

*Presented By:*

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**POWELL PROPERTY GROUP, INC**

343 Dahlonaga Street, Suite A  
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PROPERTY GROUP

# PEACHTREE PARKWAY

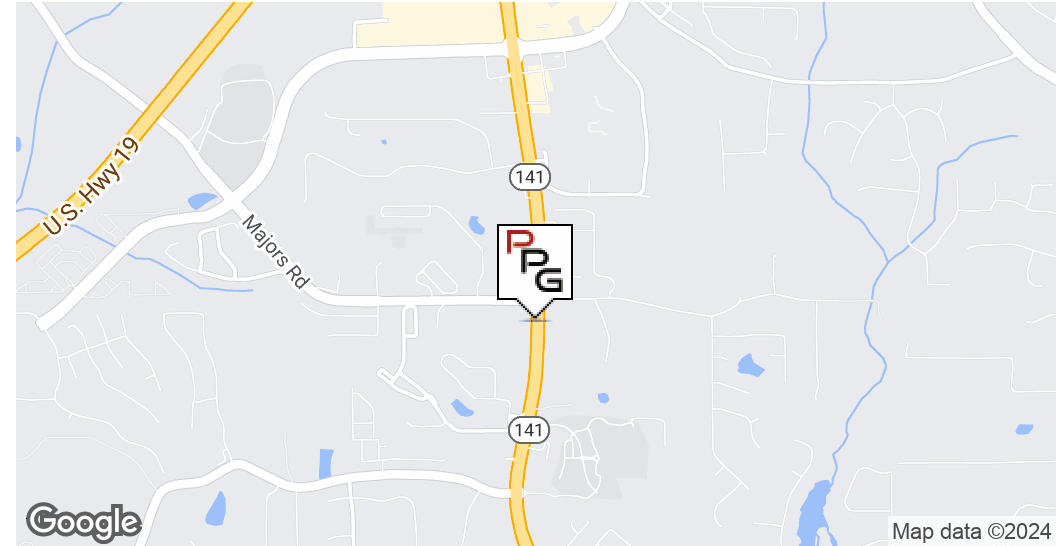
FOR LEASE

*Retail Property :*

850 PEACHTREE PARKWAY, CUMMING, GA 30041

# PEACHTREE PARKWAY

850 PEACHTREE PARKWAY, CUMMING, GA 30041



## OFFERING SUMMARY

Sale Price:	\$1,000,000
Lease Rate:	\$42.00 SF/yr (NNN)
Building Size:	9,654 SF
Available SF:	1,870 SF
Lot Size:	1.246 Acres
Zoning:	CBD
Market:	Atlanta
Submarket:	N Fulton/Johns Creek/Forsyth Cnty Ret
Traffic Count:	40,200

## PROPERTY OVERVIEW

2 new retail spaces totaling roughly 3200 SF (Suites 200/300) in highly desirable Forsyth County.

Slated for shell delivery in Summer 2023, 850 Peachtree Parkway will be anchored by a national swim school. Aqua-Tots Swim Schools offer world-class swimming lessons for kids of all ages and skill levels.

Remaining suite sizes are 1,870 SF end cap or 1,376 SF

Rent rate \$42+ psf NNN estimated \$6.50 CTI

## LOCATION OVERVIEW

Located on Peachtree Parkway (GA Hwy. 141) in the prestigious south Forsyth County/Johns Creek submarket of metropolitan Atlanta.

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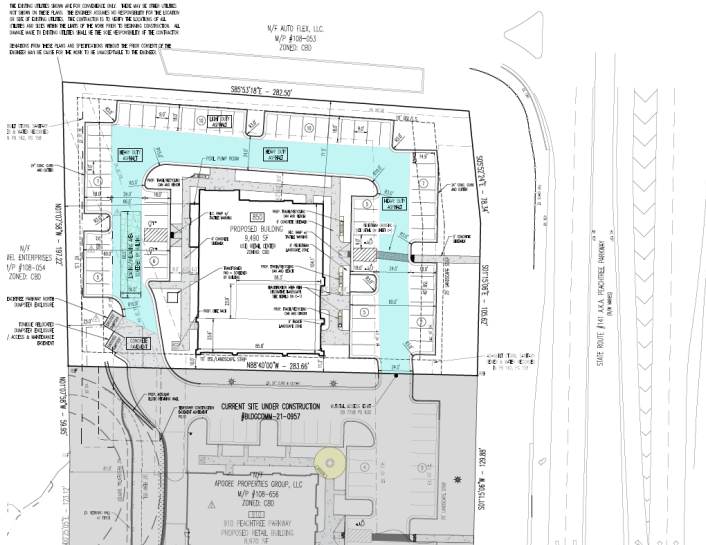
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## LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,870 SF

Lease Term:	Negotiable
Lease Rate:	\$42.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
850 Peachtree Parkway Suite 100	Available	1,870 SF	NNN	\$42.00 SF/yr
850 Peachtree Parkway Suite 200	-	1,376 - 3,246 SF	NNN	\$42.00 SF/yr

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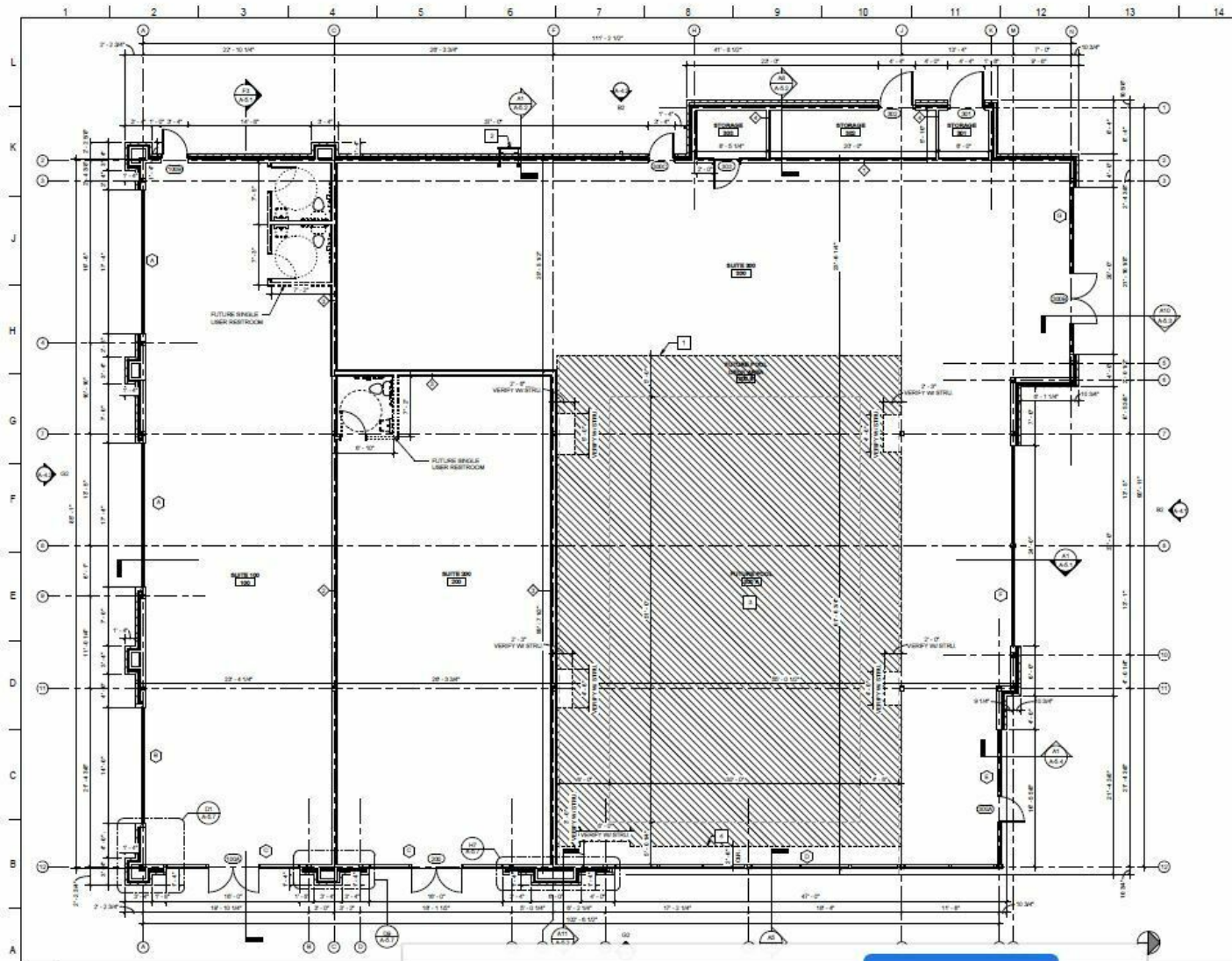
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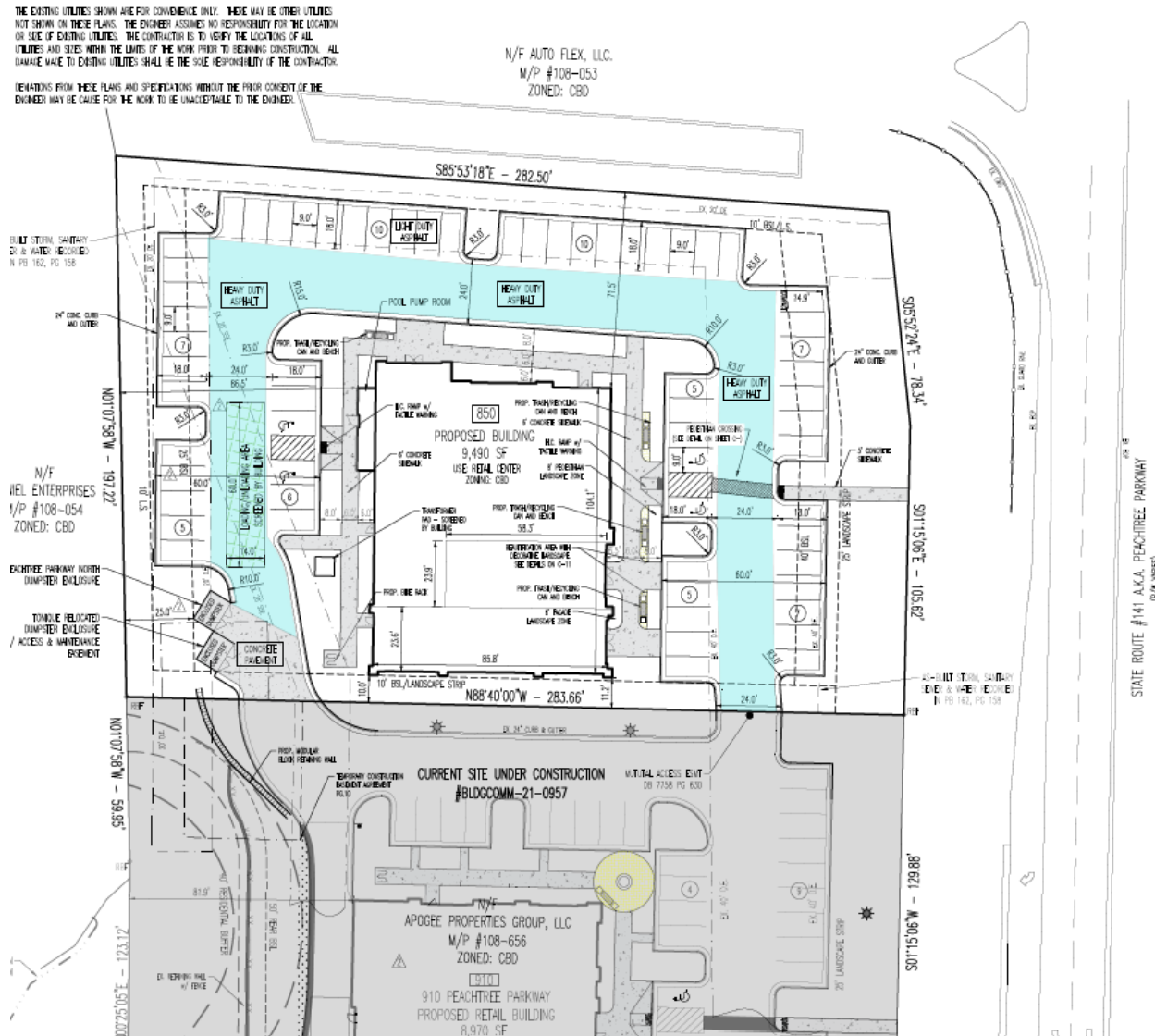
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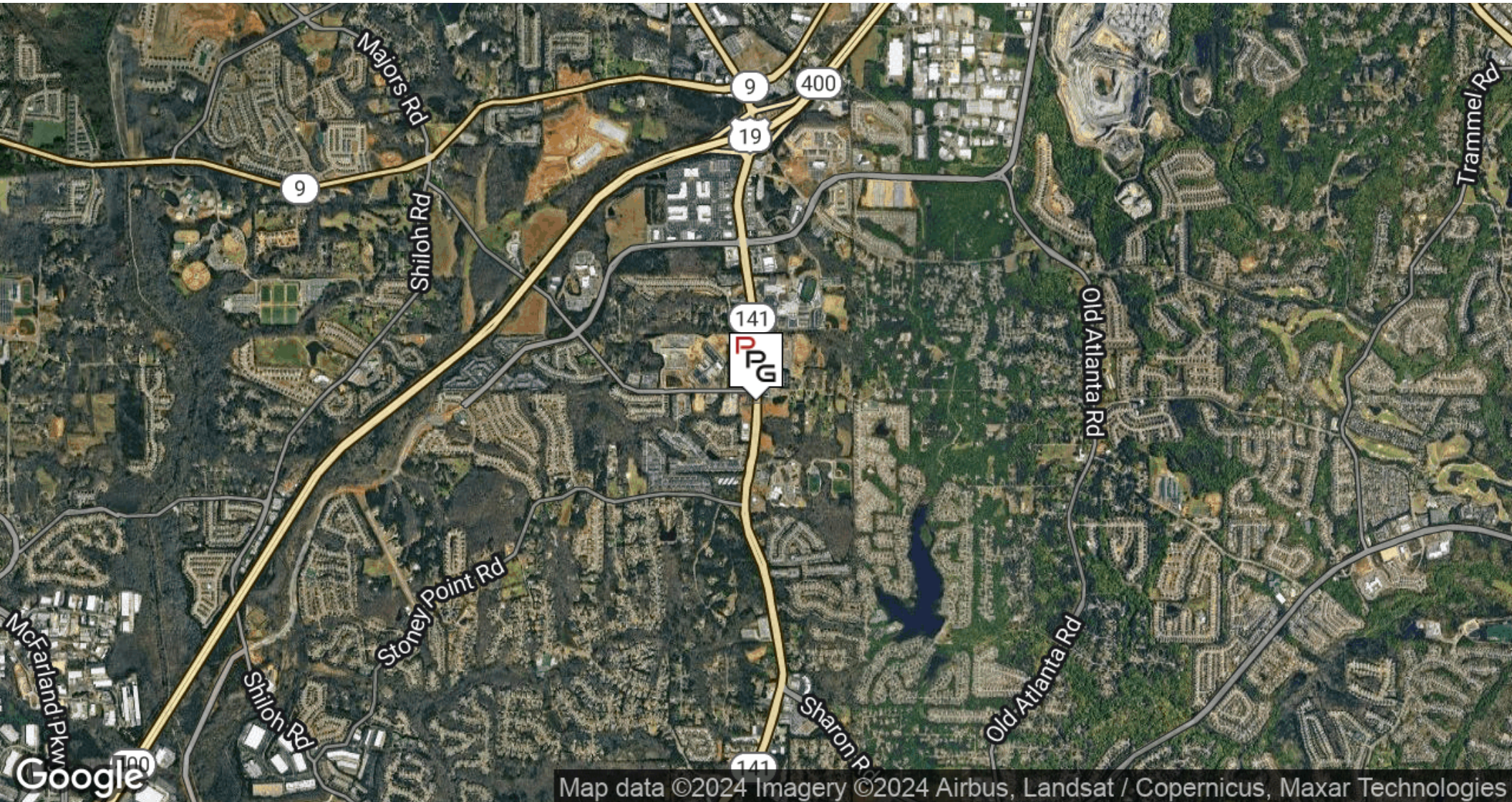


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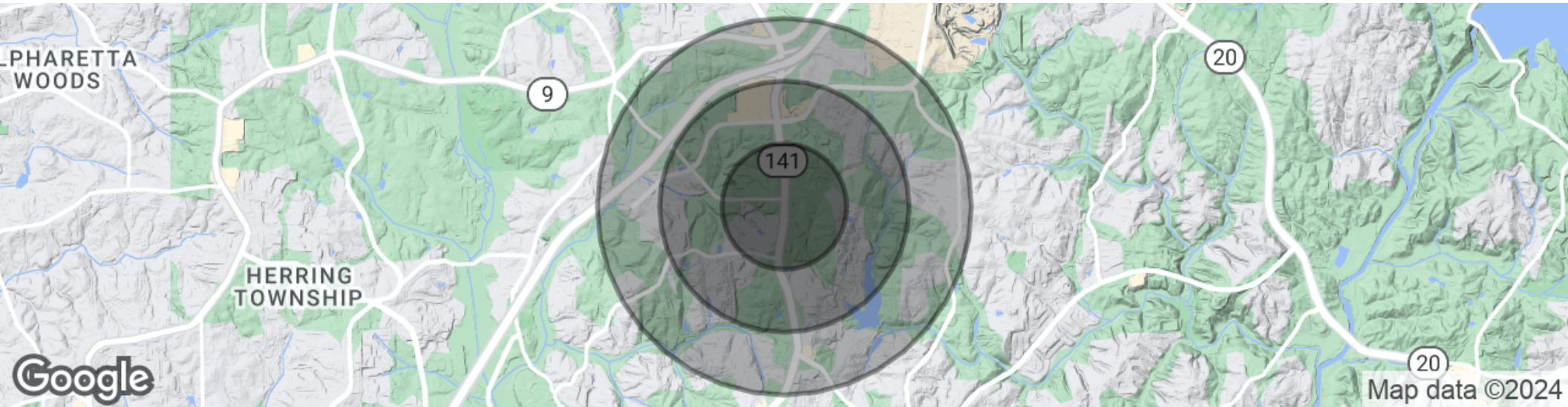
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## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,441	5,628	10,967
Average Age	41.6	41.0	40.2
Average Age (Male)	42.7	41.8	39.8
Average Age (Female)	38.7	38.7	39.2

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	557	2,095	3,900
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$108,747	\$119,918	\$135,773
Average House Value	\$397,983	\$416,162	\$434,120

2020 American Community Survey (ACS)

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