

Presented By:

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**POWELL PROPERTY GROUP, INC**

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# 5422 CUMMING HWY - OFFICE PAD SITES

FOR SALE

Land :

5422 CUMMING HWY, SUGAR HILL, GA 30518

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## OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	4.04 Acres
Zoning:	AA035
Market:	Atlanta
Submarket:	Gwinnett County, Buford, Sugar Hill

## PROPERTY OVERVIEW

2 Fully Developed Pad Sites with great frontage and visibility on Hwy 20 in Sugar Hill. Ready to build with all utilities, parking, and underground detention in place

## LOCATION OVERVIEW

Great frontage and visibility on Hwy 20 / Cumming Hwy. Located just 7.5 miles from GA Hwy 400, 1.5 miles from Peachtree Industrial Blvd., and 4 miles from I-985, convenient to downtown Sugar Hill and Mall of Georgia.

## PROPERTY HIGHLIGHTS

- Lot 2 is pad ready for a 10,000 sf building for sale at \$250,000 total
- Lot 3 is pad ready for a 14,000 sf building for sale at \$308,000 total
- All utilities available.
- Underground detention in place.
- All parking in place.
- 23,100 + cars per day.
- Great visibility from Cumming Hwy. (Hwy. 20)

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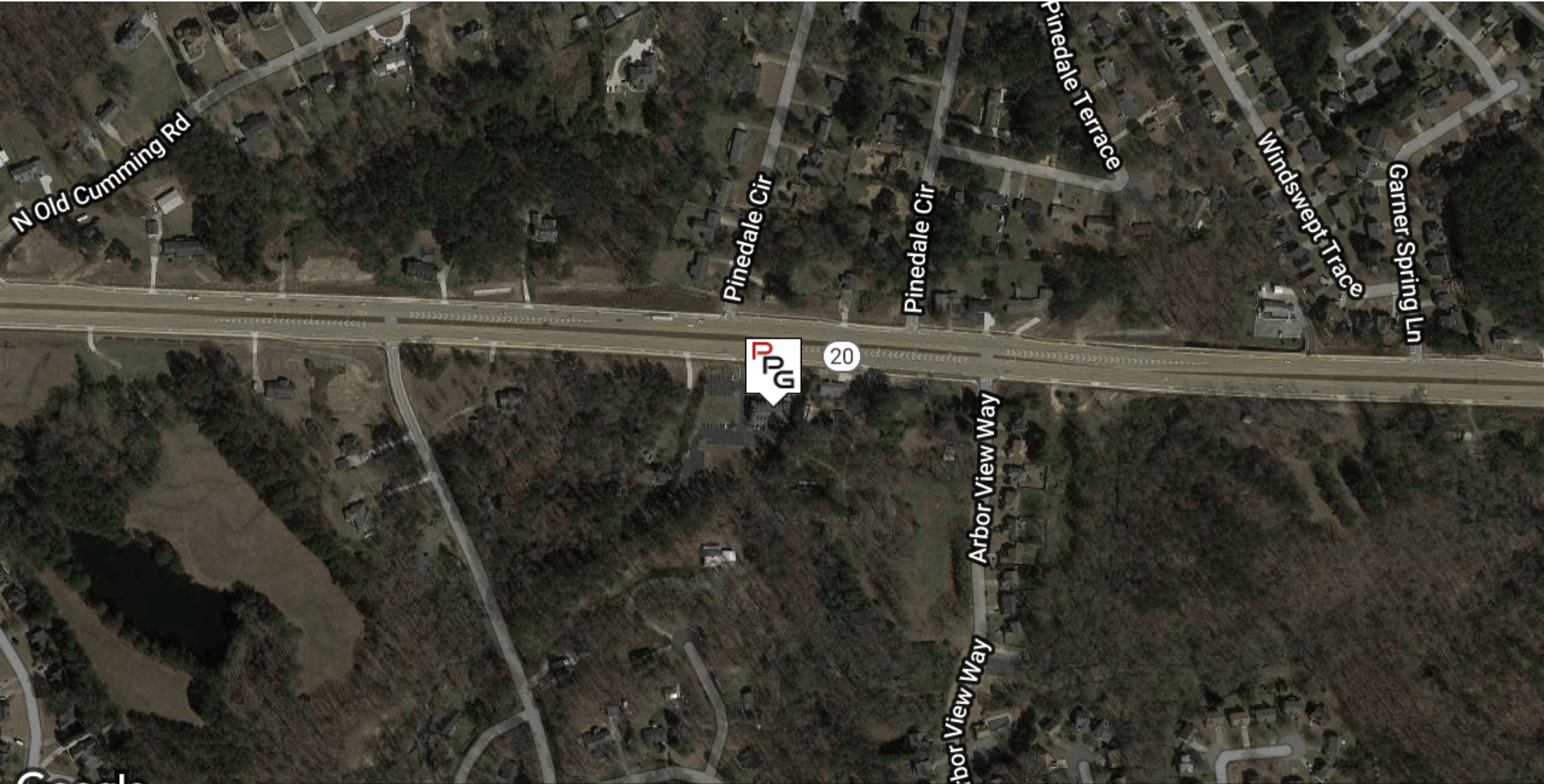
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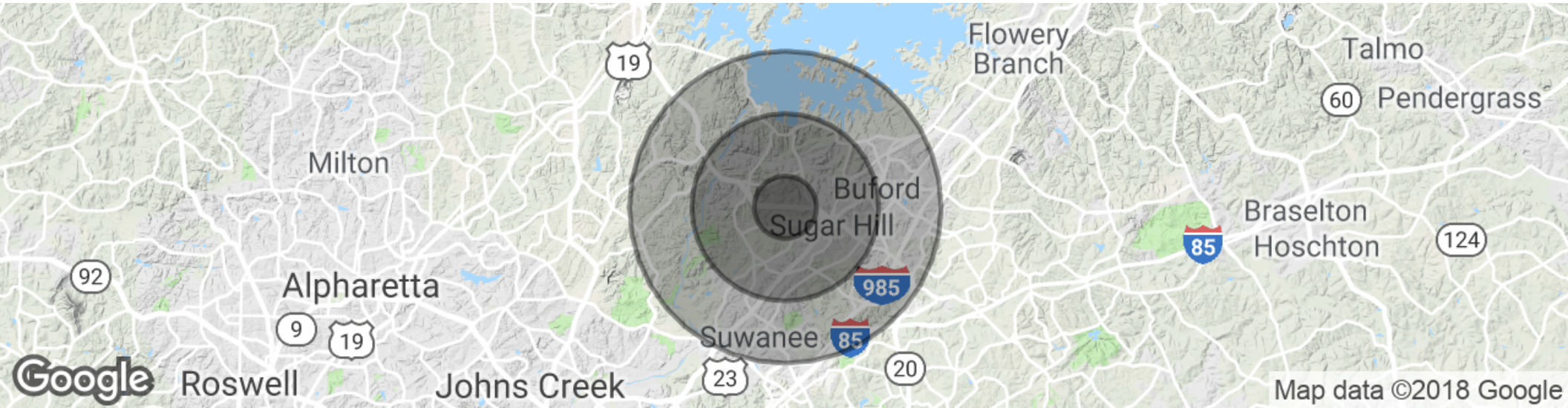
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,303	37,412	91,806
Median age	35.3	35.3	35.4
Median age (Male)	34.7	34.5	34.8
Median age (Female)	35.8	36.0	36.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,394	12,095	29,721
# of persons per HH	3.1	3.1	3.1
Average HH income	\$95,684	\$94,940	\$99,512
Average house value		\$408,017	\$368,222

\* Demographic data derived from 2010 US Census

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