

Presented By:

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POWELL PROPERTY GROUP, INC

101 Pilgrim Village Drive
Cumming, GA 30040
404.618.0605
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343

343 DAHLONEGA STREET

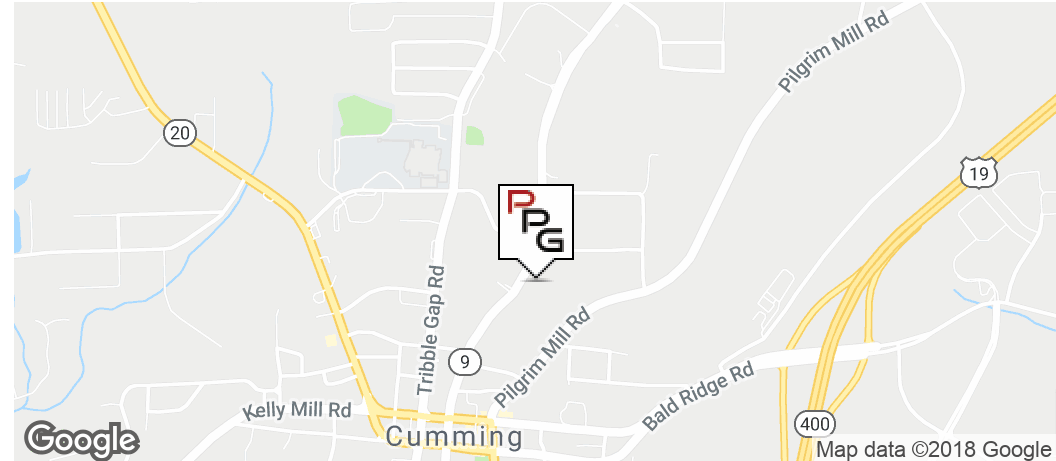
FOR SALE

Office Building :

CUMMING, GA 30040

343 DAHLONEGA STREET

CUMMING, GA 30040



OFFERING SUMMARY

Sale Price:	\$259,440
Building Size:	1,380 SF
Market:	Atlanta
Submarket:	N Fulton/Forsyth County
Price / SF:	\$188.00

PROPERTY OVERVIEW

Second floor unit in Corporate Square. Large reception area, 4 offices, 2 bathrooms, one shower, large conference room with kitchenette. 4 sides all white brick exterior, located several blocks from downtown Cumming, near Courthouse, schools, Post Office, and residential subdivisions.

LOCATION OVERVIEW

Located in Corporate Square a meticulously maintained professional office park close to downtown Cumming. Exit 15, GA400. Travel west on Pirkle Ferry to downtown Cumming to right on Dahlonega Street. Travel approximately 1/2 mile. Complex on right.

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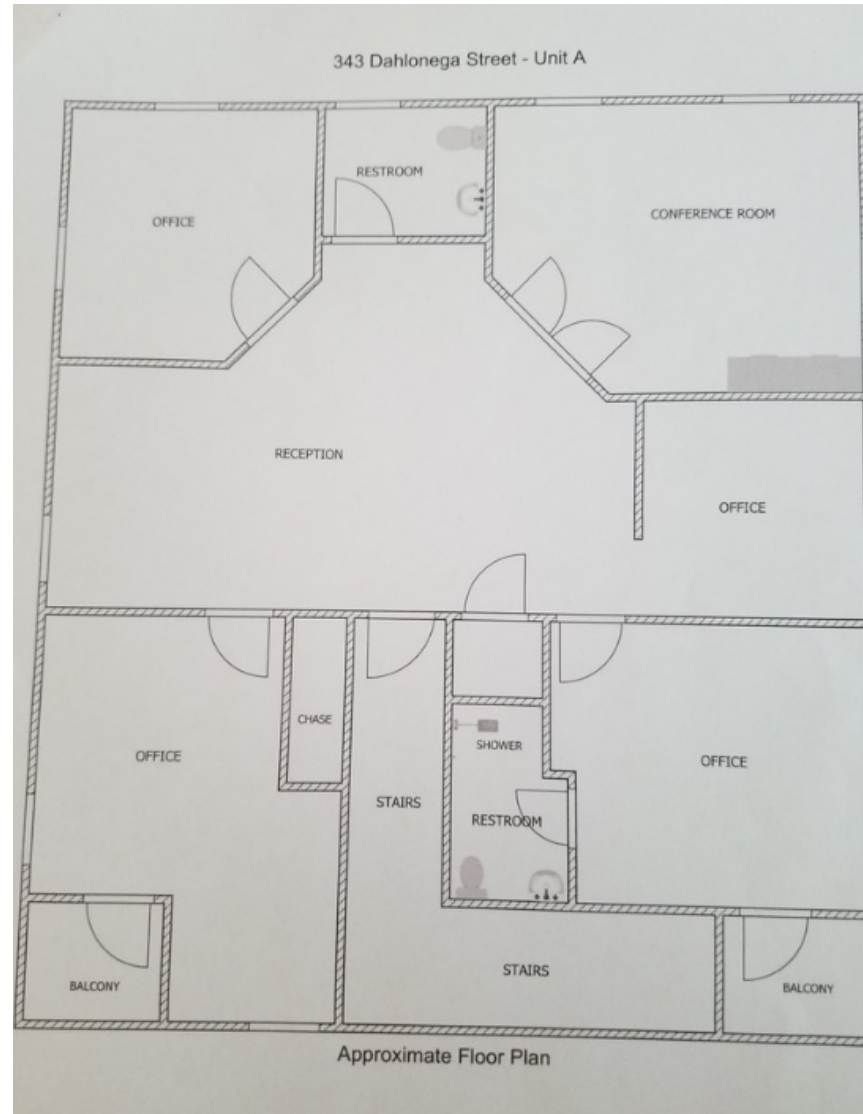
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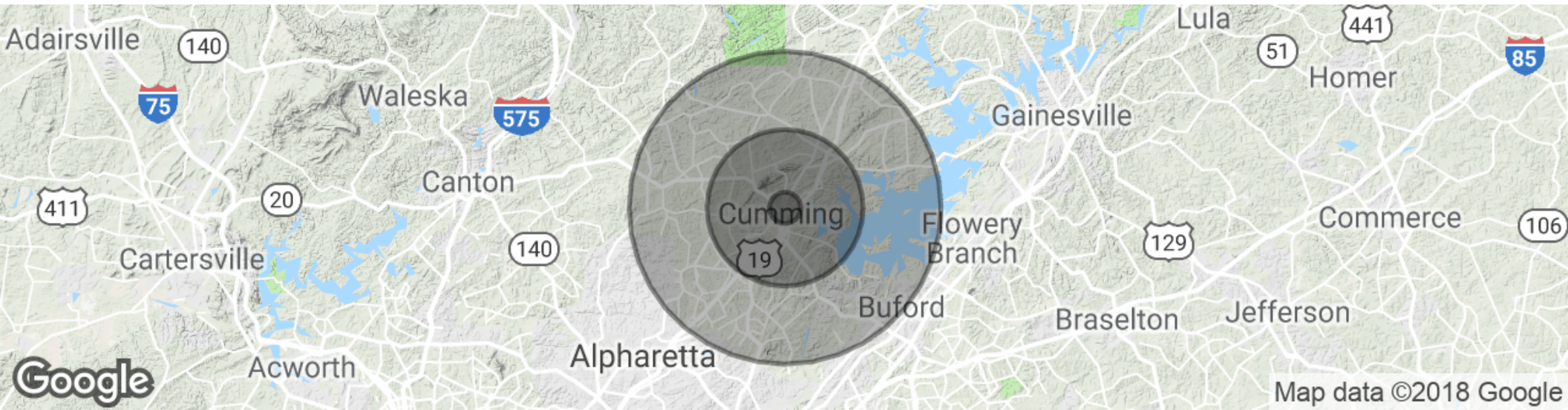
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,225	66,733	224,920
Median age	35.7	36.1	36.6
Median age (Male)	31.1	34.9	36.0
Median age (Female)	40.9	37.2	37.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,218	22,964	75,248
# of persons per HH	2.6	2.9	3.0
Average HH income	\$63,003	\$93,950	\$104,075
Average house value	\$222,633	\$310,551	\$344,885

* Demographic data derived from 2010 US Census

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