

4.37 ACRES FOR SALE

SOUTH FORSYTH COUNTY

8417 Majors Road, Cumming, GA 30041



PROPERTY HIGHLIGHTS

- Good location - 1 mile east of Exit 13, just off Peachtree Parkway
- Close to The Collection and South Forsyth High School
- Level topography
- Approximately 418 feet road frontage
- Commercial potential
- Strong demographics
- SHOWN BY APPOINTMENT ONLY!



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	4.37 Acres

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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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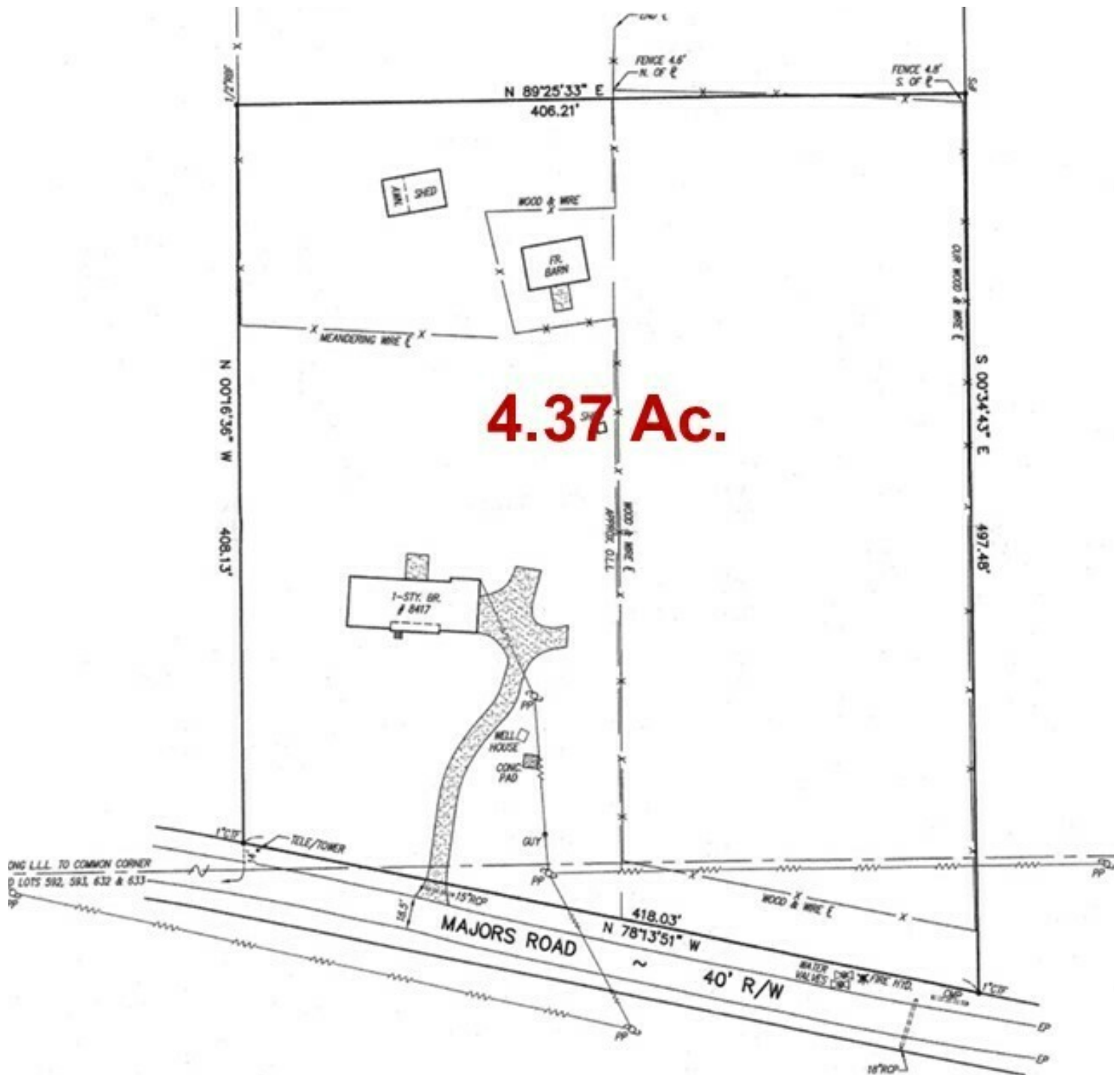
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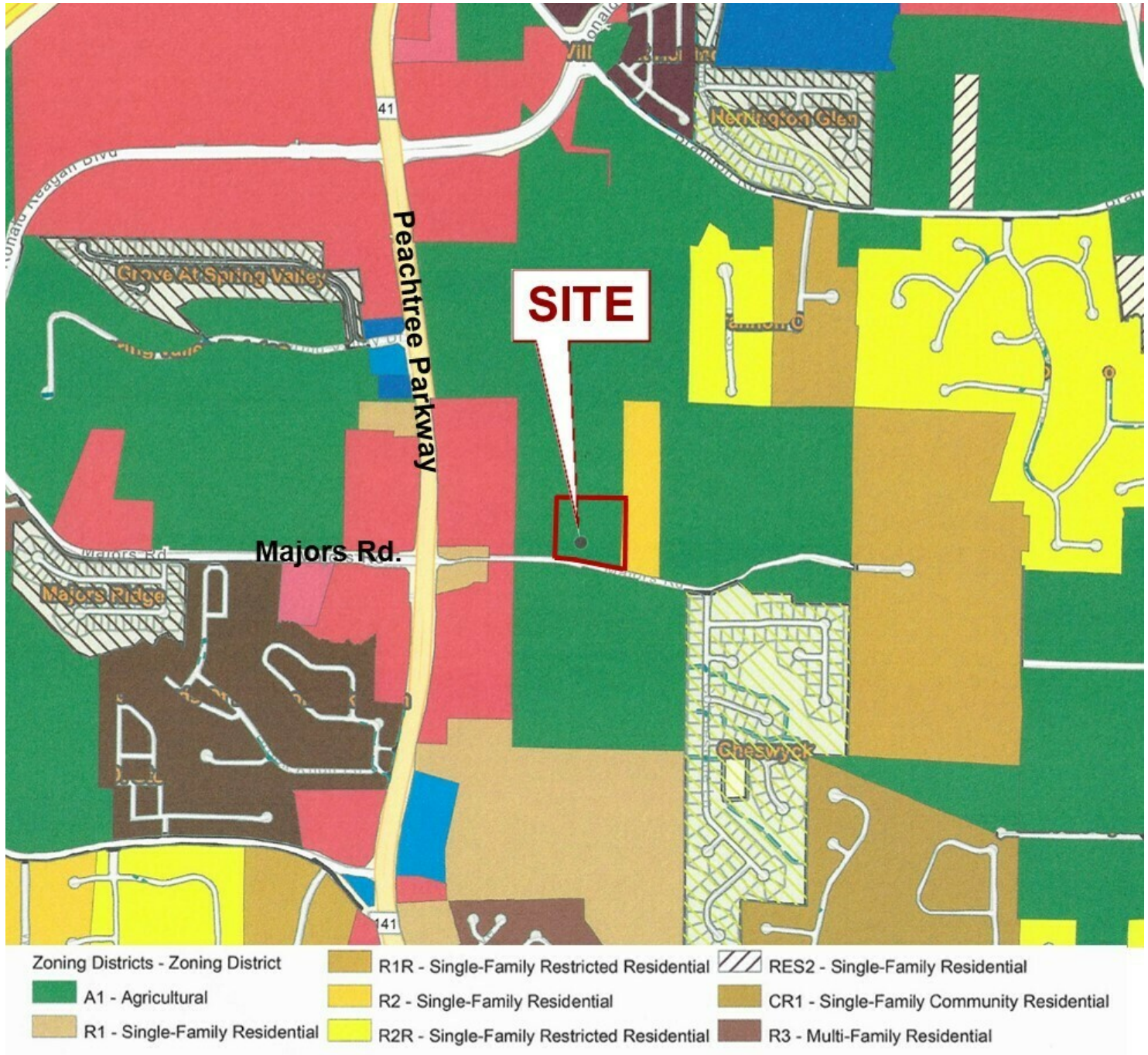
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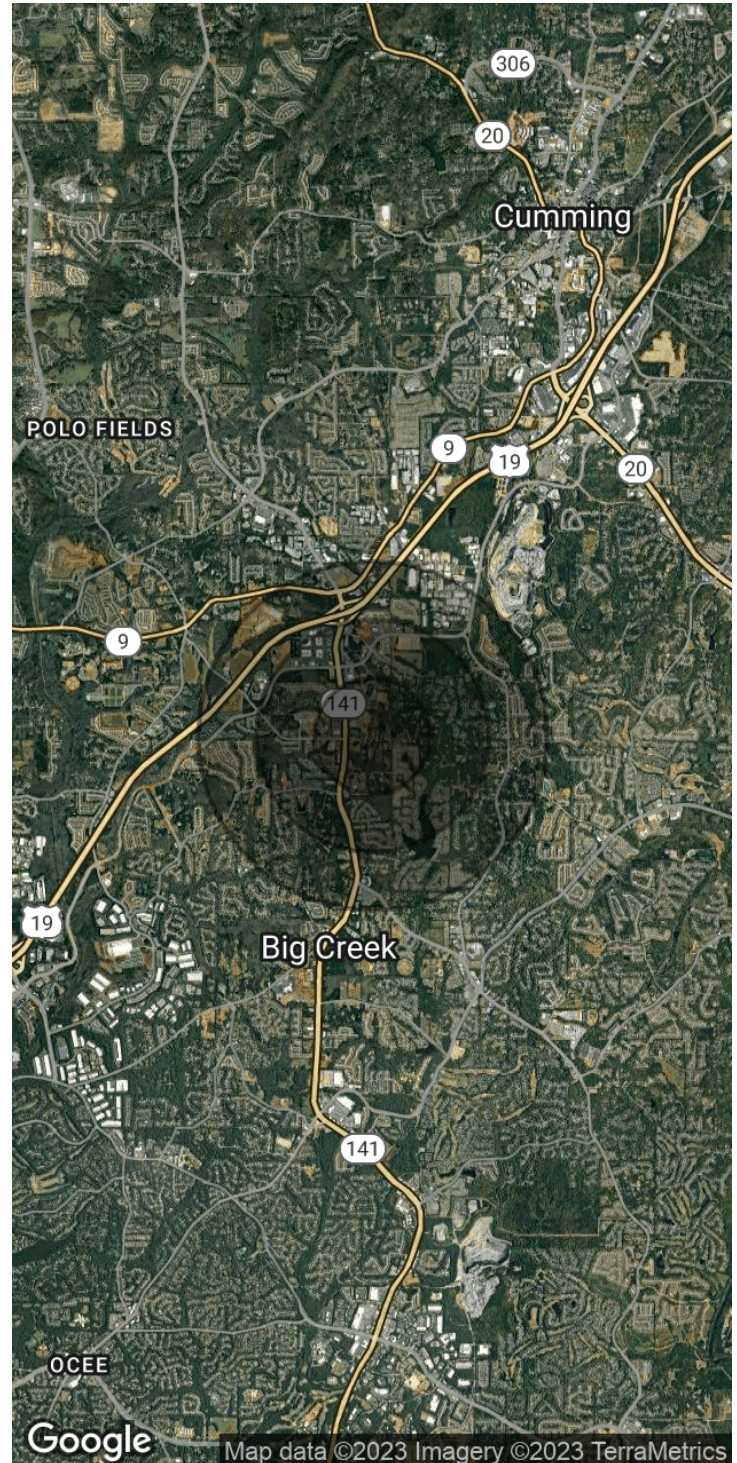
POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,381	5,190	11,313
Average Age	43.1	41.8	40.1
Average Age (Male)	44.7	42.1	39.9
Average Age (Female)	39.9	39.9	38.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	493	1,901	4,002
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$117,376	\$118,400	\$131,353
Average House Value	\$385,757	\$400,419	\$418,678

ETHNICITY (%)	0.5 MILES	1 MILE	1.5 MILES
Hispanic	2.3%	3.0%	5.1%

RACE	0.5 MILES	1 MILE	1.5 MILES
Total Population - White	1,090	4,001	7,875
% White	78.9%	77.1%	69.6%
Total Population - Black	39	167	368
% Black	2.8%	3.2%	3.3%
Total Population - Asian	212	888	2,679
% Asian	15.4%	17.1%	23.7%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	0	6
% American Indian	0.0%	0.0%	0.1%
Total Population - Other	0	9	72
% Other	0.0%	0.2%	0.6%

* Demographic data derived from 2020 ACS - US Census



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