

Presented By:

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POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300
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3,000 SF INDUSTRIAL OFFICE/WAREHOUSE FOR LEASE

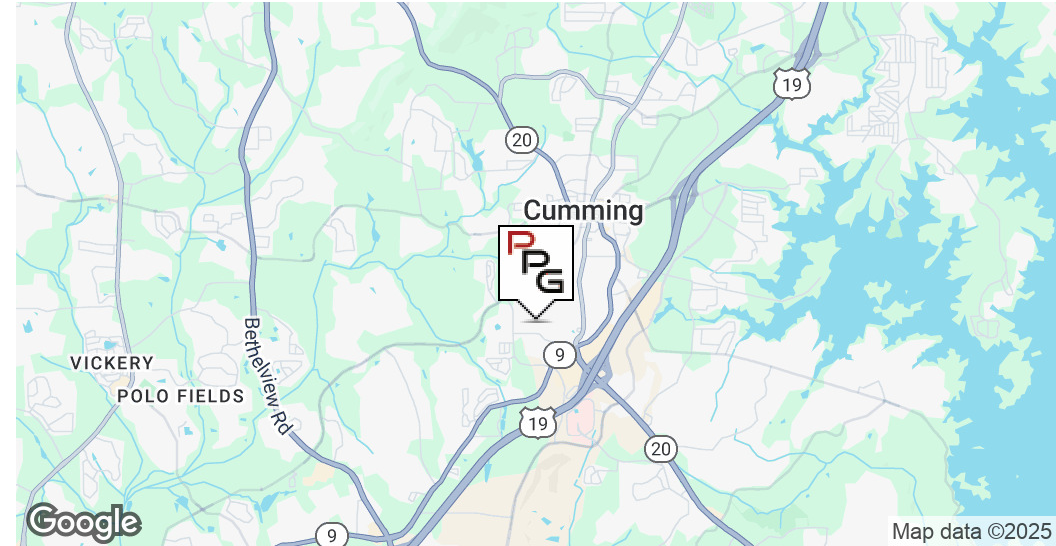
FOR LEASE

Office/Warehouse Property :

3545 NORTH PARKWAY, SUITE 3545, CUMMING, GA 30040

3,000 SF INDUSTRIAL OFFICE/WAREHOUSE

3545 NORTH PARKWAY, SUITE 3545, CUMMING, GA 30040



OFFERING SUMMARY

Lease Rate:	\$16.85 SF/yr (MG)
Building Size:	12,000 SF
Available SF:	3,000 SF
Zoning:	M1
Submarket:	North Fulton/Forsyth County Industrial

PROPERTY OVERVIEW

Approximately 3000 sf of office warehouse space available For Lease.

PROPERTY HIGHLIGHTS

- Great location in Cumming convenient to GA 400, Hwy 9 and Hwy 20
- End suite with extra windows
- Approx 1,500 sf of nice office space, including 5 offices, reception area, 2 restrooms, conference room, and break room.
- Approx 1,500 sf of open clear span warehouse with mezzanine storage space above offices
- This suite has both a dock high and drive in ramp
- Large truck court and great parking
- Very well maintained building and grounds with a great tenant mix and plenty of parking
- 3-phase power
- On sewer

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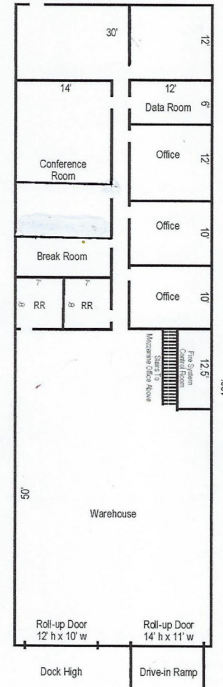
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Exhibit A - Approximate Floor Plan

3545 NORTH PARKWAY DRIVE
SUITE 3545
CUMMING, GA



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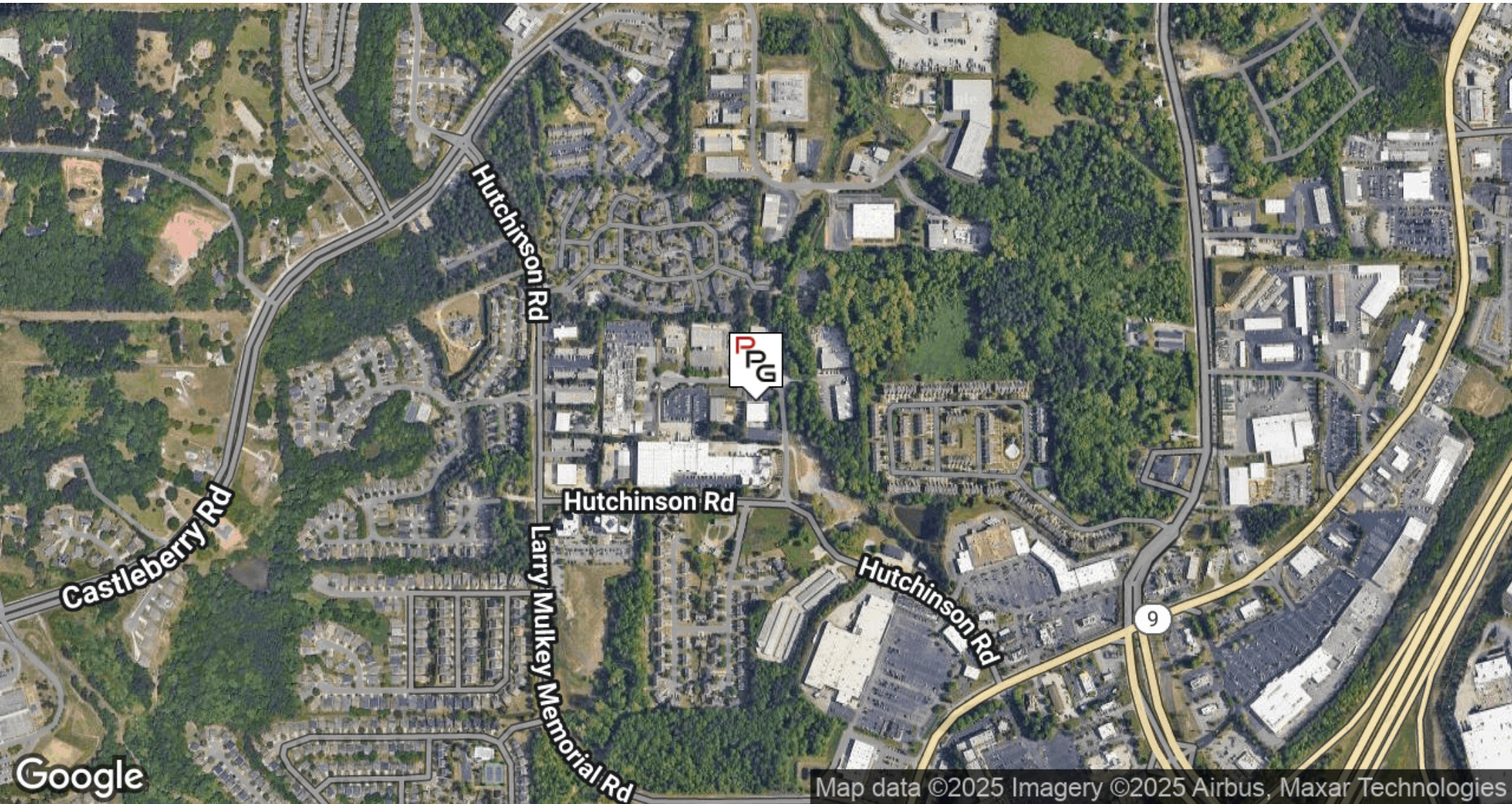
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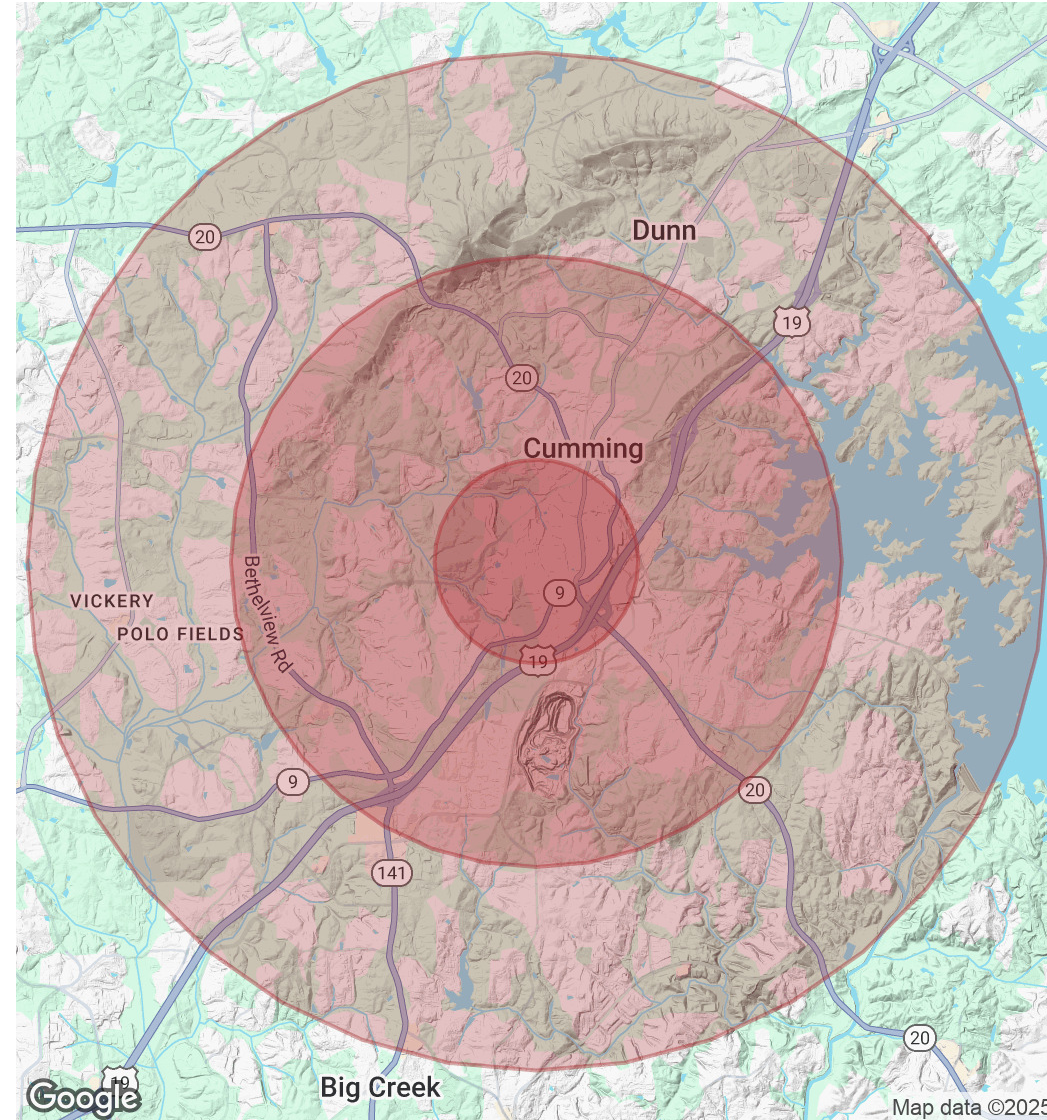
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,048	31,965	74,200
Average Age	33.2	35.5	36.1
Average Age (Male)	31.5	33.2	35.1
Average Age (Female)	35.4	37.7	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,653	11,166	25,172
# of Persons per HH	2.4	2.9	2.9
Average HH Income	\$65,116	\$87,368	\$100,330
Average House Value	\$300,290	\$298,045	\$331,303

2020 American Community Survey (ACS)



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