

Presented By:

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POWELL PROPERTY GROUP, INC

101 Pilgrim Village Drive
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POWELL
PROPERTY GROUP

2655 NUCKOLLS ROAD

Land :

CUMMING, GA 30041

FOR SALE



2655 NUCKOLLS ROAD

CUMMING, GA 30041



OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	4.03 Acres
Price / Acre:	\$198,511

PROPERTY OVERVIEW

Located in thriving Cumming off of Highway 20. Less than one mile from Northside Hospital Forsyth and lots of restaurants and retail. Brand new redevelopment coming across the road.

PROPERTY HIGHLIGHTS

- Zoned C-3 O/I
- Big Opportunity for Commercial Development
- Great for Retail or Medical
- High Traffic Counts
- Possible Assemblage with High Visibility Corner
- Borders 88 ranch condominium homes in Active Adult Community

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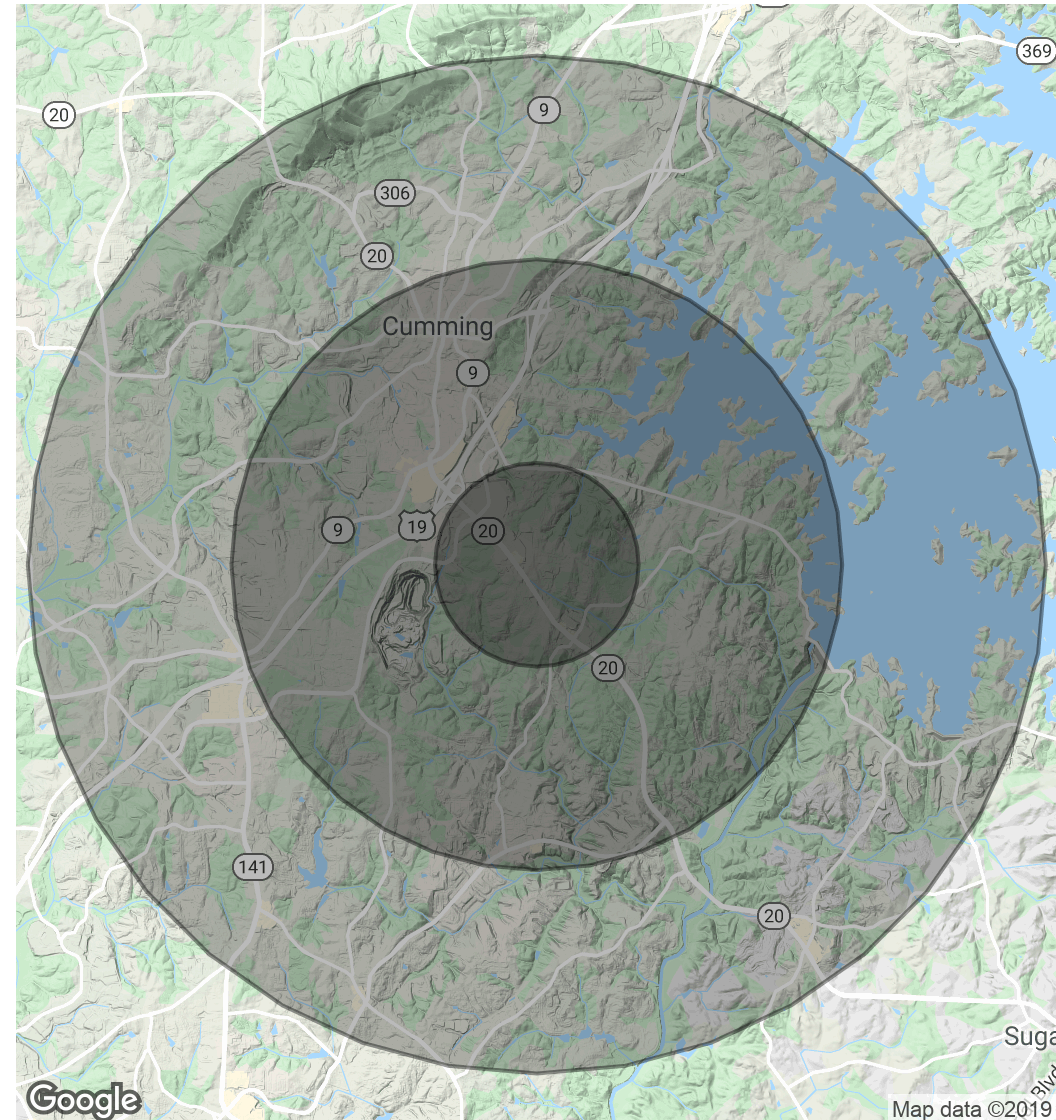
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,897	28,273	78,784
Median age	37.7	36.4	36.3
Median age (Male)	36.0	35.1	35.2
Median age (Female)	38.3	37.2	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	912	9,649	26,794
# of persons per HH	3.2	2.9	2.9
Average HH income	\$107,492	\$96,845	\$100,455
Average house value	\$316,285	\$333,291	\$335,867

* Demographic data derived from 2010 US Census



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