

## OFFICE SPACE FOR LEASE

# GOOD LOCATION

380 Dahlonega Street, Cumming, GA 30040 | Forsyth County



### PROPERTY HIGHLIGHTS

- Suite 101 - 3,100 R.S.F.
- Suite 102 - 3,650 R.S.F.
- Ground level suites in two story professional office building
- Just north of downtown Cumming Square
- Easy access to GA 400 at Exit 15 (Bald Ridge Road)
- Can be leased nicely furnished or vacant
- Functional floor plans with upgraded finishes
- Competitive lease rates on full service lease (excluding janitorial)
- Immediate occupancy

### OFFERING SUMMARY

Lease Rate:	\$15.25 SF/yr (Full Service)
Number of Units:	2
Available SF: (not contiguous)	3,100 RSF or 3,650 RSF
Building Size:	34,028 SF

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.

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

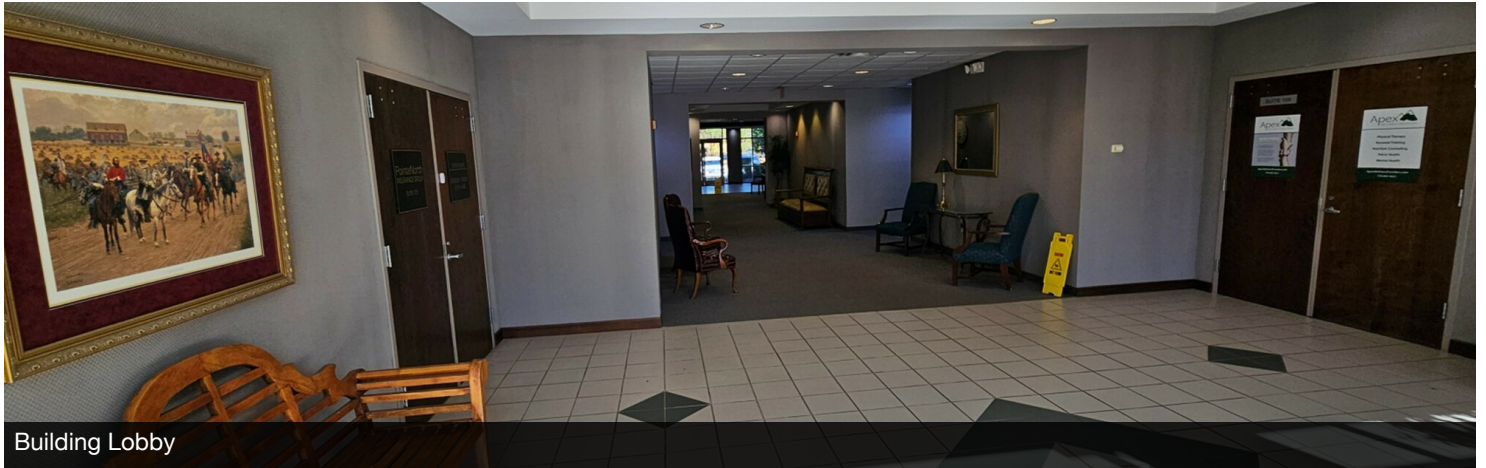
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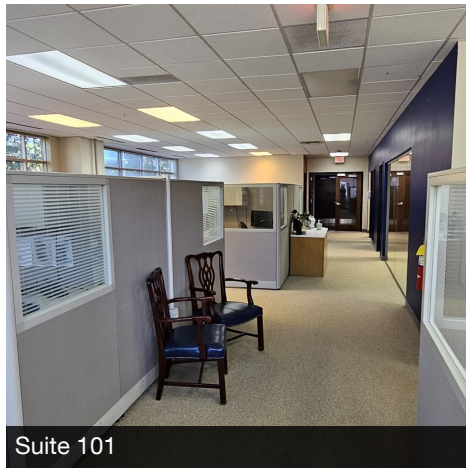
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Building Lobby



Suite 101-Reception area



Suite 101



Suite 101-Break room



Suite 101-Conference room



Suite 101

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Suite 102-Reception area



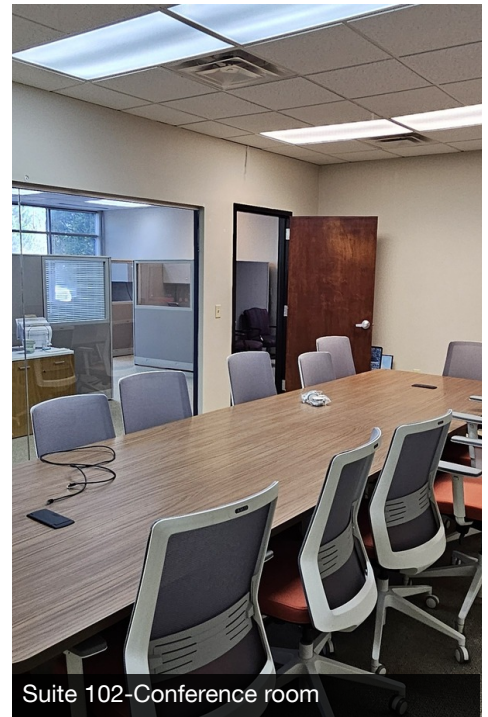
Suite 102



Suite 102-Break room



Suite 102-Office



Suite 102-Conference room

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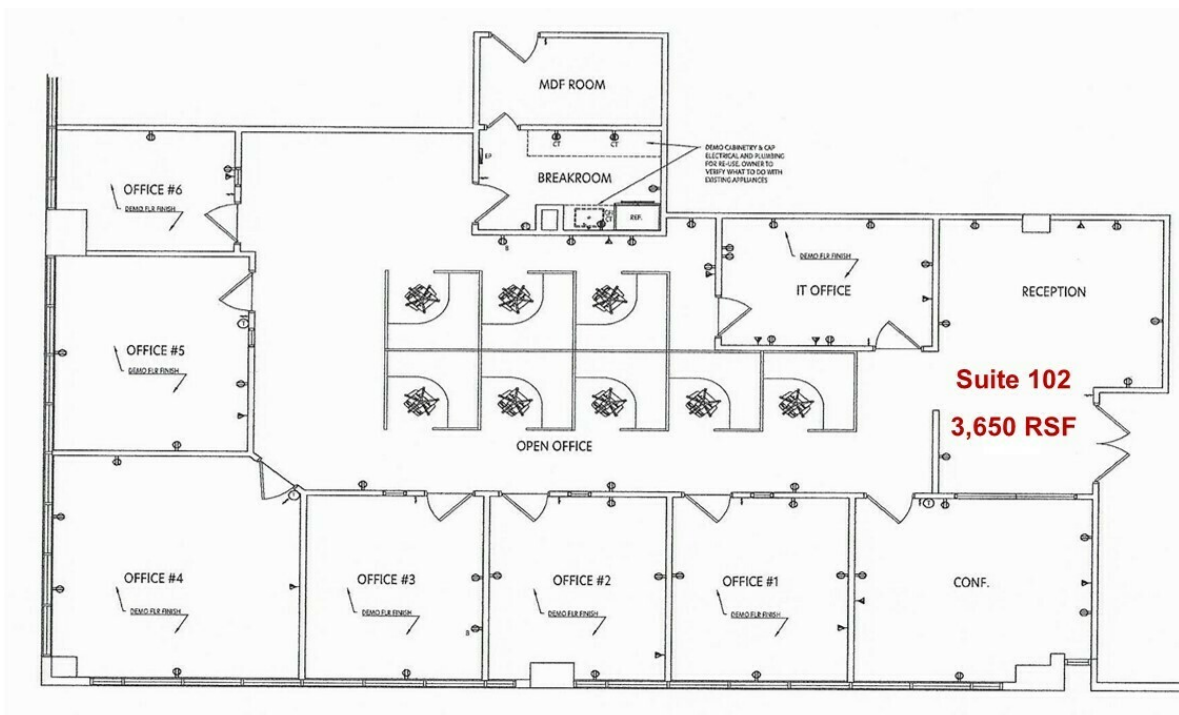
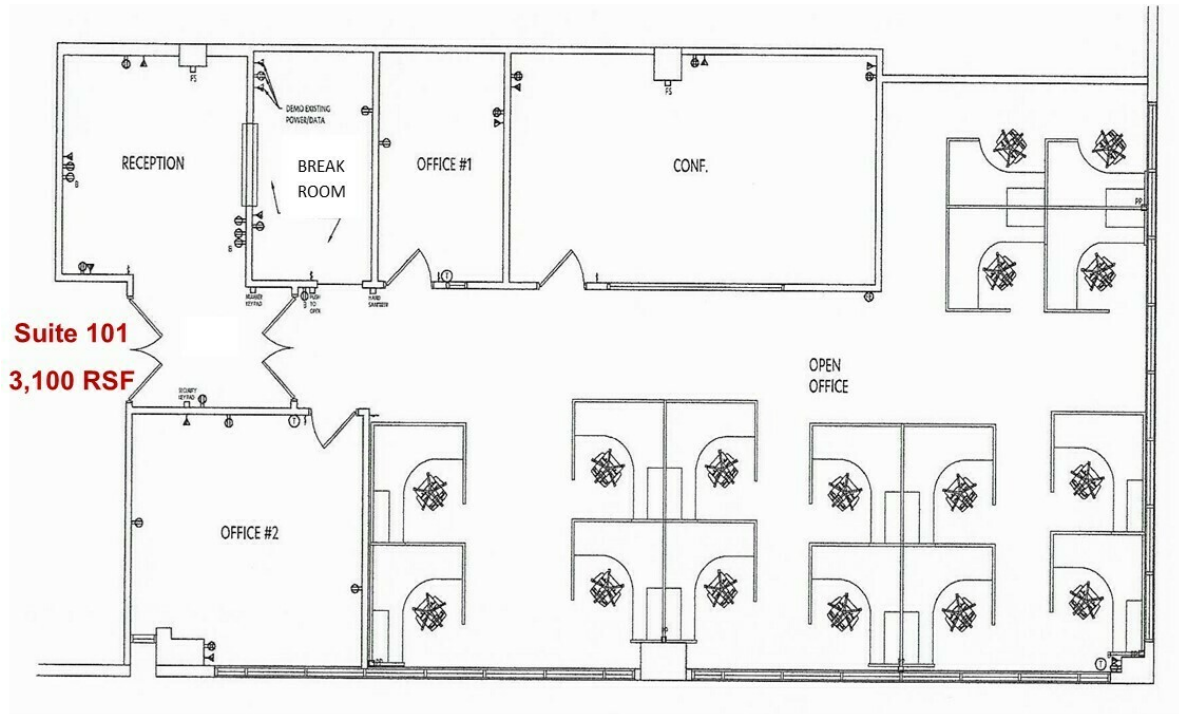
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,021	11,032	26,591
Average Age	42.5	42.1	40.5
Average Age (Male)	36.2	37.2	37.7
Average Age (Female)	47.5	47.2	43.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,231	4,547	10,555
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$75,263	\$77,150	\$91,743
Average House Value	\$243,448	\$242,080	\$272,518

ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	27.6%	16.3%	13.7%

RACE	1 MILE	2 MILES	3 MILES
Total Population - White	2,501	9,451	22,093
% White	82.8%	85.7%	83.1%
Total Population - Black	104	431	1,244
% Black	3.4%	3.9%	4.7%
Total Population - Asian	1	111	1,047
% Asian	0.0%	1.0%	3.9%
Total Population - Hawaiian	0	0	11
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	20	30	156
% American Indian	0.7%	0.3%	0.6%
Total Population - Other	88	200	595
% Other	2.9%	1.8%	2.2%

2020 American Community Survey (ACS)



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