

Presented By:

SCOTT HANLON

Commercial Realtor

404.558.0596

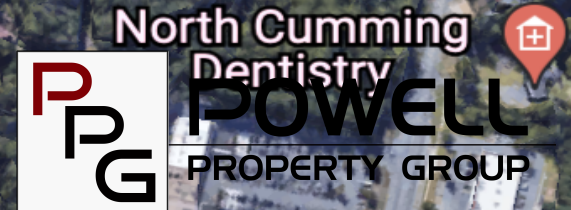
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POWELL PROPERTY GROUP, INC

343 Dahlonga Street, Suite A

Cumming, GA 30040

commercial400.com



2435 FRIENDSHIP CIRCLE

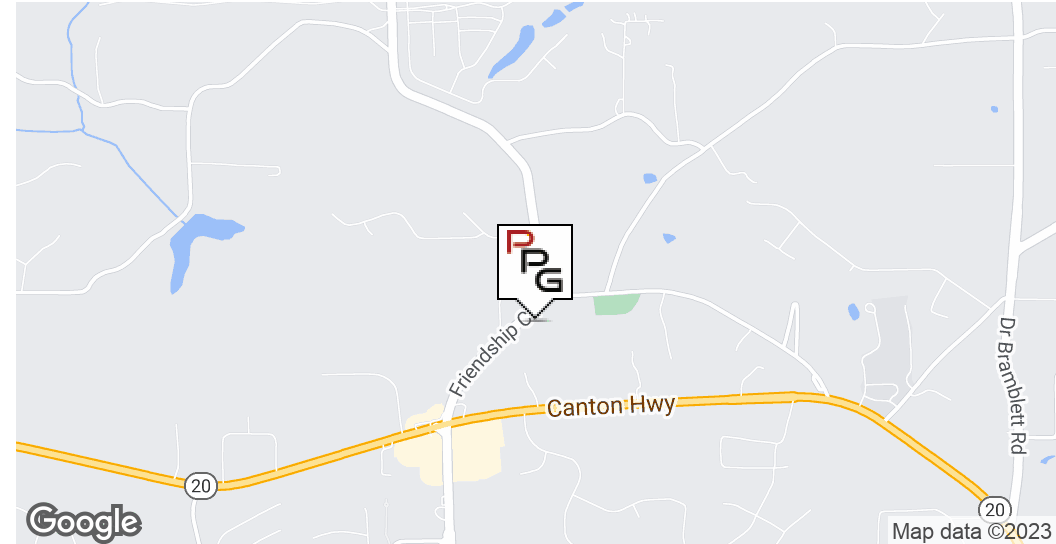
Land :

CUMMING, GA 30028

FOR SALE

2435 FRIENDSHIP CIRCLE

CUMMING, GA 30028



OFFERING SUMMARY

Sale Price:	\$3,509,450
Lot Size:	18.97 Acres
Price / Acre:	\$185,000

PROPERTY OVERVIEW

Prime acreage in bustling Cumming, Georgia. Right northwest of Downtown Cumming, perfect for a residential development on sewer. Multiple access points and frontage along Canton Hwy/Hwy 20.

LOCATION OVERVIEW

Northwest of Downtown Cumming off of Highway 20, Canton Highway. Turn at the intersection of Bethelview Road, going north on to Friendship Circle.

PROPERTY HIGHLIGHTS

- Frontage on GA 20, Friendship Circle and Hurt Bridge Road.
- North Lot- 3.3 +/- acres
- Middle Lot- .85 +/- acres
- South Lot- 14.82 +/- acres

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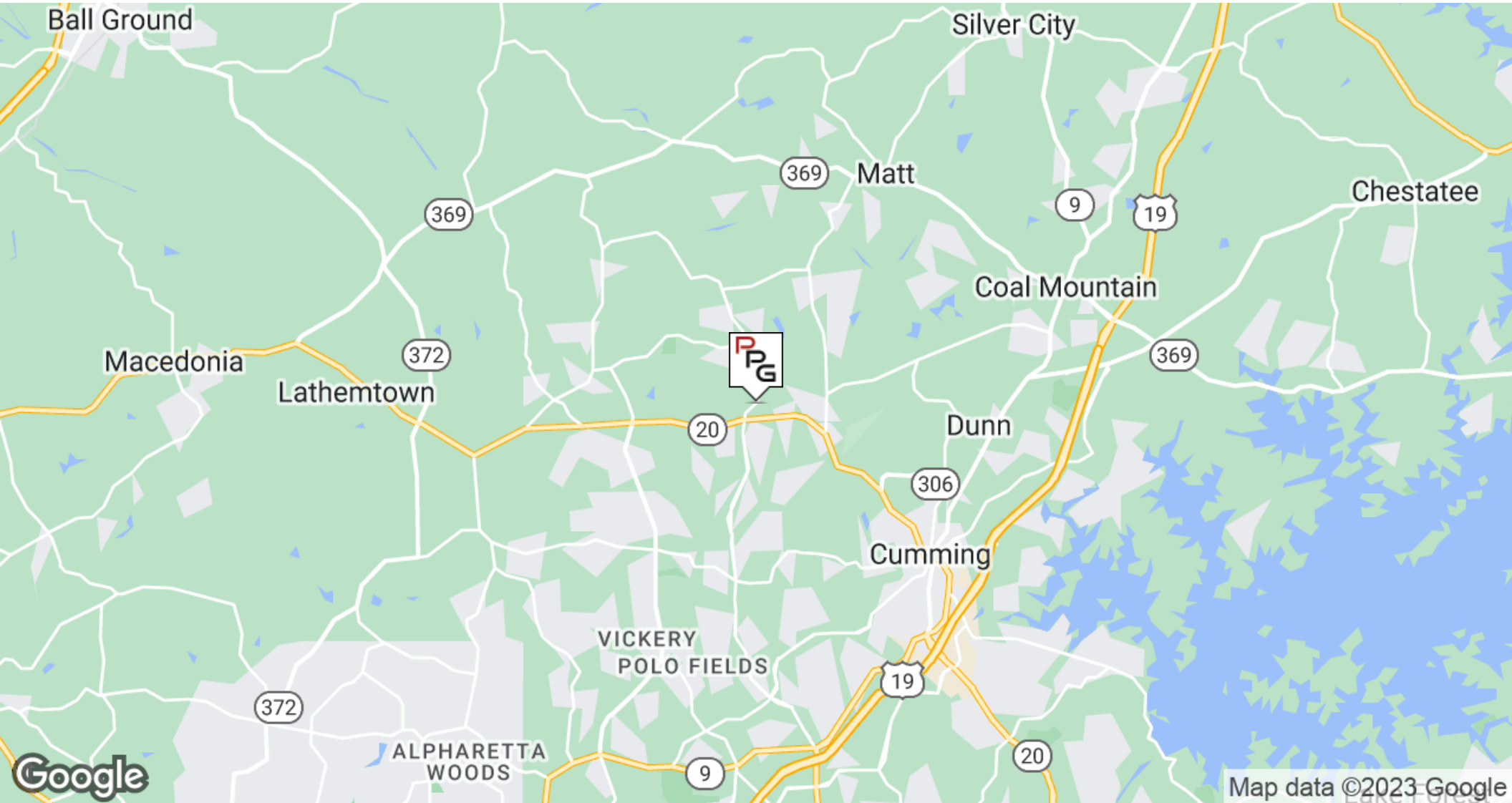
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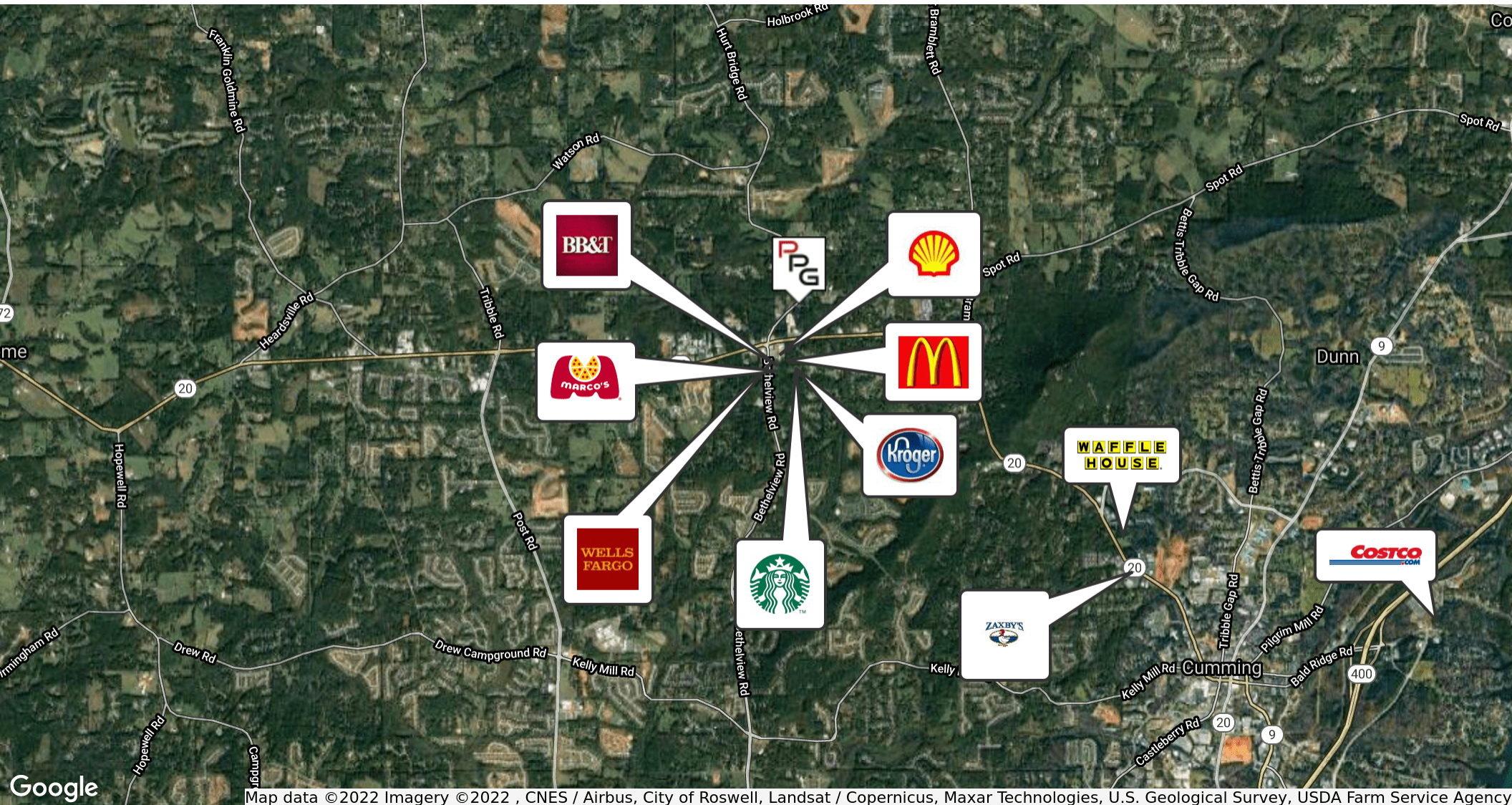
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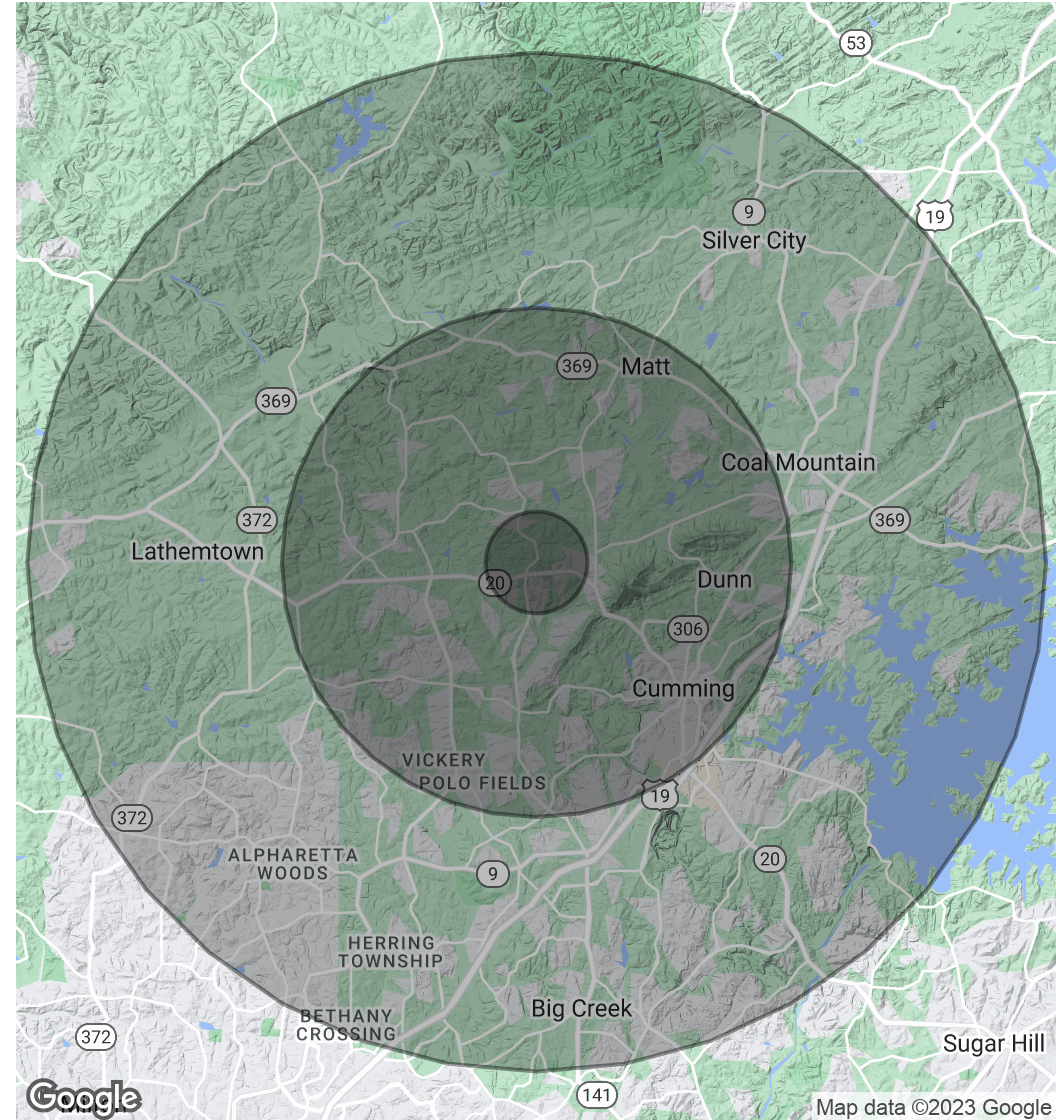


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,036	55,405	172,128
Average Age	34.3	35.5	36.5
Average Age (Male)	35.3	34.8	36.0
Average Age (Female)	33.7	36.4	37.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	668	18,859	58,525
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$90,627	\$92,120	\$102,928
Average House Value	\$246,976	\$289,178	\$339,403

** Demographic data derived from 2020 ACS - US Census*



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