

Presented By:

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**POWELL PROPERTY GROUP, INC**

343 Dahlonega Street, Suite A  
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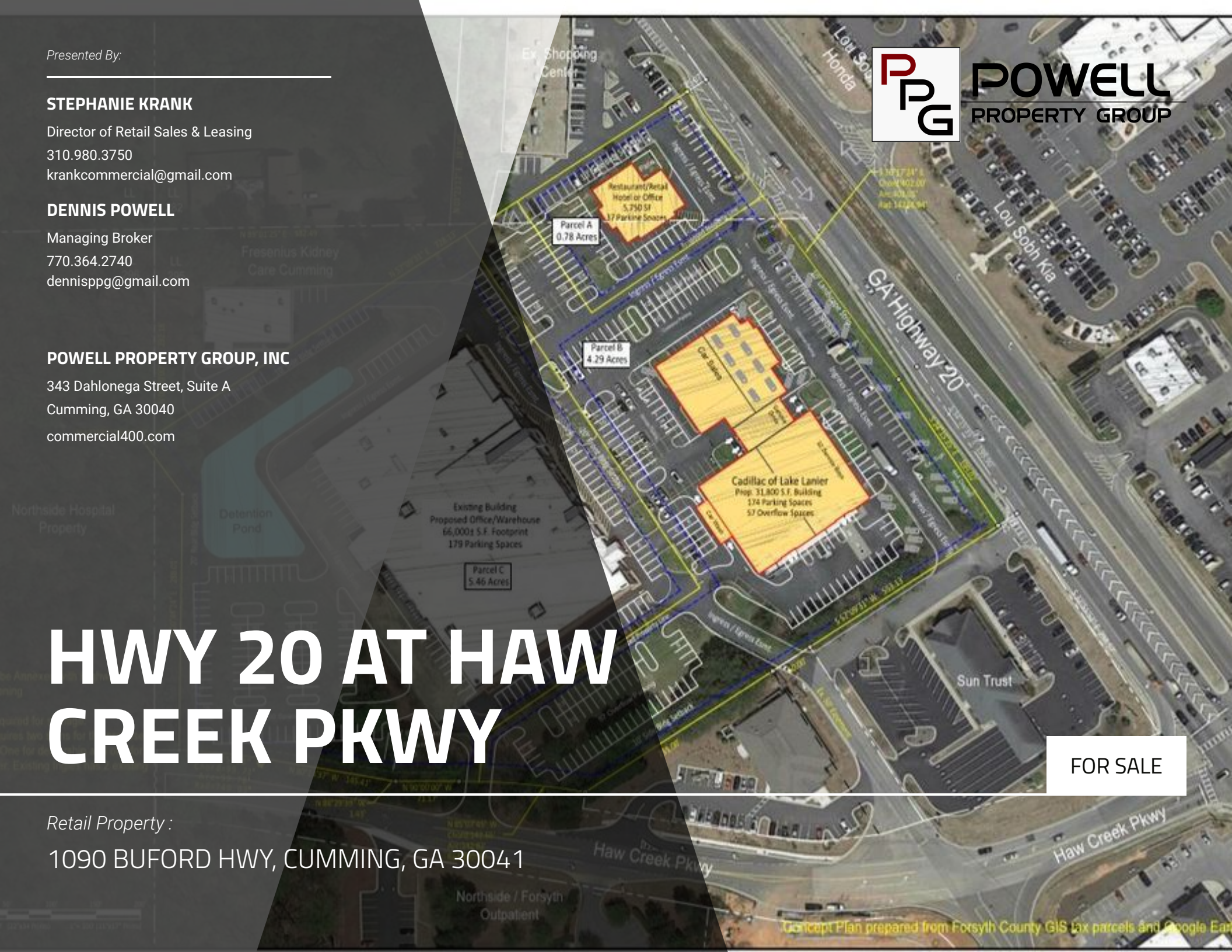
**POWELL**  
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# HWY 20 AT HAW CREEK PKWY

FOR SALE

Retail Property:

1090 BUFORD HWY, CUMMING, GA 30041



Concept Plan prepared from Forsyth County GIS tax parcels and Google Earth



# HWY 20 AT HAW CREEK PKWY

1090 BUFORD HWY, CUMMING, GA 30041



Sale Price

**PARCEL A: \$800,000**

**PARCEL C: \$6,900,000**

## OFFERING SUMMARY

Building Size:	67,000 SF
Pad site:	5750 SF footprint
Lot Size:	10.54 Acres
Zoning:	Highway Business
	26k VPD
Market:	Atlanta
Submarket:	North Atlanta/Forsyth County

## PROPERTY OVERVIEW

Parcel A: 5750 sq feet footprint and .78+/- acres with 37 dedicated parking spaces

Parcel C: Huge opportunity to bring Retail, Entertainment, Office or Medical to great new development in the City of Cumming. 67k sf+/- sq feet and 5.46 acres with 179 dedicated parking spots 57 overflow spaces negotiable

Parcel B: CADILLAC NEW MODEL SHOWROOM SITE: 31,800 SF building sq feet and 4.29+/- acres with 174 dedicated parking spaces and 57 overflow spaces.

Development currently being annexed into City of Cumming

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	899	26,940	96,805
Total Population	2,821	79,252	291,420
Average HH Income	\$105,200	\$101,500	\$108,893

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Building Name	Hwy 20 at Haw Creek Pkwy
Property Type	Retail/Office/Medical/Specialty
APN	173-304
Parcel C Building Size	67,000 SF
Lot C Size	5.46 acres
Parcel A pad site	5750 SF
Lot A Size	.78 acres
TOTAL Project Lot Size	10.54 Acres
Parking Spaces entire project	447

Parcel C: Huge opportunity to bring Retail, Entertainment, Office or Medical to great new development in the City of Cumming. 67k sf+/- sq feet and 5.46 acres with 179 dedicated parking spots 57 overflow spaces negotiable

Parcel A: 5750 sq feet footprint and .78+/- acres with 37 dedicated parking spaces

Parcel B: CADILLAC NEW MODEL SHOWROOM SITE: 31,800 SF building sq feet and 4.29+/- acres with 174 dedicated parking spaces and 57 overflow spaces. Development currently being annexed into City of Cumming

Cumming is part of the Atlanta MSA. Forbes.com named it as the thirteenth wealthiest county in the U.S. for 2008 and the wealthiest county in Georgia.



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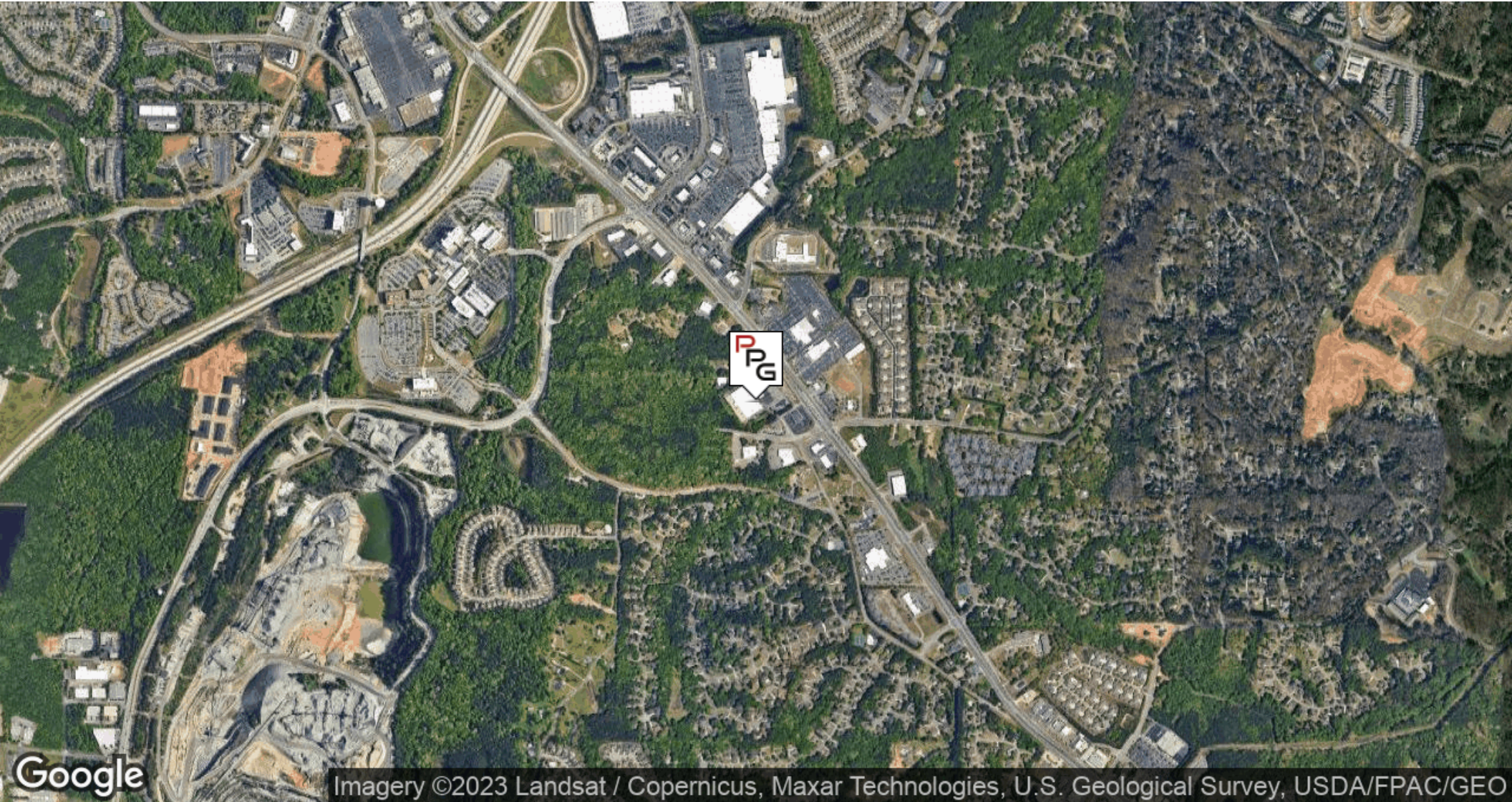


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Imagery ©2023 Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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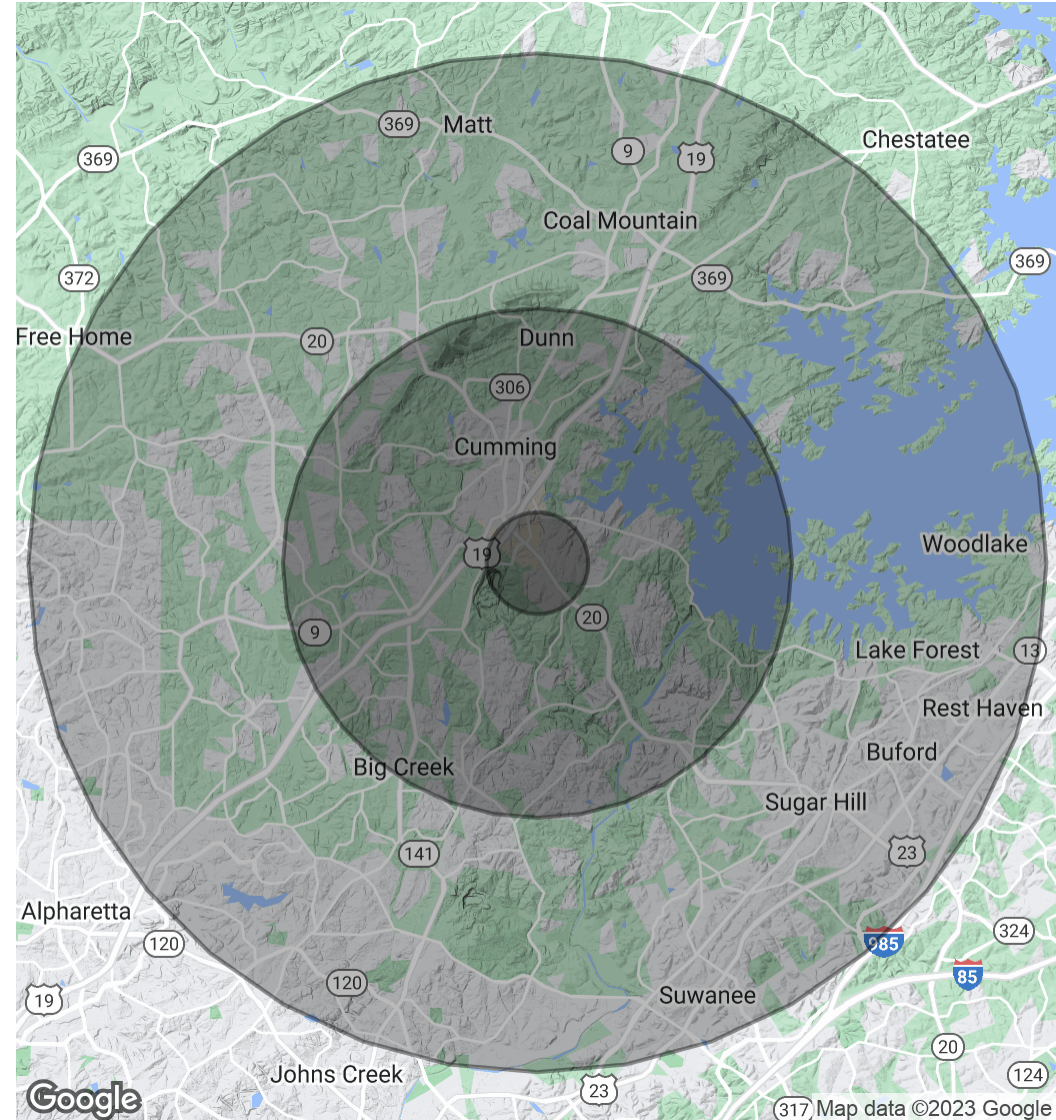
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,821	79,252	291,420
Average age	37.2	36.4	36.2
Average age (Male)	35.3	35.2	35.7
Average age (Female)	38.1	37.4	36.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	899	26,940	96,805
# of persons per HH	3.1	2.9	3.0
Average HH income	\$105,200	\$101,500	\$108,893
Average house value	\$299,801	\$338,140	\$367,225

\* Demographic data derived from 2020 ACS - US Census



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