

**PROPERTY DESCRIPTION**

Vision Commercial Advisors is excited to present 4.5 acres for sale in great location on Hwy 20/Cumming Hwy with gentle slope for commercial development. Zoned GC/NC on 4.5 acre parcel, 16,000+ Vehicles per day on a corner lot. 615 feet of frontage on Cumming Hwy. Excellent location for office, retail or service business.

**PROPERTY HIGHLIGHTS**

- 4.5 acres +/-
- \$900,000 Sale Price
- GC/NC zoning on Corner Lot
- 570-FT Frontage on Hwy 20/ 241-FT Frontage on Old Mill Rd.
- 16,000+ VPD

**OFFERING SUMMARY**

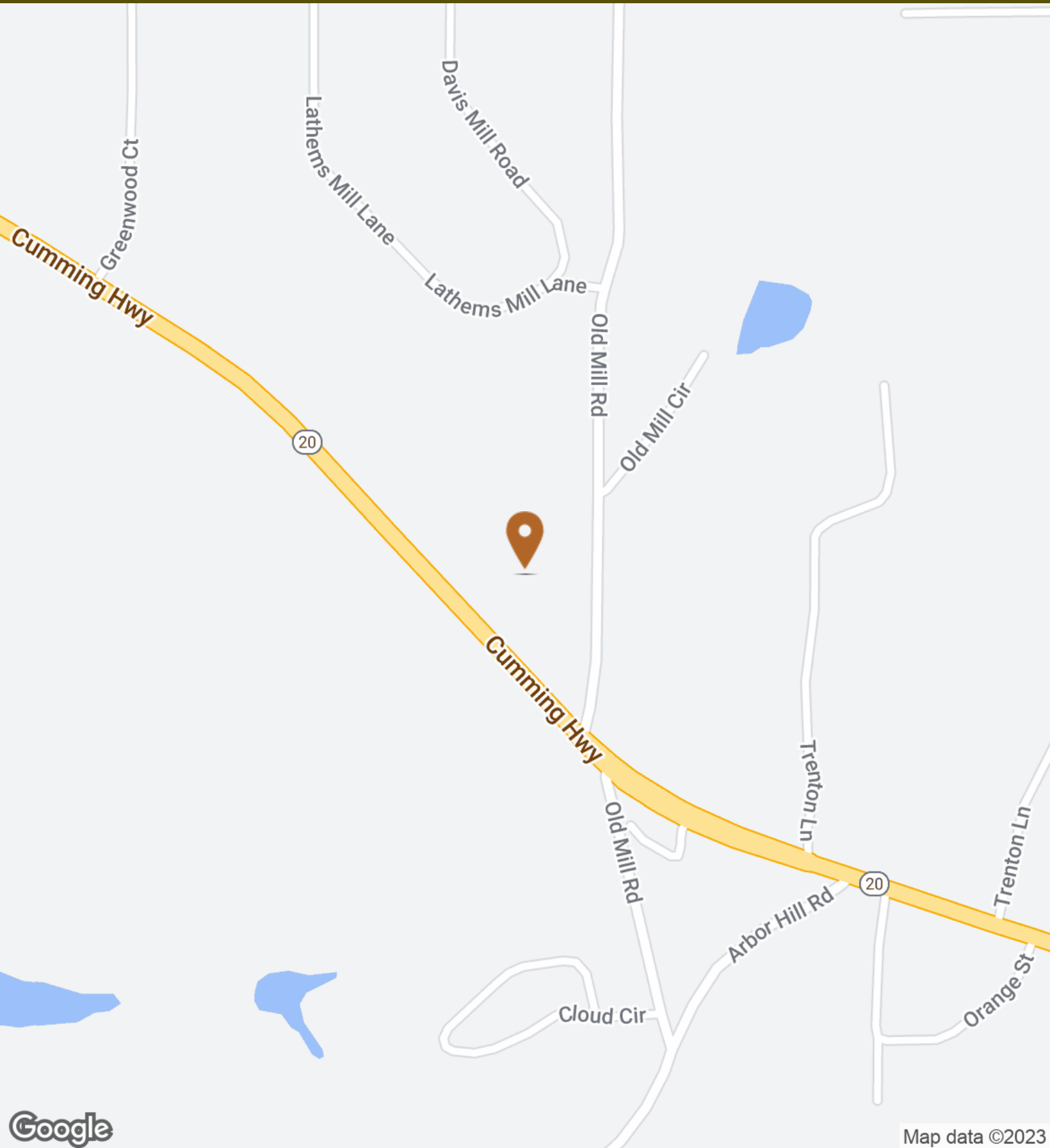
<b>Sale Price:</b>	\$900,000
<b>Lot Size:</b>	4.5 Acres

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total Households</b>	19	884	5,256
<b>Total Population</b>	49	3,052	14,408
<b>Average HH Income</b>	\$38,767	\$30,203	\$31,377

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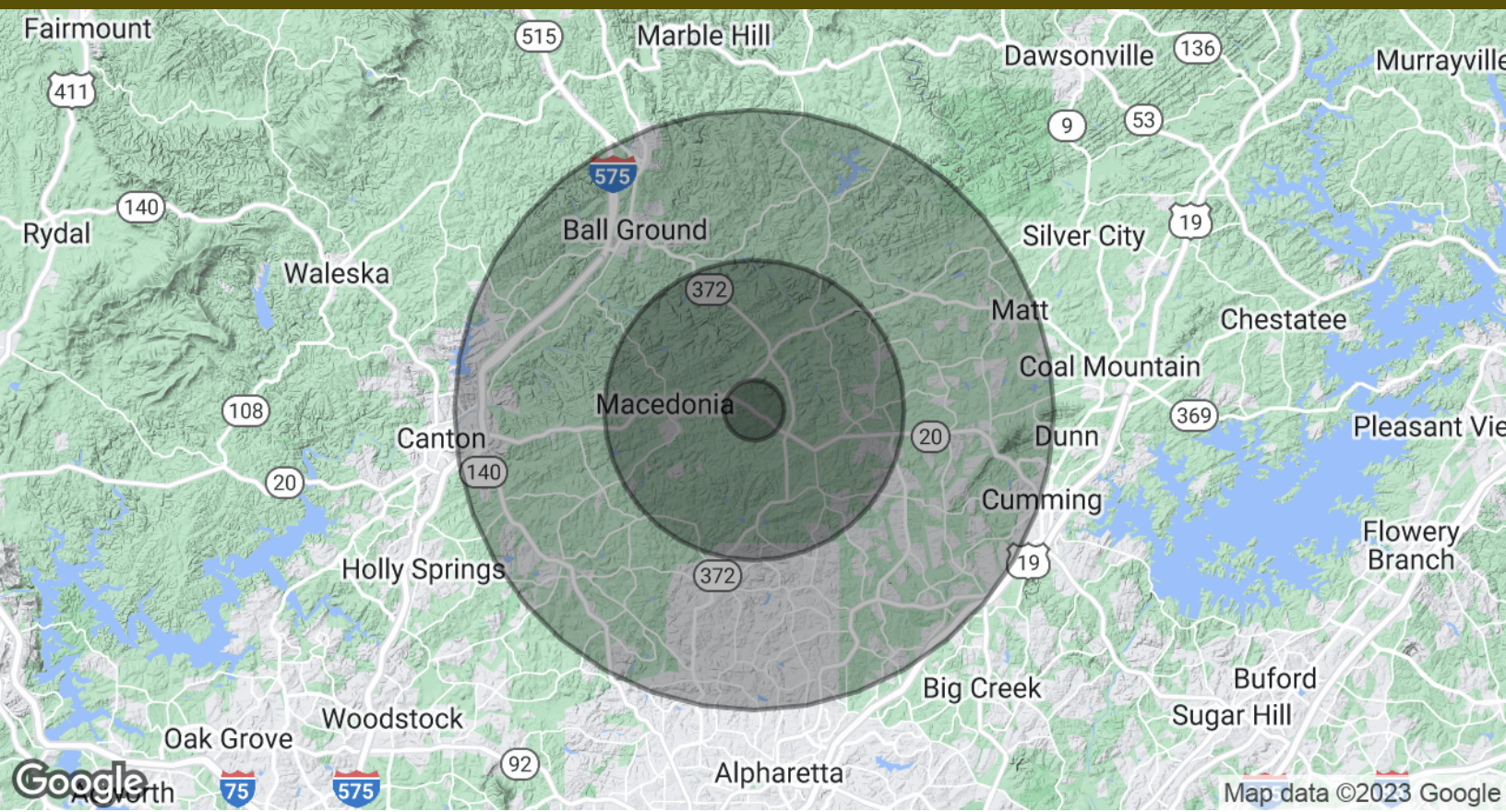


Map data ©2023

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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total Population</b>	49	3,052	14,408
<b>Average Age</b>	38.2	31.7	38.1
<b>Average Age (Male)</b>	37.5	31.5	36.8
<b>Average Age (Female)</b>	42.4	31.5	42.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total Households</b>	19	884	5,256
<b># of Persons per HH</b>	2.6	3.5	2.7
<b>Average HH Income</b>	\$38,767	\$30,203	\$31,377
<b>Average House Value</b>	\$73,129	\$71,601	\$87,248

\* Demographic data derived from 2020 ACS - US Census

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