

Presented By:

STEPHANIE KRANK

Director of Retail Sales & Leasing
310.980.3750
krankcommercial@gmail.com

JUSTIN DECOUTO

Commercial Real Estate Advisor
404.709.0073
jdecoutocommercial@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A
Cumming, GA 30040
commercial400.com



POWELL
PROPERTY GROUP

SVS PLAZA

Retail Property :

2770 ATLANTA HIGHWAY, CUMMING, GA 30040

FOR LEASE

SVS PLAZA

2770 ATLANTA HIGHWAY, CUMMING, GA 30040



OFFERING SUMMARY

Lease Rate:	\$28.00-\$32.00 SF/yr (NNN)
Building Size:	28,540 SF
Available SF:	1,518 - 3,036 SF
Lot Size:	4.45 Acres
Number of Units:	8
Year Built:	2023
Zoning:	CBD

PROPERTY OVERVIEW

SVS Plaza is anchored by a specialty grocery store. IndiFresh will offer fresh produce, dry goods, and hot food offerings prepared onsite. 1,500SF remaining. All restaurant space has been leased.

PROPERTY HIGHLIGHTS

- Future Traffic count expected to increase dramatically with the development of the Forsyth Commerce Center. It is a 94 acre industrial park currently being constructed directly across from SVS Plaza, which includes an 88 unit residential community.

STEPHANIE KRANK

Director of Retail Sales & Leasing
310.980.3750
krankcommercial@gmail.com

JUSTIN DECOUTO

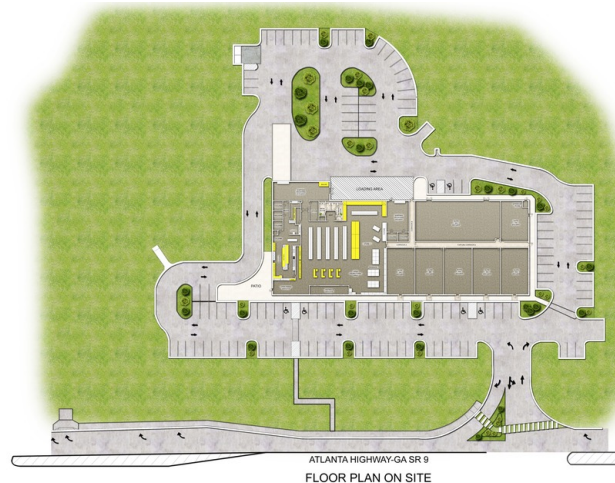
Commercial Real Estate Advisor
404.709.0073
jdecoutocommercial@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A, Cumming, GA 30040
310.980.3750
commercial400.com

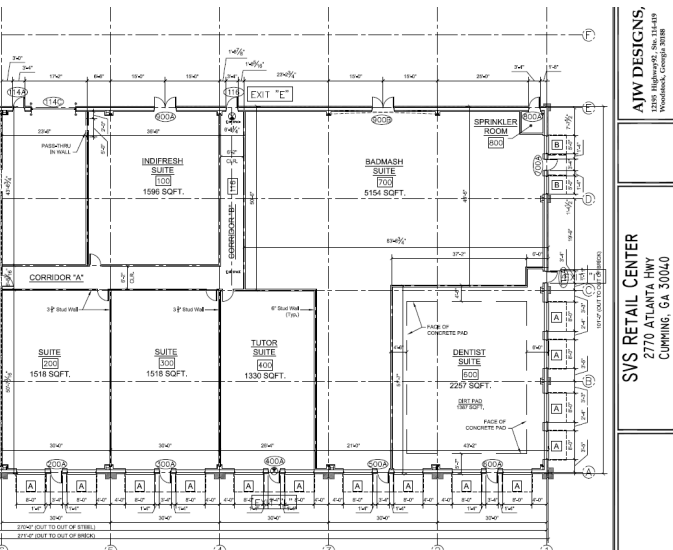
SVS PLAZA

2770 ATLANTA HIGHWAY, CUMMING, GA 30040



ATLANTA HIGHWAY-GA SR 9
FLOOR PLAN ON SITE

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



STEPHANIE KRANK

Director of Retail Sales & Leasing
310.980.3750
krankcommercial@gmail.com

JUSTIN DECOUTO

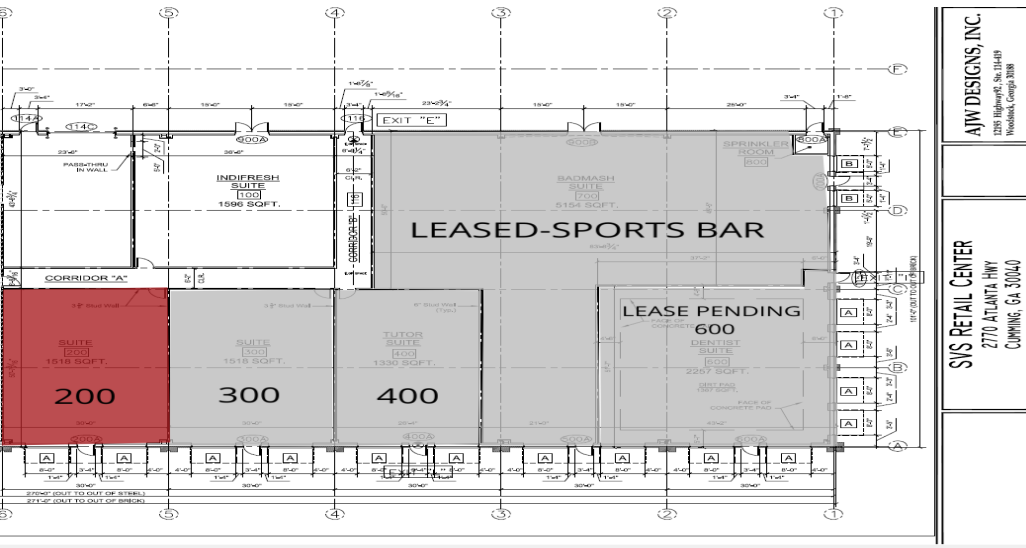
Commercial Real Estate Advisor
404.709.0073
jdecoutocommercial@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A, Cumming, GA 30040
310.980.3750
commercial400.com

SVS PLAZA

2770 ATLANTA HIGHWAY, CUMMING, GA 30040



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2770 Atlanta Highway Suite 200	Available	1,518 - 3,036 SF	NNN	\$28.00 SF/yr	Inline Space can be combined up to 3036 SF
2770 Atlanta Highway Suite 300	-	1,518 - 3,036 SF	NNN	-	Inline Space can be combined up to 3000 SF.
2770 Atlanta Highway Suite 400	-	1,330 - 4,500 SF	NNN	-	-
2770 Atlanta Highway Suite 600	-	2,257 SF	NNN	-	-
2770 Atlanta Highway Suite 700	SPORTS BAR	5,154 SF	NNN	-	-

STEPHANIE KRANK

Director of Retail Sales & Leasing
 310.980.3750
 krankcommercial@gmail.com

JUSTIN DECOUTO

Commercial Real Estate Advisor
 404.709.0073
 jdecoutocommercial@gmail.com

POWELL PROPERTY GROUP, INC

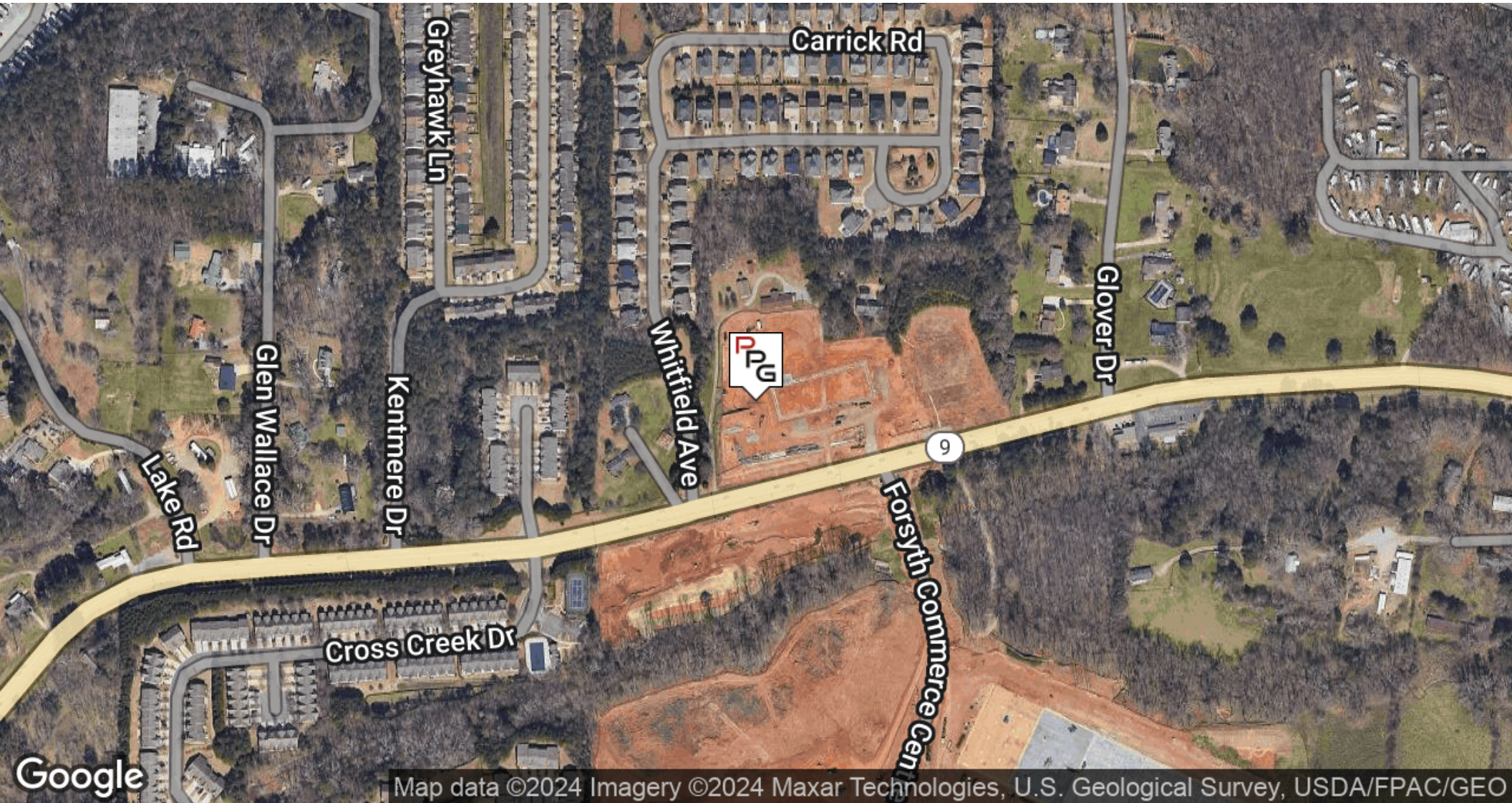
343 Dahlonega Street, Suite A, Cumming, GA 30040
 310.980.3750
 commercial400.com

SVS PLAZA

2770 ATLANTA HIGHWAY, CUMMING, GA 30040



POWELL
PROPERTY GROUP



Map data ©2024 Imagery ©2024 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

STEPHANIE KRANK

Director of Retail Sales & Leasing
310.980.3750
krankcommercial@gmail.com

JUSTIN DECOUTO

Commercial Real Estate Advisor
404.709.0073
jdecoutocommercial@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A, Cumming, GA 30040
310.980.3750
commercial400.com

SVS PLAZA

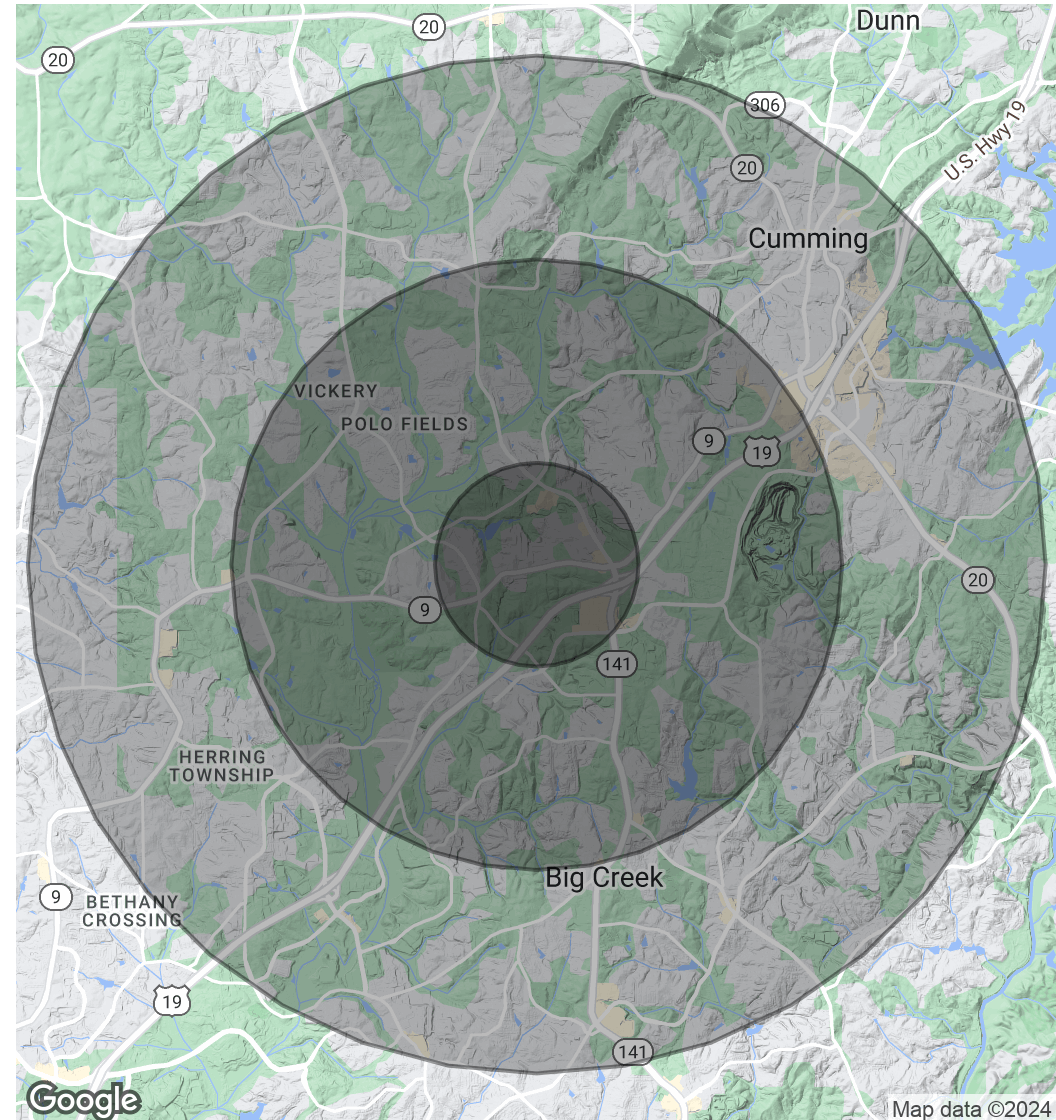
2770 ATLANTA HIGHWAY, CUMMING, GA 30040



POWELL
PROPERTY GROUP

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,937	28,751	80,477
Average Age	37.1	36.1	36.0
Average Age (Male)	35.2	35.6	35.4
Average Age (Female)	37.8	36.2	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	996	9,803	27,006
# of Persons per HH	2.9	2.9	3.0
Average HH Income	\$124,548	\$113,676	\$111,702
Average House Value	\$348,094	\$353,769	\$361,710

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



STEPHANIE KRANK

Director of Retail Sales & Leasing
310.980.3750
krankcommercial@gmail.com

JUSTIN DECOUTO

Commercial Real Estate Advisor
404.709.0073
jdecoutocommercial@gmail.com

POWELL PROPERTY GROUP, INC

343 Dahlonega Street, Suite A, Cumming, GA 30040
310.980.3750
commercial400.com