

Presented By:

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POWELL PROPERTY GROUP, INC

416 Pirkle Ferry Road, Suite K300

Cumming, GA 30040

commercial400.com



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**OFFICE /
WAREHOUSE**

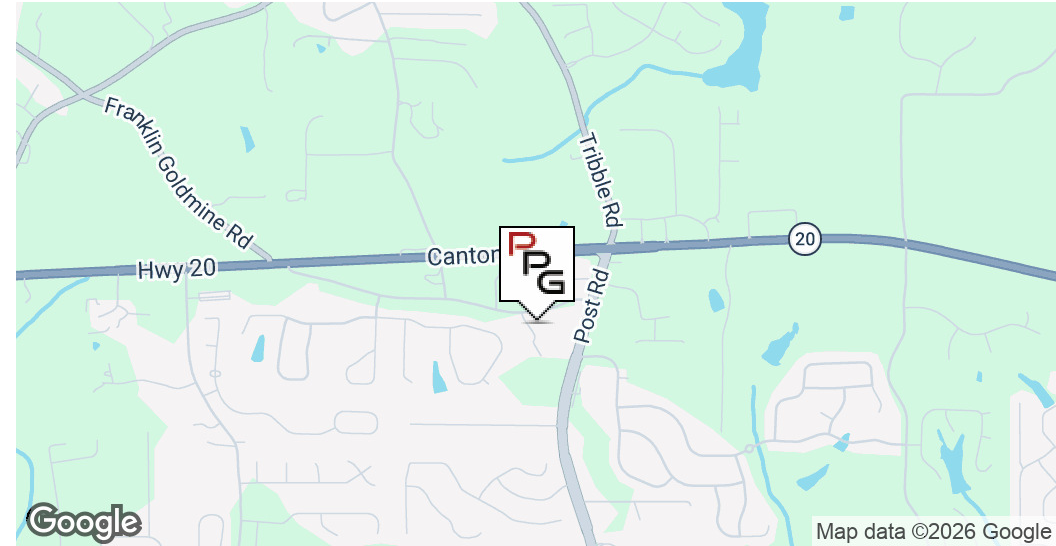
Industrial Property :

3795 EVANS RD, CUMMING, GA 30040

FOR LEASE

OFFICE / WAREHOUSE

4,900 SF FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (MG)
Building Size:	15,700 SF
Available SF:	4,900 SF
Lot Size:	58,320 SF
Number of Units:	1
Year Built:	1997
Zoning:	M1

PROPERTY OVERVIEW

Elusive smaller industrial space available For Lease in Cumming includes nice office space with additional mezzanine offices, clean clearspan warehouse space with grade level roll up door perfect for various small business uses.

PROPERTY HIGHLIGHTS

- Excellent location in Cumming just 200 yards from Canton Hwy (Hwy 20)
- Approx 4,900 sf available For Lease, with approx 990 sf office (not including mezzanine) and 3,910 sf of open warehouse
- Office space includes reception with storage shelves, large open showroom / conference, break room, 10x12 office, and large office with storage closet
- Additional glass wall mezzanine office space over ground level offices
- Grade level, front load drive in roll up door
- Clearspan open warehouse with shop restroom
- Hard to find smaller industrial space with showroom / display area

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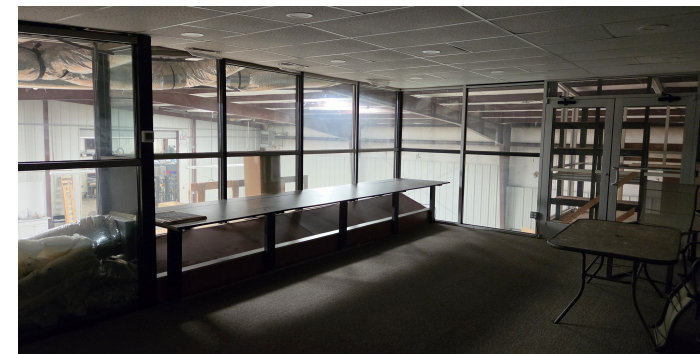
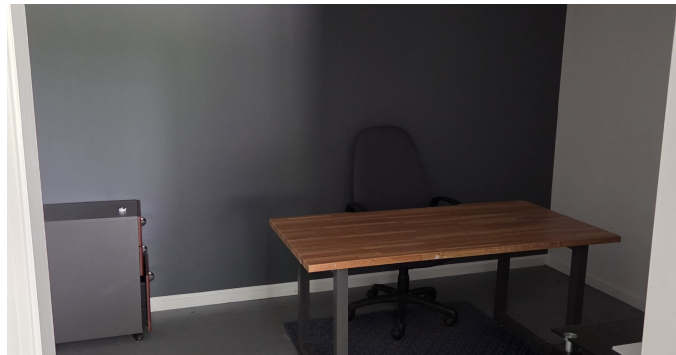
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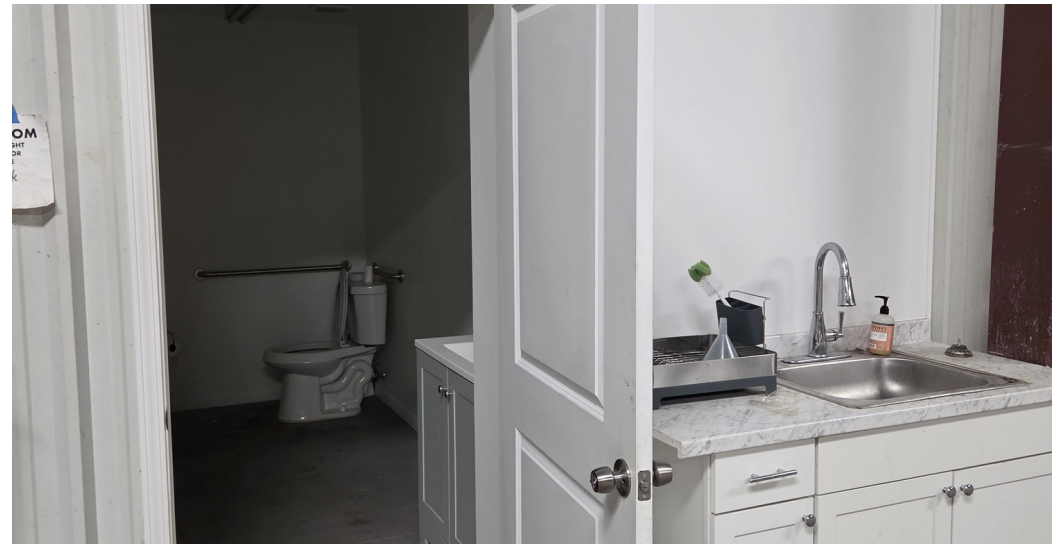
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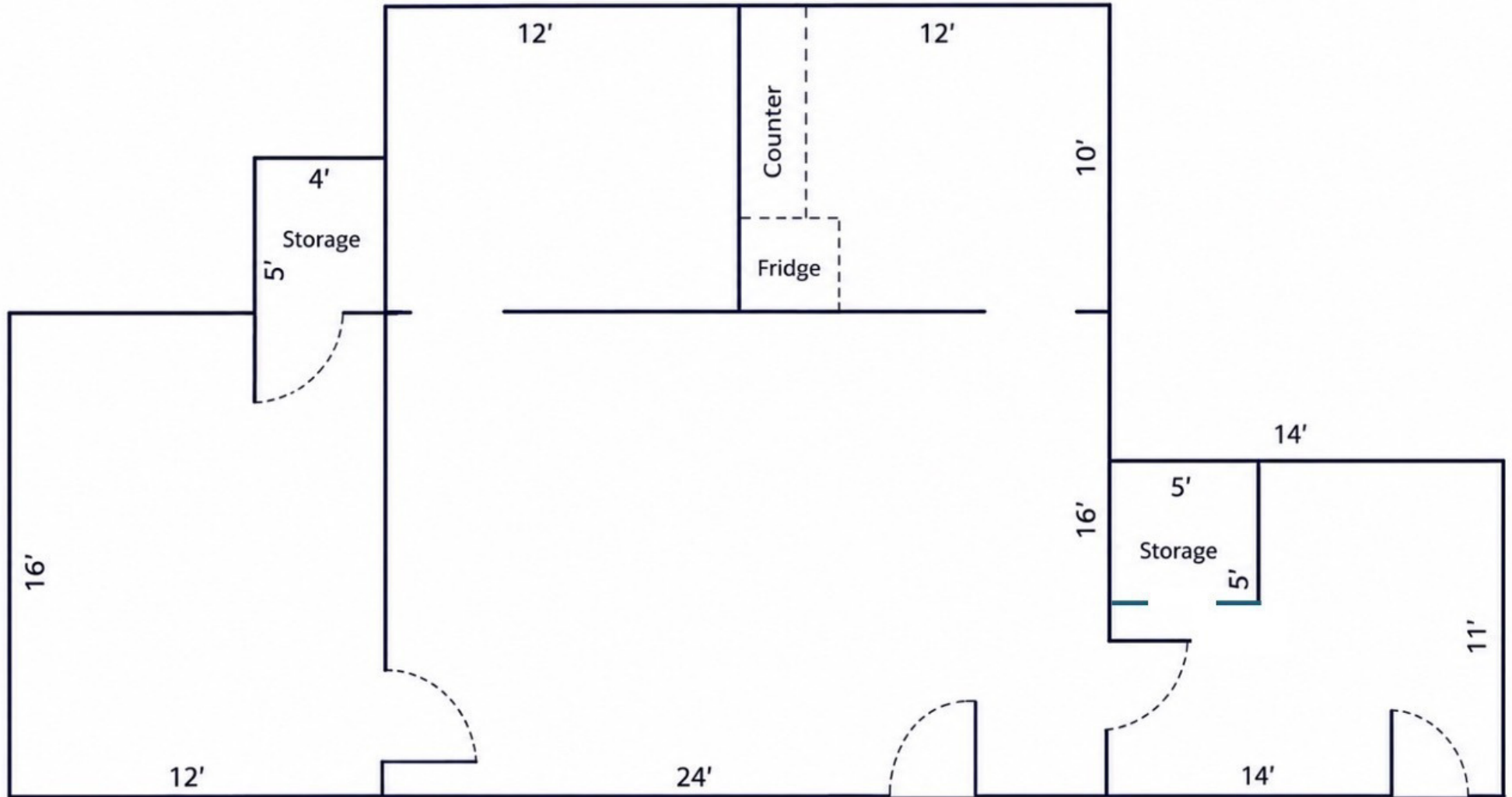
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OFFICE / WAREHOUSE

OFFICE FLOOR PLAN (APPROX)



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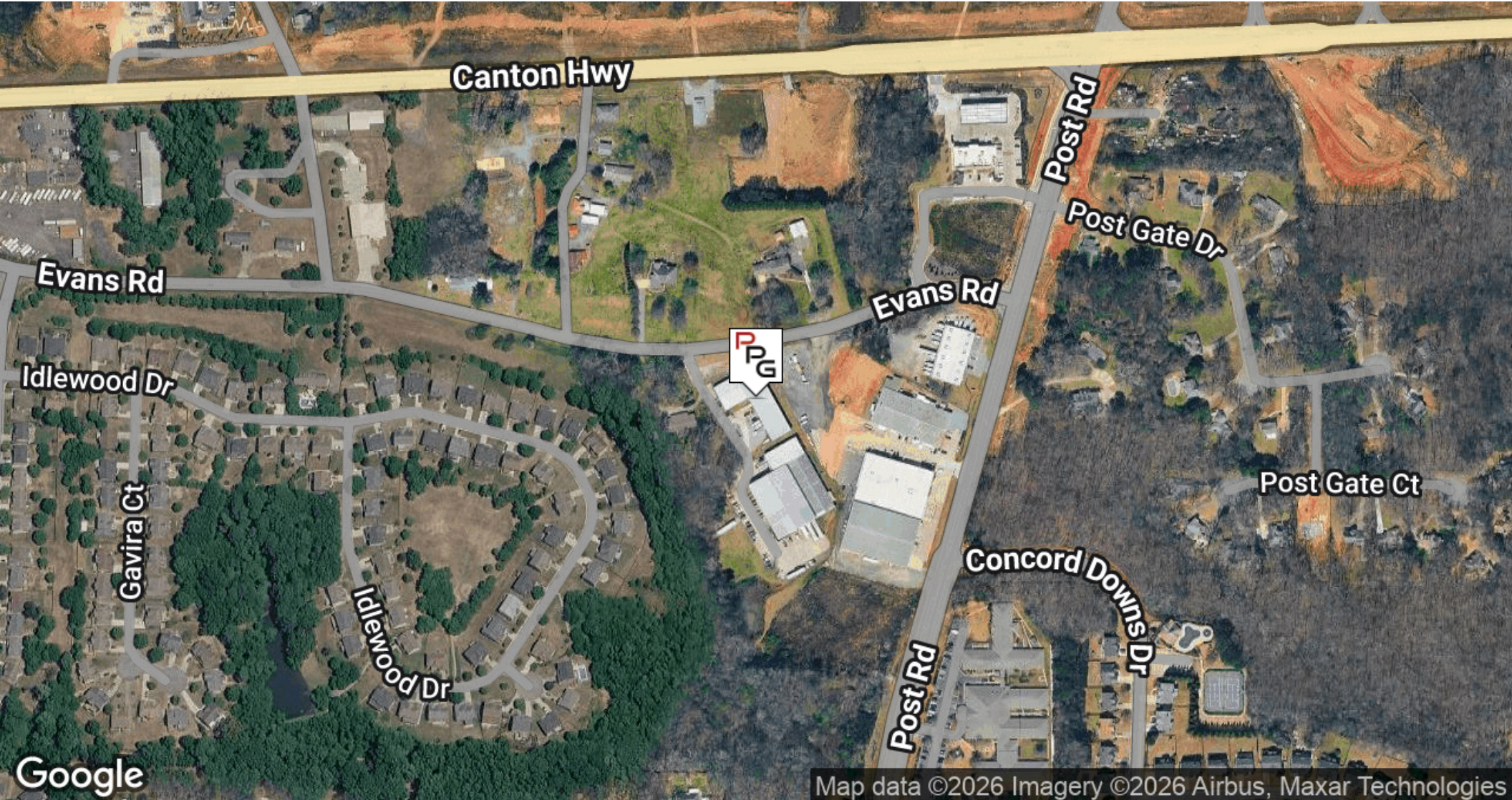
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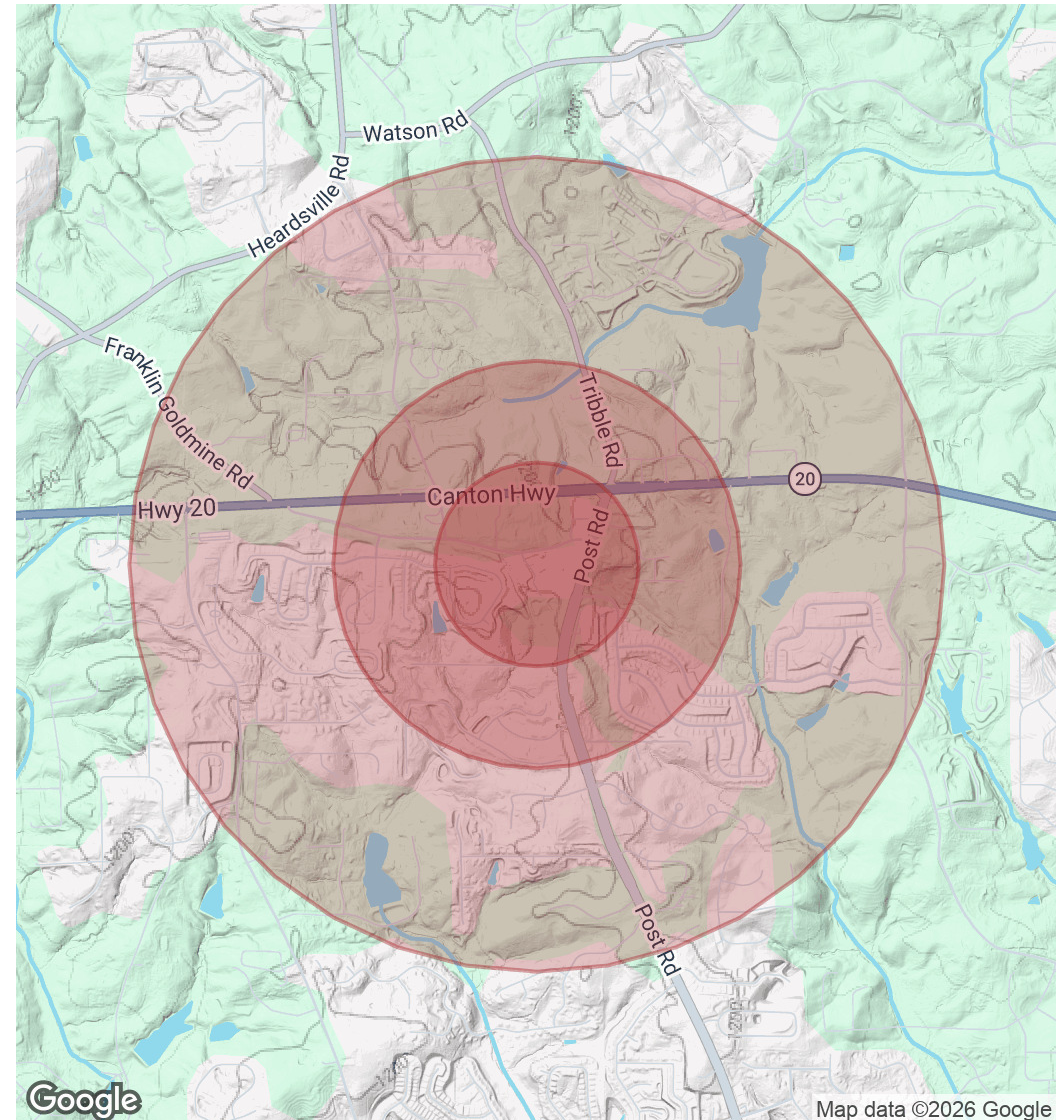


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	357	1,190	4,253
Average Age	38.7	39.2	39.6
Average Age (Male)	40.7	40.7	40.4
Average Age (Female)	37.5	38.3	39.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	108	378	1,378
# of Persons per HH	3.3	3.1	3.1
Average HH Income	\$180,043	\$170,923	\$163,903
Average House Value	\$563,886	\$537,043	\$520,134

2023 American Community Survey (ACS)



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