

LAND FOR SALE

+/-8.94 ACRE ASSEMBLAGE

2155-2171-2185 Peachtree Parkway, Cumming, GA 30041



PROPERTY HIGHLIGHTS

- Good location in South Forsyth County
- Approximately 475 feet road frontage on Peachtree Parkway (Hwy. 141)
- Strong demographics
- 3.5 miles SE of GA 400 at Exit 13
- 4 miles north of Johns Creek
- Approximately 40,000 cars per day - 2021 traffic count

OFFERING SUMMARY

Sale Price:	\$2,912,000 total
Lot Size:	8.94 Acres

ADDRESS	ACREAGE	PRICE
2155 Peachtree Parkway	.90	\$500,000 total
2171 Peachtree Parkway	1.34	\$500,000/Acre
2185 Peachtree Parkway	6.70	\$260,000/Acre

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J B BADER
O: 770.205.2600
C: 678.858.4582
jbbader@kwcommercial.com
GA #144398

KW COMMERCIAL
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

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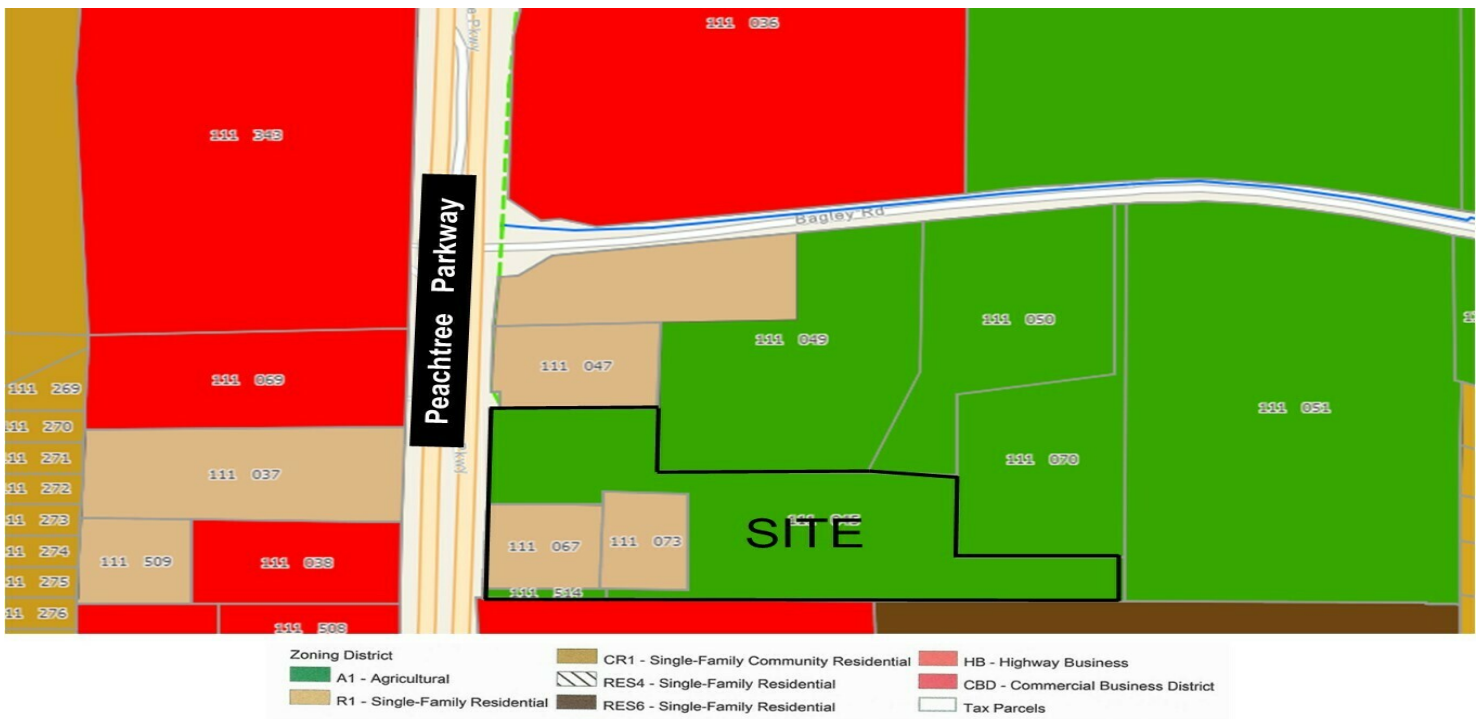
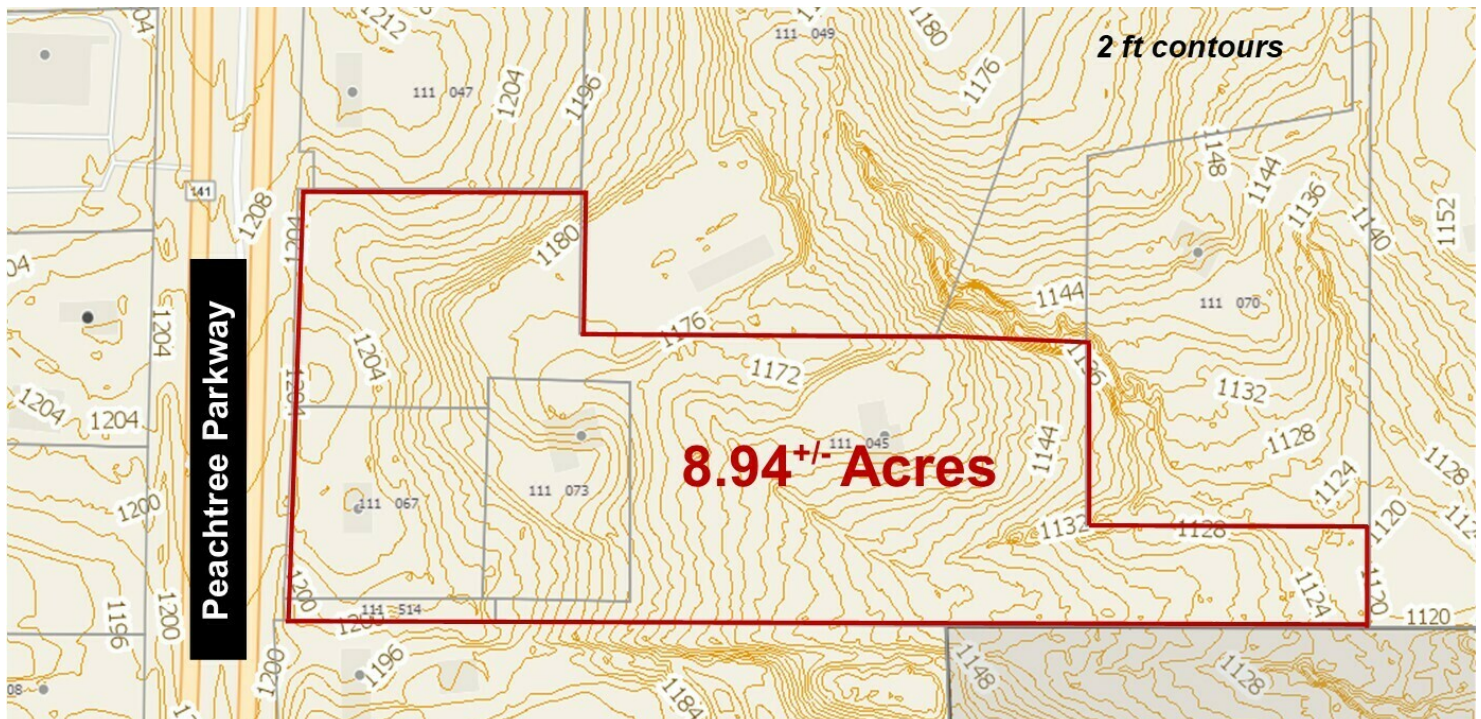
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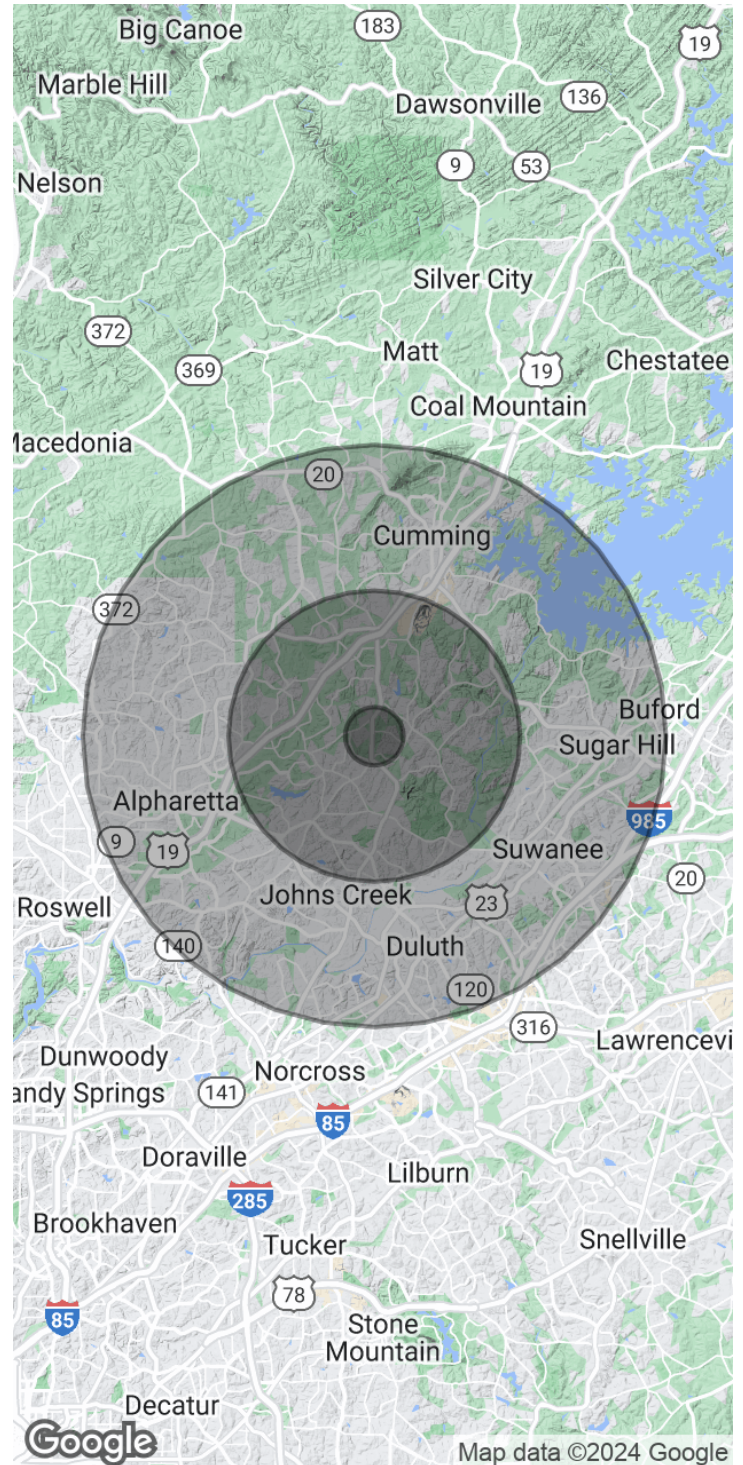
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,078	162,619	552,352
Average Age	41.8	39.3	39.5
Average Age (Male)	40.7	38.4	38.2
Average Age (Female)	42.2	38.9	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,364	56,406	198,406
# of Persons per HH	2.6	2.9	2.8
Average HH Income	\$164,517	\$148,416	\$136,101
Average House Value	\$494,662	\$416,855	\$380,764

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	8.0%	8.3%	10.4%

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	3,701	95,546	340,937
Total Population - Black	273	11,180	59,851
Total Population - Asian	1,814	45,163	110,145
Total Population - Hawaiian	0	10	64
Total Population - American Indian	0	390	1,377
Total Population - Other	31	2,336	15,264

* Demographic data derived from 2020 ACS - US Census



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