

*Presented By:*

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**POWELL PROPERTY GROUP, INC**

343 Dahlonega Street, Suite A  
Cumming, GA 30040  
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**POWELL**  
PROPERTY GROUP

# 15 WEST AT 208 PIRKLE FERRY, CUMMING GA 30040

FOR SALE

*Office Building :*

208 PIRKLE FERRY ROAD, CUMMING, GA 30040

## 15 WEST AT 208 PIRKLE FERRY, CUMMING GA 30040

208 PIRKLE FERRY ROAD, CUMMING, GA 30040



### OFFERING SUMMARY

Building Size:	8,810 SF
Available SF:	Fully Leased
Lot Size:	3.93 Acres
Price / SF:	\$8.03
Year Built:	2019
Zoning:	CBD
Market:	Cumming/Forsyth Cnty Ret
Submarket:	Georgia 400 Ret

### PROPERTY OVERVIEW

Retail/Office pad sites available for purchase, lease, built to suit

### PROPERTY HIGHLIGHTS

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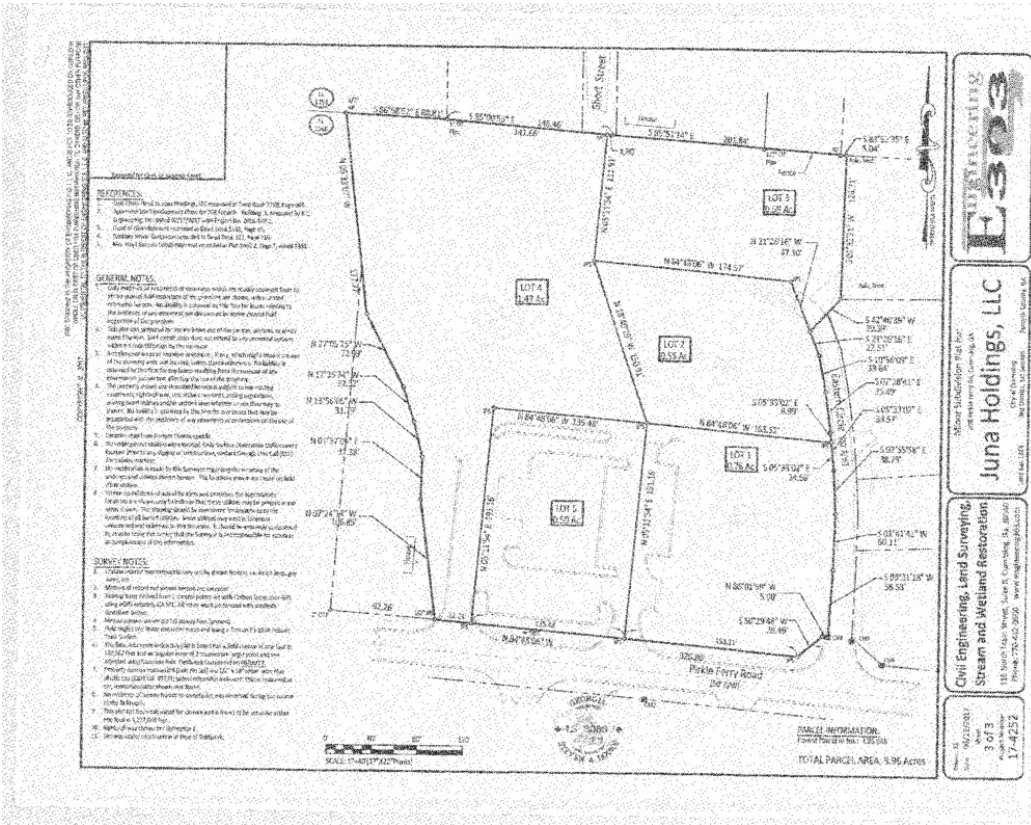
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# OF LOTS	5	TOTAL LOT SIZE	-
BEST USE	Development/Built to Suit	TOTAL LOT PRICE	-

STATUS	LOT #	ADDRESS	SIZE	PRICE
Unavailable	1	208 Pirkle Ferry	0.76 Acres	\$500,000
Unavailable	2	208 Pirkle Ferry	0.55 Acres	\$350,000
Unavailable	3	208 Pirkle Ferry	0.59 Acres	\$350,000
Unavailable	4	208 Pirkle Ferry	1.47 Acres	\$35,000
Sold	5-North Atlanta Dentistry	208 Pirkle Ferry	0.59 Acres	\$220,000



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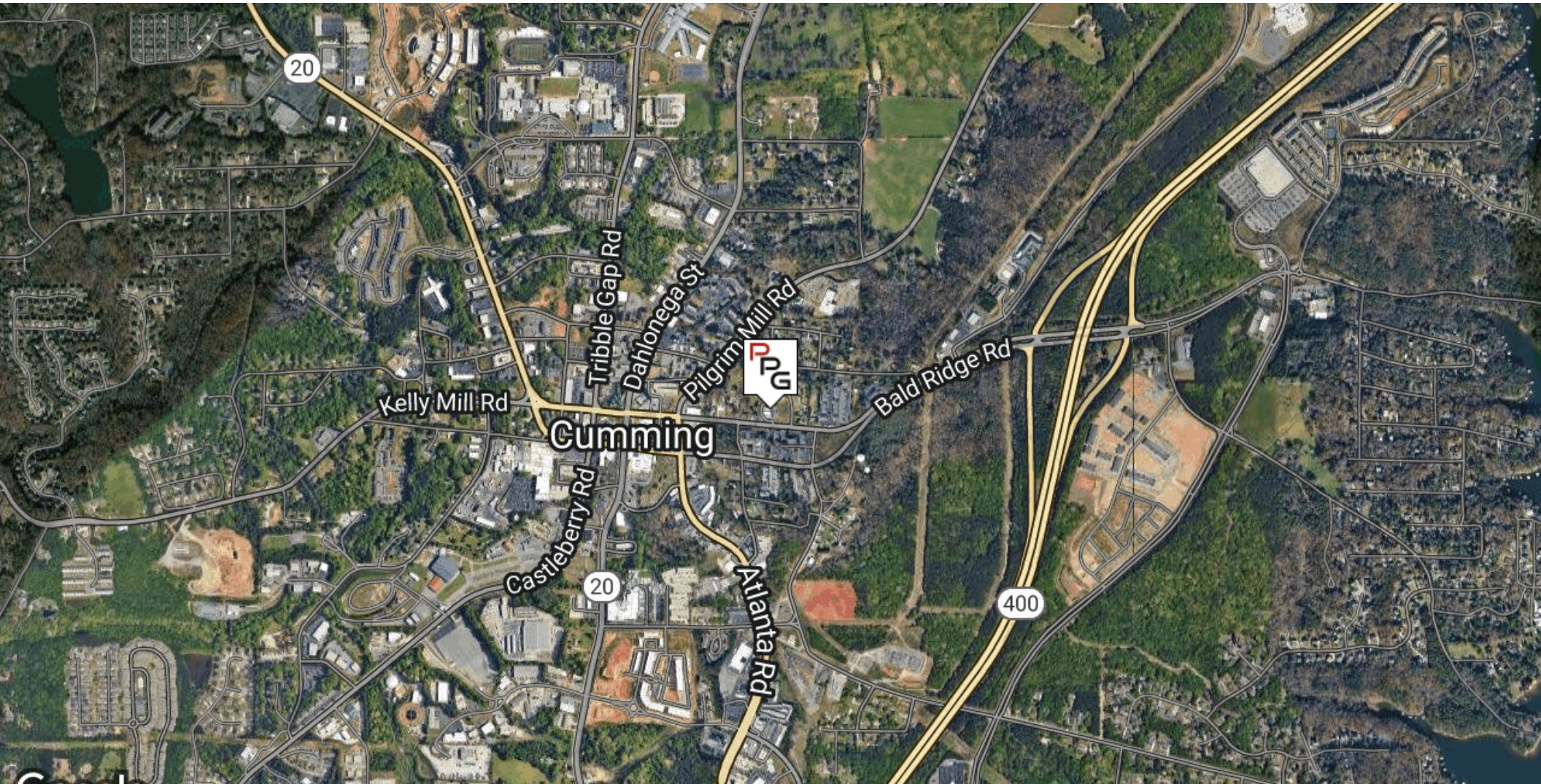


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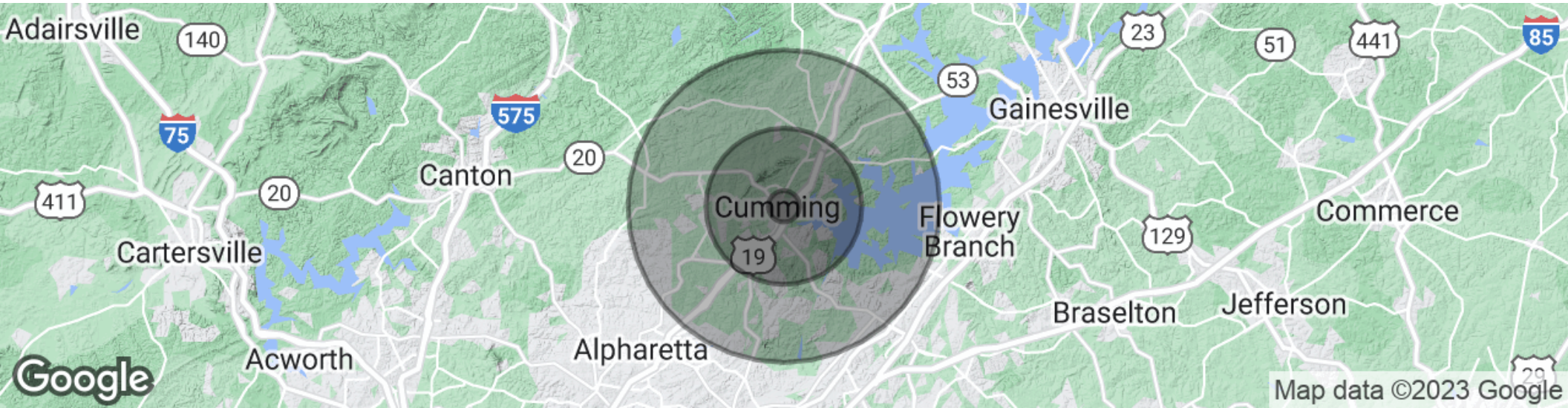
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## 15 WEST AT 208 PIRKLE FERRY, CUMMING GA 30040

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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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