

**4,800 SQ. FT. FREE STANDING BUILDING FOR SALE**



# FORSYTH COUNTY

103 Buford Dam Road, Cumming, GA 30040



## PROPERTY HIGHLIGHTS

- Ideal for retail or office use
- 1.06 acre lot with approximately 285 feet of road frontage
- Good exposure
- Easy access to GA 400 at Exits 14 or 15
- Strong traffic counts

## OFFERING SUMMARY

|             |             |
|-------------|-------------|
| Sale Price: | \$1,095,000 |
| Lot Size:   | 1.06 Acres  |



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**J B BADER**  
O: 770.205.2600  
C: 678.858.4582  
jbbader@kwcommercial.com  
GA #144398

**Bader & Associates Realty**  
[www.BaderRealty.com](http://www.BaderRealty.com)

**KW COMMERCIAL**  
540 Lake Center Parkway, Ste 201  
Cumming, GA 30040

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

**4,800 SQ. FT. FREE STANDING BUILDING FOR SALE**



# FORSYTH COUNTY

103 Buford Dam Road, Cumming, GA 30040



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**J B BADER**  
O: 770.205.2600  
C: 678.858.4582  
jbbader@kwcommercial.com  
GA #144398

**KW COMMERCIAL**  
540 Lake Center Parkway, Ste 201  
Cumming, GA 30040

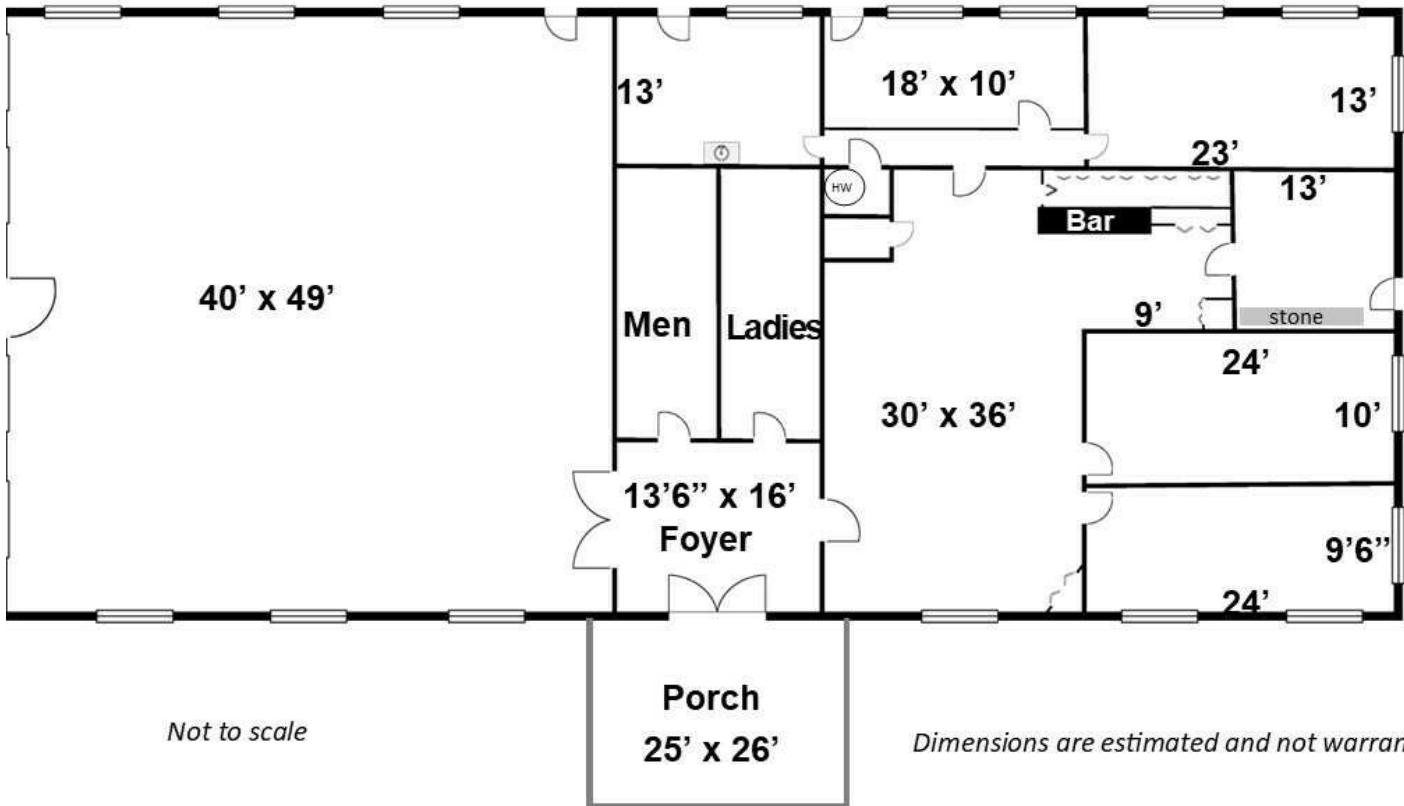
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

**4,800 SQ. FT. FREE STANDING BUILDING FOR SALE**



# FORSYTH COUNTY

103 Buford Dam Road, Cumming, GA 30040



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**J B BADER**  
O: 770.205.2600  
C: 678.858.4582  
jbbader@kwcommercial.com  
GA #144398

**KW COMMERCIAL**  
540 Lake Center Parkway, Ste 201  
Cumming, GA 30040

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

**4,800 SQ. FT. FREE STANDING BUILDING FOR SALE**



# FORSYTH COUNTY

103 Buford Dam Road, Cumming, GA 30040



| <b>POPULATION</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 3,385         | 28,640         | 72,175         |
| Average Age          | 35.2          | 36.0           | 36.3           |
| Average Age (Male)   | 32.8          | 33.3           | 35.1           |
| Average Age (Female) | 37.0          | 38.6           | 37.4           |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Households               | 1,326         | 10,062         | 24,808         |
| # of Persons per HH            | 2.6           | 2.8            | 2.9            |
| Average HH Income              | \$67,117      | \$82,961       | \$97,373       |
| Average House Value            | \$269,516     | \$286,745      | \$326,051      |

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**J B BADER**  
O: 770.205.2600  
C: 678.858.4582  
jbbader@kwcommercial.com  
GA #144398

**KW COMMERCIAL**  
540 Lake Center Parkway, Ste 201  
Cumming, GA 30040

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)