

Presented By:

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POWELL PROPERTY GROUP, INC

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



POWELL
PROPERTY GROUP

920 PEACHTREE PARKWAY

FOR LEASE

Retail Property :

920 PEACHTREE PKWY, CUMMING, GA 30041

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OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Building Size:	4,994 SF
Available SF:	2,492 - 5,000 SF
Lot Size:	1.49 Acres
Number of Units:	2
Year Built:	2024
Zoning:	CBD
Market:	Atlanta
Submarket:	Forsyth County
Traffic Count:	40,000

PROPERTY OVERVIEW

Only 2 Retail spaces available. Turnkey condition, great visibility, favorable demographics, end cap, windows on 2 sides

Close to The Collections at Forsyth

Suite 300- Available 2,500 SF

Suite 400- Available 2,500 SF (Dimensions 25ft X 100ft)

Suite 300 & 400 can be combined for a total of 4,300 SF

PROPERTY HIGHLIGHTS

- Parking Ratio 2.2/1,000 SF
- Easy access to GA-400

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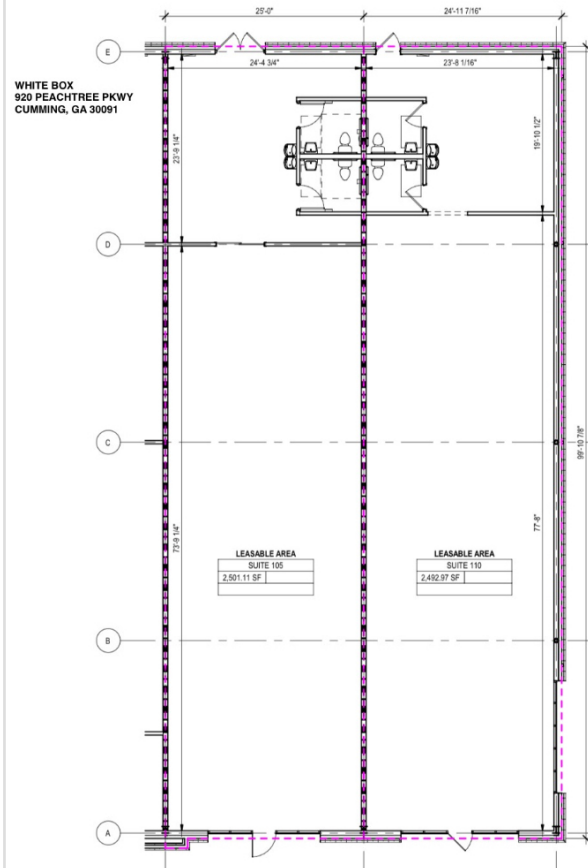
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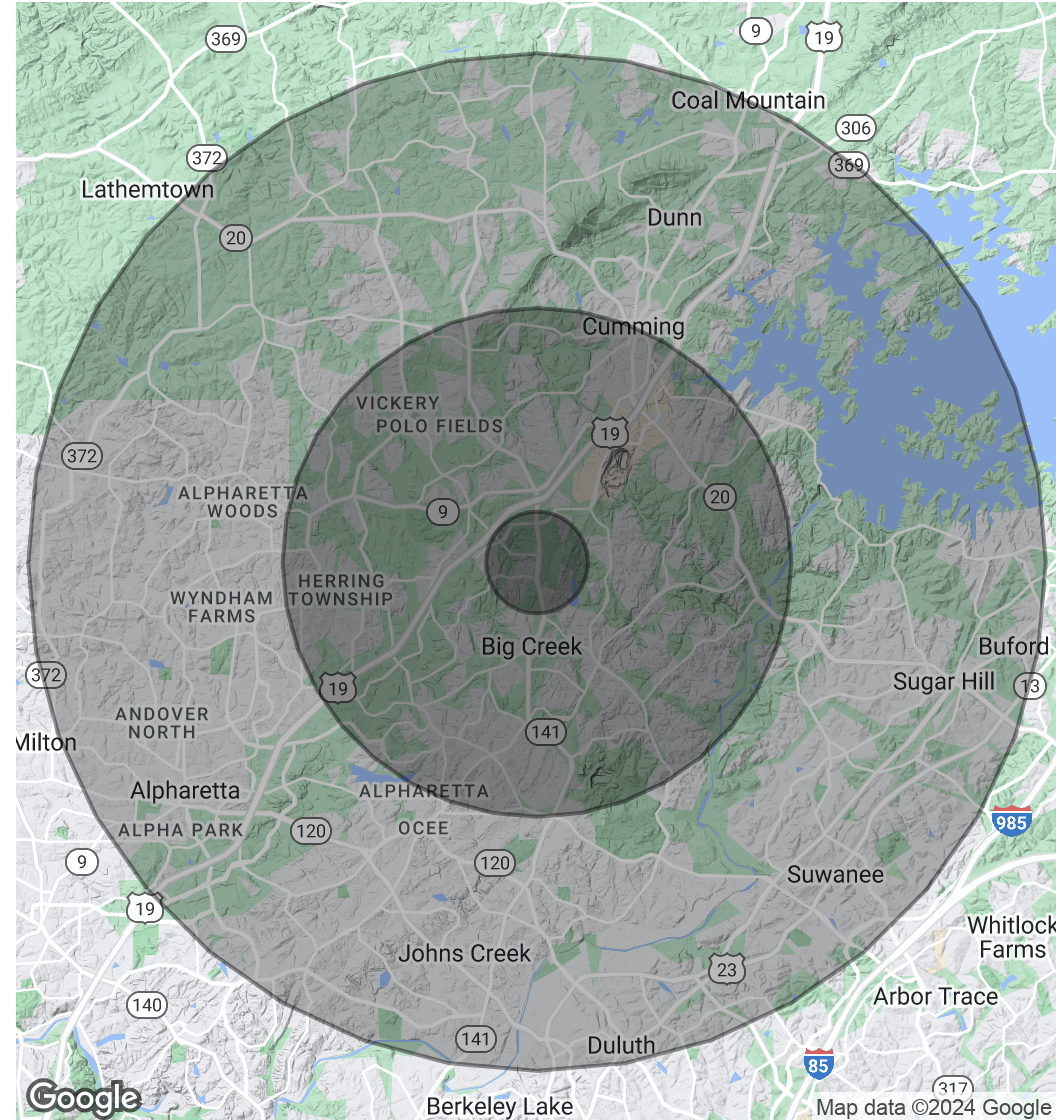
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,636	138,173	469,985
Average Age	41.0	39.2	39.6
Average Age (Male)	41.7	38.5	38.4
Average Age (Female)	38.7	38.9	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,097	47,528	167,759
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$120,080	\$149,200	\$139,936
Average House Value	\$416,794	\$420,848	\$391,572

2020 American Community Survey (ACS)



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