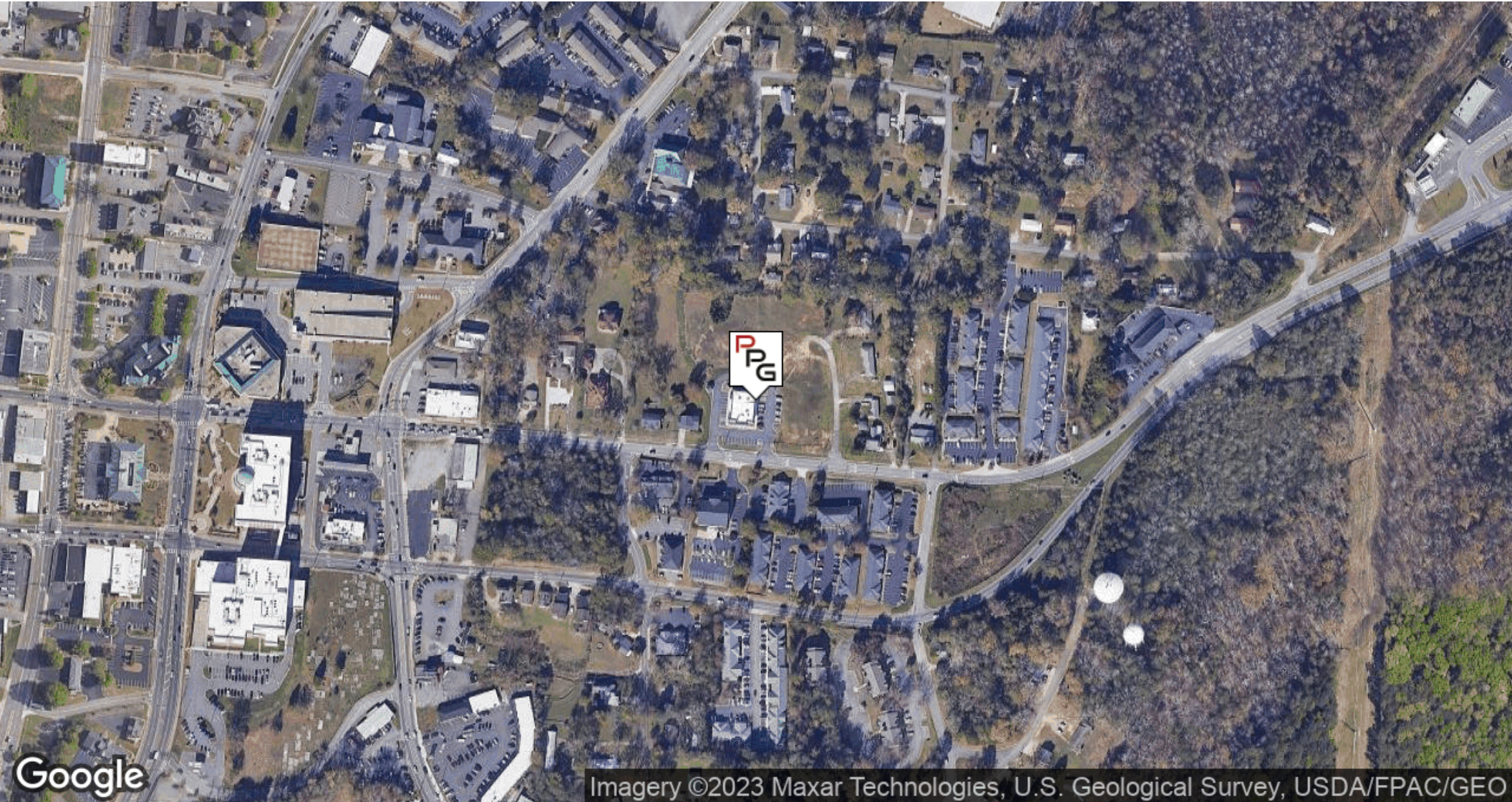
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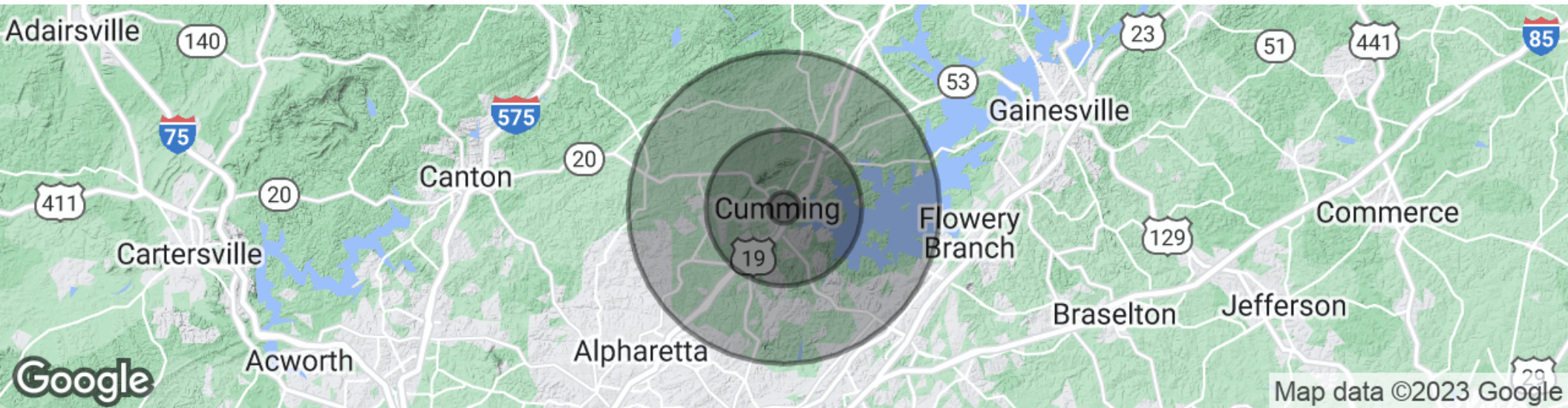
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,213	68,269	234,163
Median age	35.4	36.2	36.6
Median age (Male)	31.9	35.0	36.1
Median age (Female)	39.1	37.3	37.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,239	23,507	78,092
# of persons per HH	2.6	2.9	3.0
Average HH income	\$64,059	\$94,935	\$105,359
Average house value	\$236,791	\$316,646	\$351,279

* Demographic data derived from 2020 ACS - US Census

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