

## COMMERCIAL LOT FOR SALE

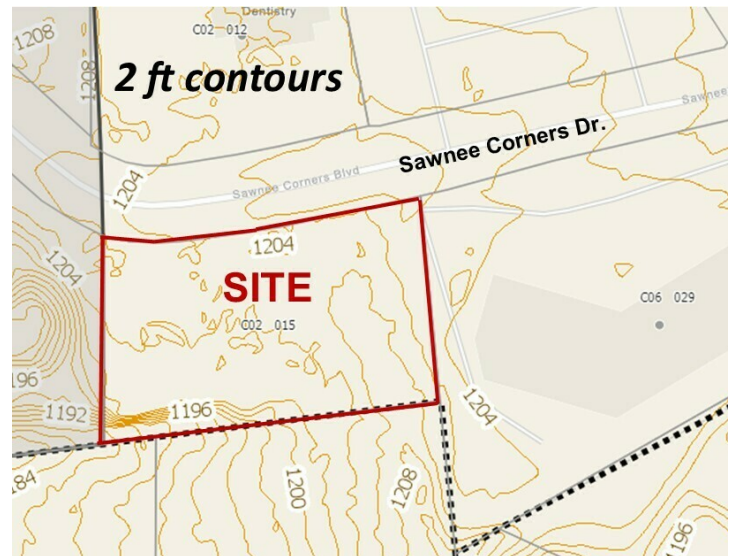
# SAWNEE CORNERS DR | PARCEL#C02-015

Cumming, GA 30040 | Forsyth County



### PROPERTY HIGHLIGHTS

- .69 acre pad ready lot
- Graded with retention in place
- 500 gallons per day of sewer capacity included
- Good location with visibility from Highway 20 west (Canton Hwy.)
- Close to Cumming City Center
- Zoned CBD (retail) - Commercial Business District



### OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	0.69 Acres

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

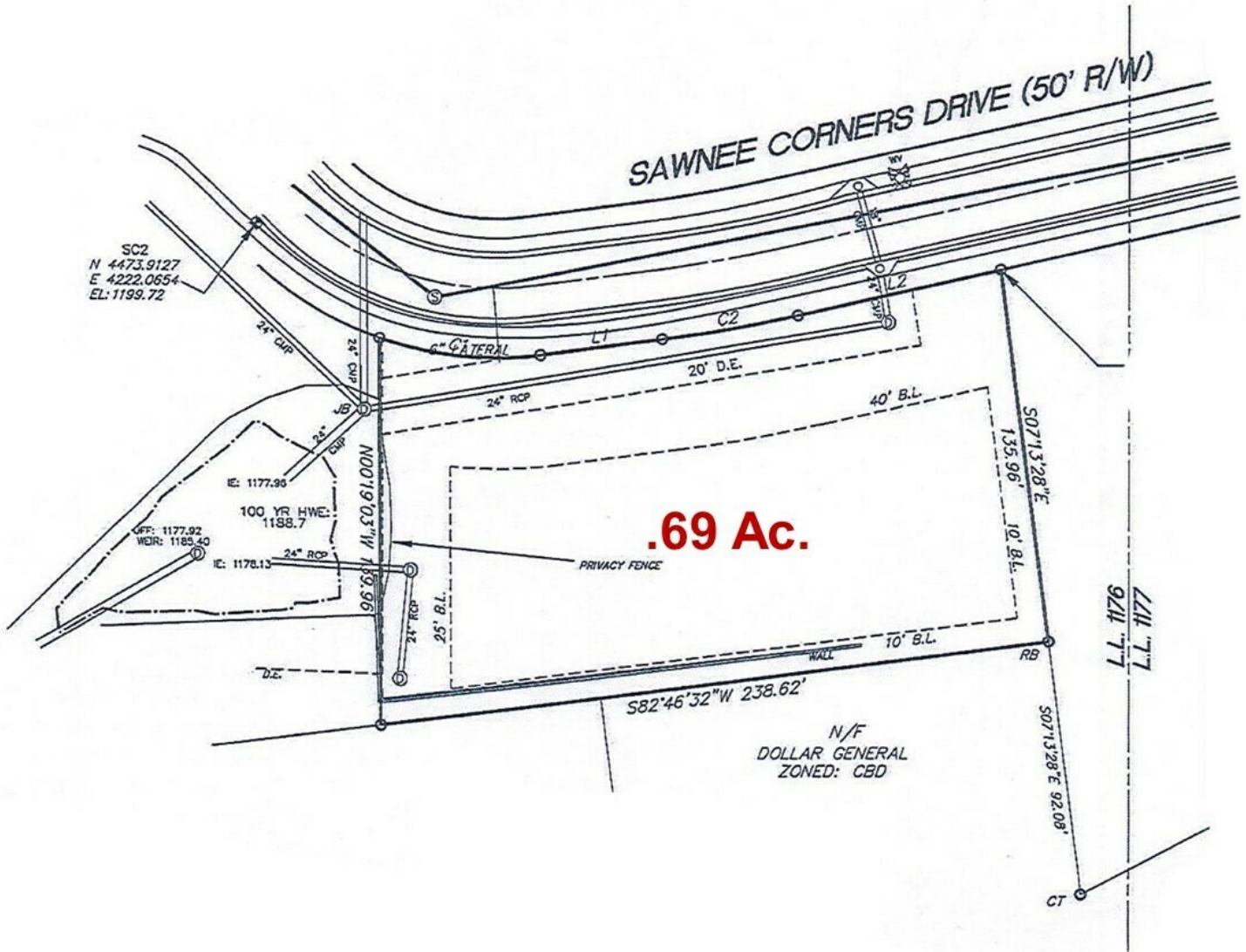
**J B BADER**  
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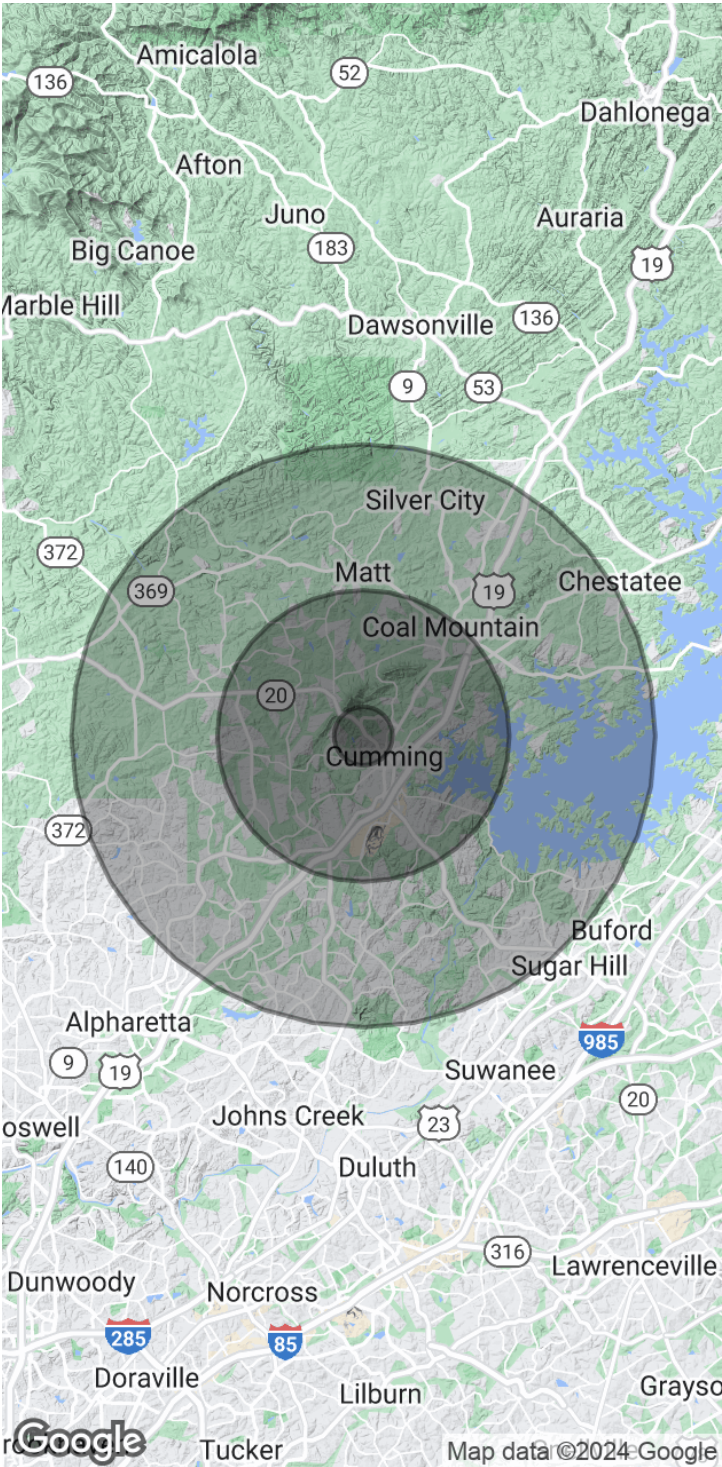
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	49	3,052	14,408
Average Age	38.2	31.7	38.1
Average Age (Male)	37.5	31.5	36.8
Average Age (Female)	42.4	31.5	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	19	884	5,256
# of Persons per HH	2.6	3.5	2.7
Average HH Income	\$38,767	\$30,203	\$31,377
Average House Value	\$73,129	\$71,601	\$87,248

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	0.0%	3.2%	10.2%

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	35	1,469	7,625
Total Population - Black	12	1,509	5,741
Total Population - Asian	0	3	13
Total Population - Hawaiian	0	0	0
Total Population - American Indian	0	3	11
Total Population - Other	0	40	722

\* Demographic data derived from 2020 ACS - US Census



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