

Presented By:

MICHAEL PENLAND

Commercial Realtor
770.843.8332
penlandmj@bellsouth.net

DENNIS POWELL

Managing Broker
770.364.2740
dennisppg@gmail.com

POWELL PROPERTY GROUP, INC

101 Pilgrim Village Drive
Cumming, GA 30040
404.618.0605
commercial400.com

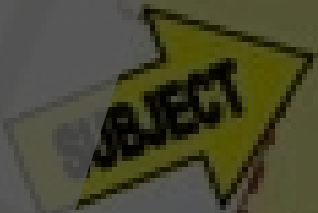


POWELL
PROPERTY GROUP

FIVE FORKS TRICKUM RD- 6.55 ACRES FOR OFFICE-INSTITUTIONAL USE

Land :

2828 FIVE FORKS TRICKUM DR SW, LAWRENCEVILLE, GA 30044



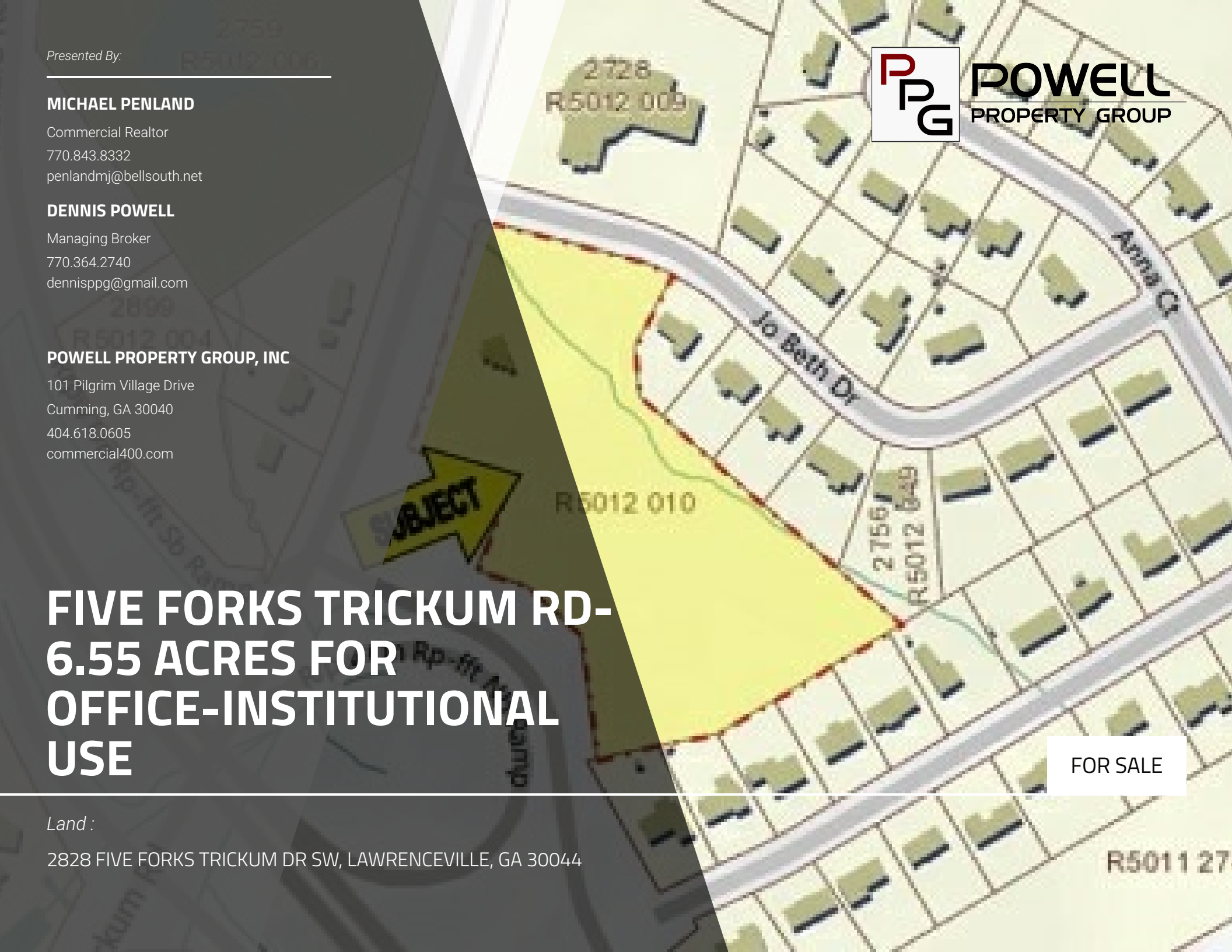
R5012 010

2728
R5012 009

2756
R5012 049

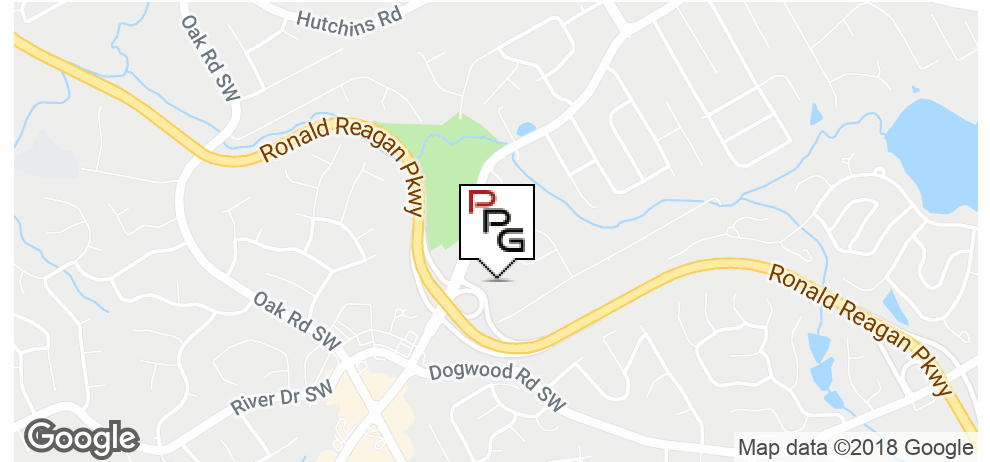
FOR SALE

R5011 27



FIVE FORKS TRICKUM RD- 6.55 ACRES FOR OFFICE-INSTITUTIONAL USE

2828 FIVE FORKS TRICKUM DR SW, LAWRENCEVILLE, GA 30044



OFFERING SUMMARY

Sale Price: \$655,000

Lot Size: 6.55 Acres

Zoning: O-I

Price / SF: \$2.30

PROPERTY OVERVIEW

6.555 acres zoned O-I (Office-Institutional).
305' of frontage on Five Forks Trickum Road and 324' of frontage on Jo Beth Drive.

PROPERTY HIGHLIGHTS

- Great visibility and exposure with 695' of frontage along Ronald Reagan Parkway (without road access along exit ramp).
- Mostly wooded with gently rolling topography.
- All utilities available; on septic.

MICHAEL PENLAND

Commercial Realtor
770.843.8332
penlandmj@bellsouth.net

DENNIS POWELL

Managing Broker
770.364.2740
dennisppg@gmail.com

POWELL PROPERTY GROUP, INC

101 Pilgrim Village Drive, Suite 200, Cumming, GA 30040
770.843.8332
commercial400.com

FIVE FORKS TRICKUM RD- 6.55 ACRES FOR OFFICE-INSTITUTIONAL USE

2828 FIVE FORKS TRICKUM DR SW, LAWRENCEVILLE, GA 30044



MICHAEL PENLAND
 Commercial Realtor
 770.843.8332
 penlandmj@bellsouth.net

DENNIS POWELL
 Managing Broker
 770.364.2740
 dennisppg@gmail.com

POWELL PROPERTY GROUP, INC
 101 Pilgrim Village Drive, Suite 200, Cumming, GA 30044
 770.843.8332
 commercial400.com

FIVE FORKS TRICKUM RD- 6.55 ACRES FOR OFFICE-INSTITUTIONAL USE

2828 FIVE FORKS TRICKUM DR SW, LAWRENCEVILLE, GA 30044



MICHAEL PENLAND
Commercial Realtor
770.843.8332
penlandmj@bellsouth.net

DENNIS POWELL
Managing Broker
770.364.2740
dennisppg@gmail.com

POWELL PROPERTY GROUP, INC
101 Pilgrim Village Drive, Suite 200, Cumming, GA 30040
770.843.8332
commercial400.com

FIVE FORKS TRICKUM RD- 6.55 ACRES FOR OFFICE-INSTITUTIONAL USE

2828 FIVE FORKS TRICKUM DR SW, LAWRENCEVILLE, GA 30044



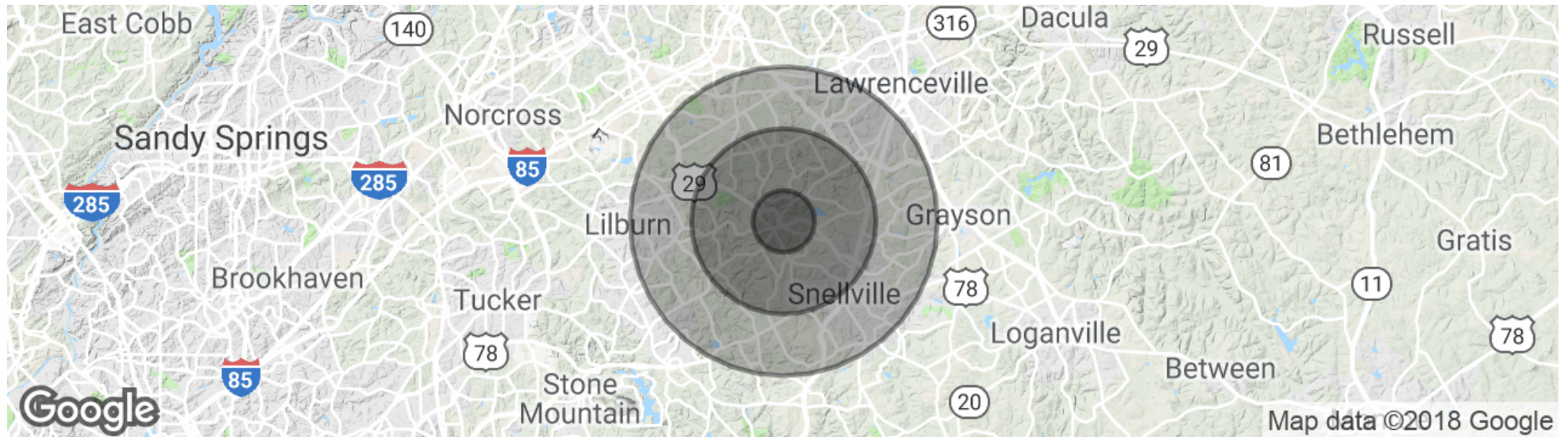
MICHAEL PENLAND
Commercial Realtor
770.843.8332
penlandmj@bellsouth.net

DENNIS POWELL
Managing Broker
770.364.2740
dennisppg@gmail.com

POWELL PROPERTY GROUP, INC
101 Pilgrim Village Drive, Suite 200, Cumming, GA 30040
770.843.8332
commercial400.com

FIVE FORKS TRICKUM RD- 6.55 ACRES FOR OFFICE-INSTITUTIONAL USE

2828 FIVE FORKS TRICKUM DR SW, LAWRENCEVILLE, GA 30044



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,427	65,370	187,782
Median age	39.0	36.9	35.5
Median age (Male)	38.5	36.0	34.7
Median age (Female)	40.0	37.7	36.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,297	20,906	61,786
# of persons per HH	3.2	3.1	3.0
Average HH income	\$97,122	\$87,528	\$78,044
Average house value	\$245,246	\$224,206	\$207,908

* Demographic data derived from 2010 US Census

MICHAEL PENLAND

Commercial Realtor
770.843.8332
penlandmj@bellsouth.net

DENNIS POWELL

Managing Broker
770.364.2740
dennisppg@gmail.com

POWELL PROPERTY GROUP, INC

101 Pilgrim Village Drive, Suite 200, Cumming, GA 30040
770.843.8332
commercial400.com