

Presented By:

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POWELL PROPERTY GROUP, INC

101 Pilgrim Village Drive
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2.85 Acres
Tax Parcel C37 005

0.59 Acres
Tax Parcel C38 001

3.44 ACRES ON MARKET PLACE BLVD

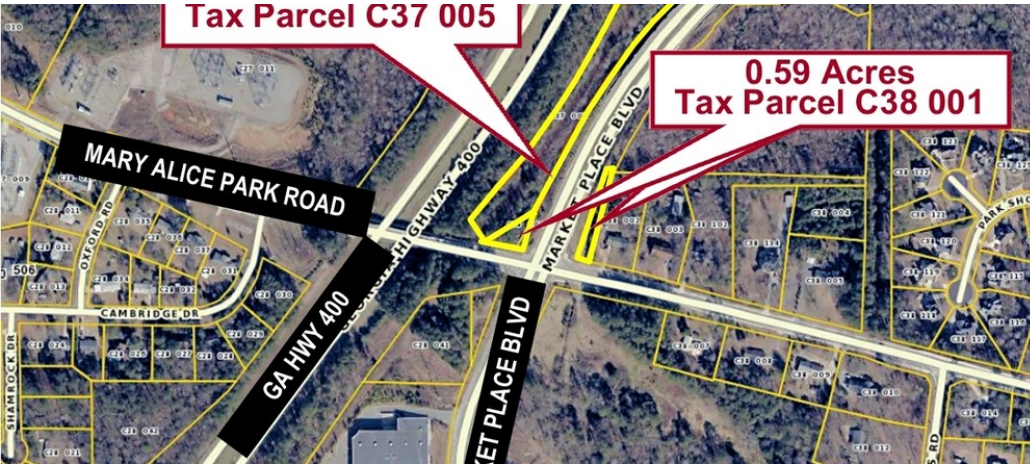
FOR SALE

Land :

MARKET PLACE BLVD. AT MARY ALICE PARK ROAD (3.44 AC ASSEMBLAGE), CUMMING, GA 30040

3.44 ACRES ON MARKET PLACE BLVD

MARKET PLACE BLVD. AT MARY ALICE PARK ROAD (3.44 AC ASSEMBLAGE), CUMMING, GA 30040



OFFERING SUMMARY

Sale Price: \$256,500

Lot Size: 3.44 Acres

Zoning: LR

Market: Atlanta

Submarket: North Fulton/Forsyth

PROPERTY OVERVIEW

3.44 ACRE ASSEMBLAGE. Includes 2.85 acres (Tax ID C37-005). Visible from GA 400 and Market Place Blvd. Also included in the assemblage is a 0.59 acre double corner parcel (Tax ID C38-001), on Mary Alice Park Rd and Market Place Blvd.

Close to shopping, schools, restaurants, banking, etc. Convenient to GA Hwy. 400, Market Place Blvd., Ronald Reagan Blvd., and Northside-Forsyth Hospital.

PROPERTY HIGHLIGHTS

- In the city limits of Cumming
- Best use PSC zoning classification
- Visible from GA 400
- Close proximity to major retailers including Walmart, Costco, Best Buy, BJs, Home Depot, Lowes

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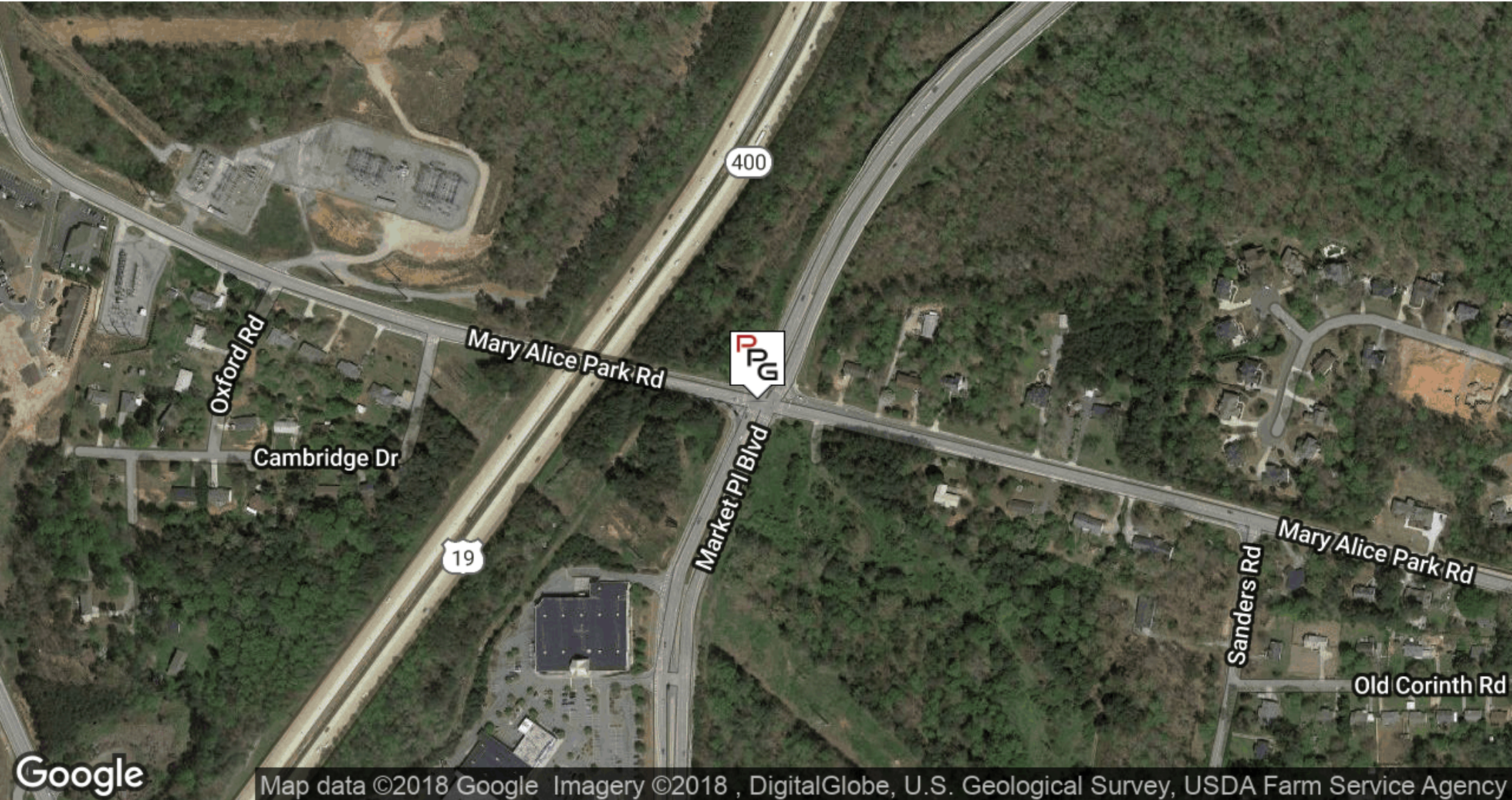
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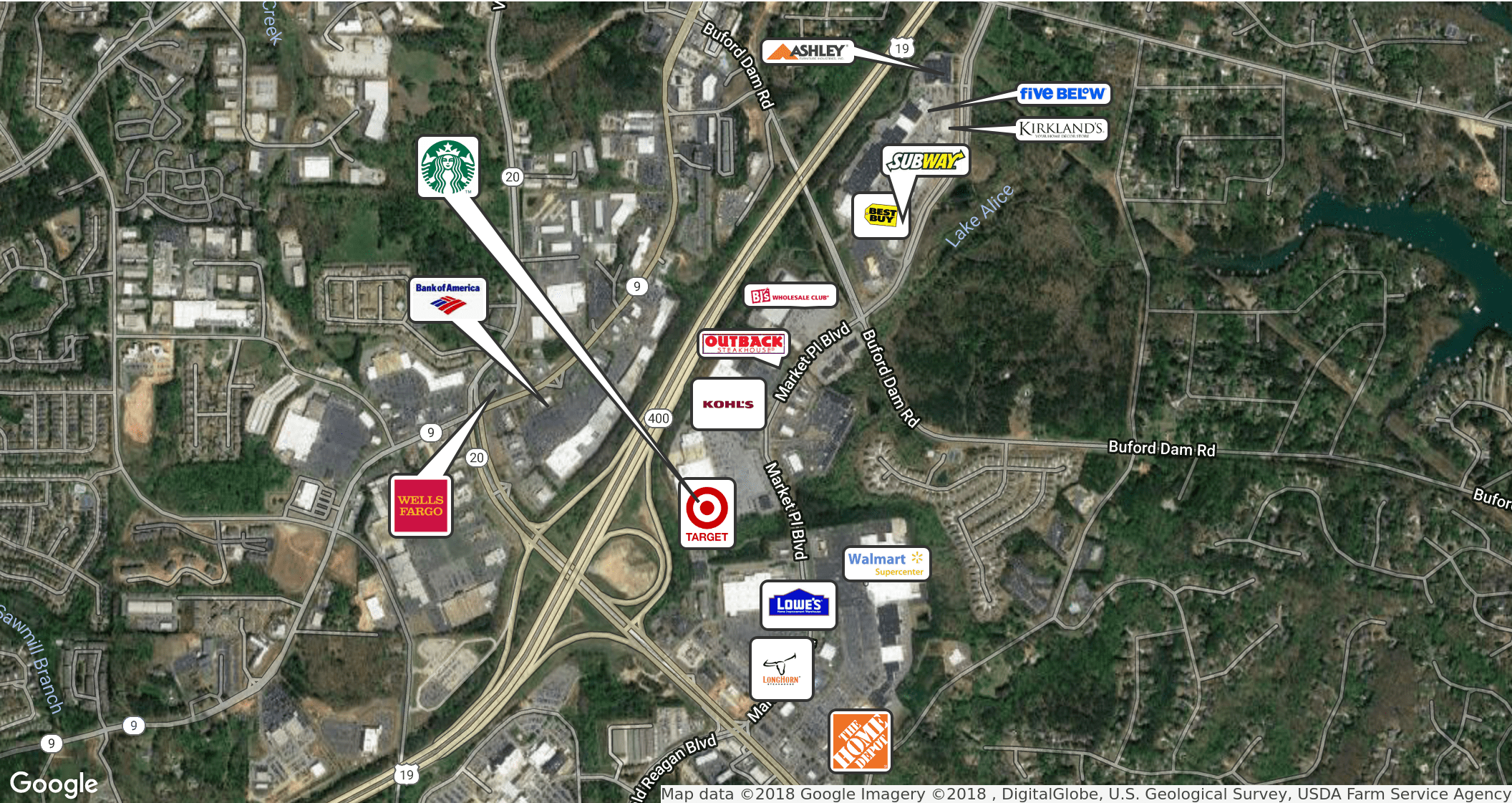
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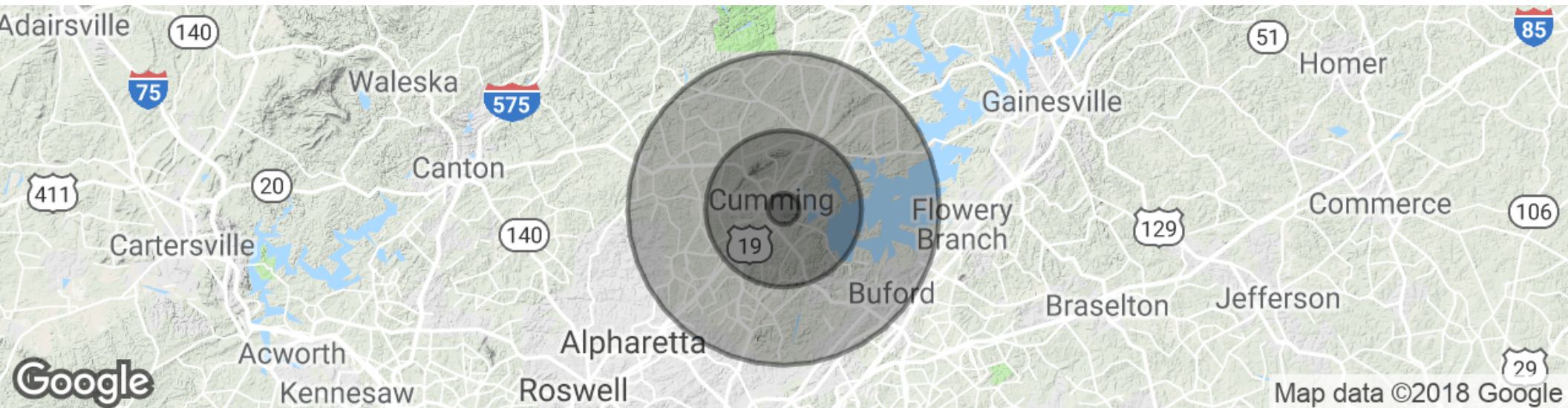
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,188	71,188	253,404
Median age	37.2	36.3	36.5
Median age (Male)	33.8	35.1	36.0
Median age (Female)	38.9	37.5	37.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,148	24,582	84,123
# of persons per HH	2.8	2.9	3.0
Average HH income	\$74,414	\$96,062	\$106,727
Average house value	\$274,704	\$325,546	\$359,166

* Demographic data derived from 2010 US Census

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