

Presented By:

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POWELL PROPERTY GROUP, INC

343 Dahlonga Street, Suite A

Cumming, GA 30040

commercial400.com



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205 CANTON HIGHWAY

FOR LEASE

Office Building :

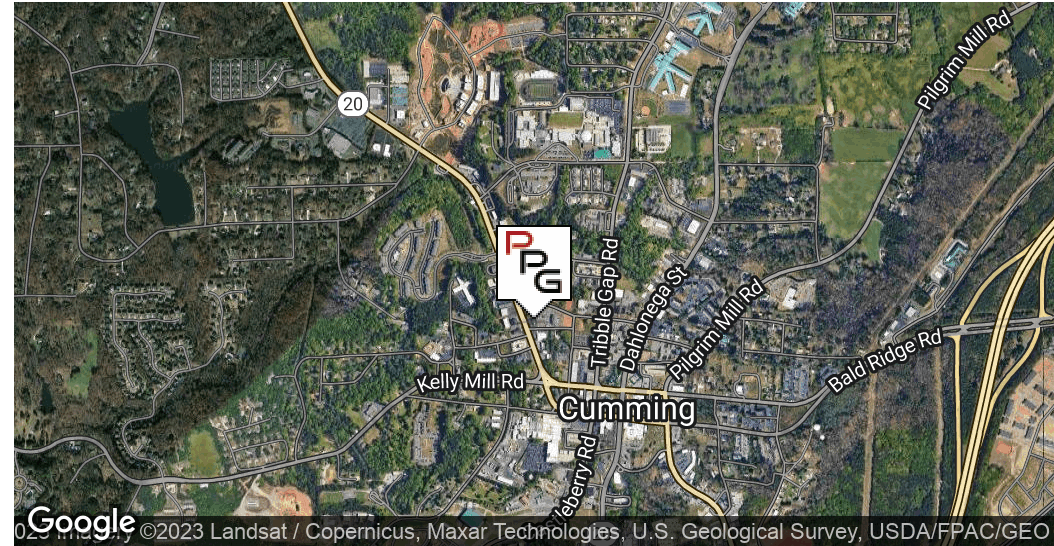
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OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	2,214 SF
Available SF:	
Lot Size:	0.39 Acres
Year Built:	1952
Zoning:	NS
Market:	Atlanta
Submarket:	Metro Atlanta, North Georgia, Forsyth County,

PROPERTY OVERVIEW

Excellent location with great visibility and frontage on Highway 20.
Modified Gross, Landlord pays taxes, insurance and HVAC repairs over \$250 annually.

PROPERTY HIGHLIGHTS

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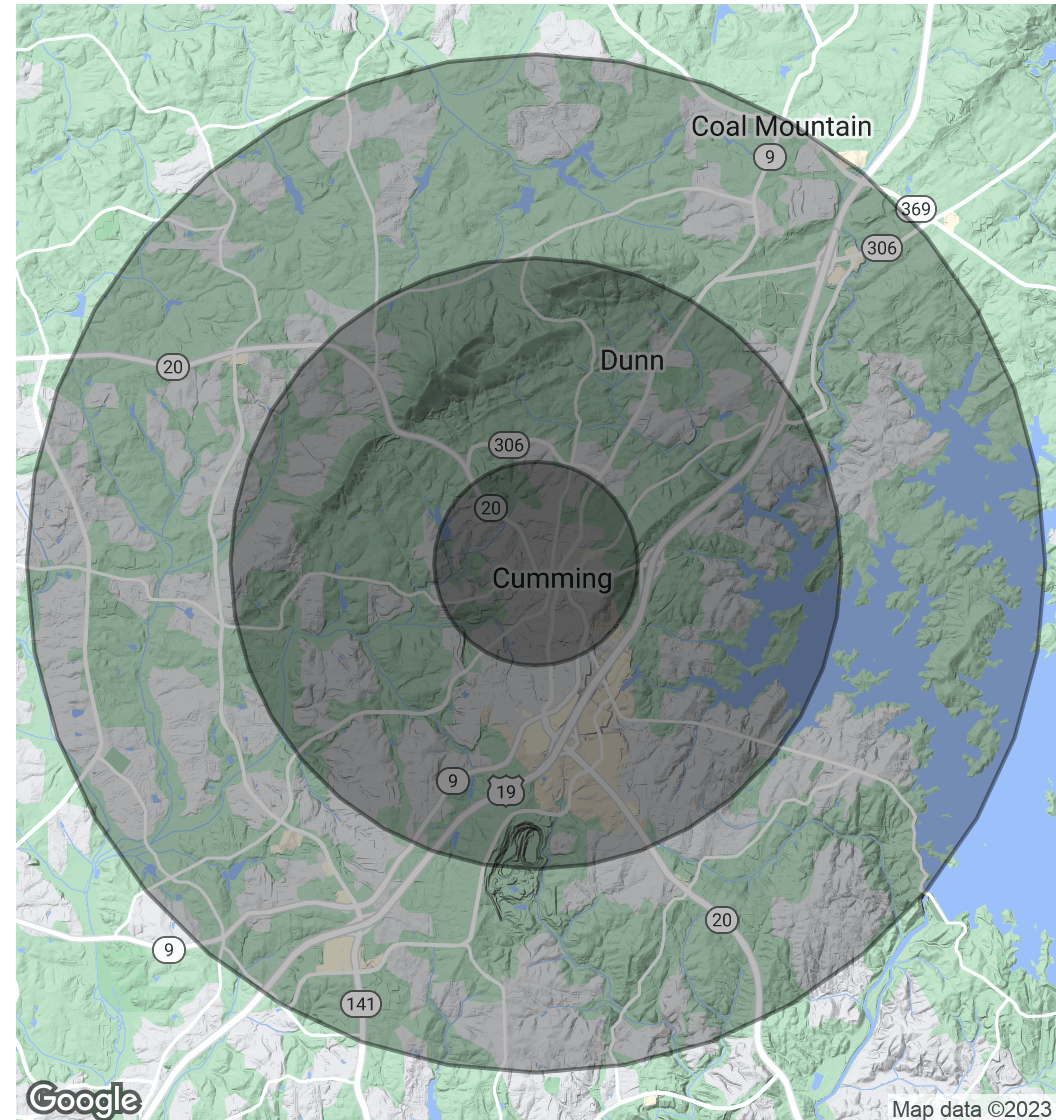
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,763	28,202	68,085
Average age	35.9	35.6	36.0
Average age (Male)	29.6	33.2	34.9
Average age (Female)	43.5	38.1	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,416	9,902	23,283
# of persons per HH	2.7	2.8	2.9
Average HH income	\$61,789	\$81,661	\$95,525
Average house value	\$218,596	\$273,336	\$312,054

** Demographic data derived from 2020 ACS - US Census*



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