

## RETAIL FOR SALE

12400 CUMMING HIGHWAY, CANTON, GA. 30115

12400 Cumming Highway, Canton, GA, Canton, GA 30115



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$900,000
<b>LOT SIZE:</b>	3.18 Acres
<b>YEAR BUILT:</b>	1990
<b>BUILDING SIZE:</b>	7,071 SF
<b>ZONING:</b>	GC
<b>PRICE / SF:</b>	\$127.28

### PROPERTY OVERVIEW

6,265 SF Restaurant Building Constructed in 1990 sits on 3.18 acres with 178' of Road Frontage.. There is additional 1,700 sf space in Building that Can be Leased or Used for Office or Storage. Property has Excellent Access and Visibility. Priced Below Appraised Value. Property sits Nine Miles from City of Canton and Eleven Miles from Cumming. Upscale Golf Neighborhoods (home values \$1,000,000 -\$3,000,000) within five miles of Subject Property. Hawks Ridge 1.5 miles, Echelon 2.5 miles and The Manor approx. 5 miles. Publix anchored Freedom Village Shopping Center to the east of this property. All public utilities are available to the site except sewer.

**KW COMMERCIAL**  
1301 South Bowen,  
Suite 125  
Arlington, TX 76013

**DEEDEE VERES**  
Associate Broker  
0: 770.880.5596  
deedeeveres@gmail.com  
GA #183928

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.

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

**RETAIL FOR SALE**

12400 CUMMING HIGHWAY, CANTON, GA. 30115

12400 Cumming Highway, Canton, GA, Canton, GA 30115



Google

Map data ©2019 Google

**KW COMMERCIAL**  
1301 South Bowen,  
Suite 125  
Arlington, TX 76013

**DEEDEE VERES**  
Associate Broker  
0: 770.880.5596  
deedeeveres@gmail.com  
GA #183928

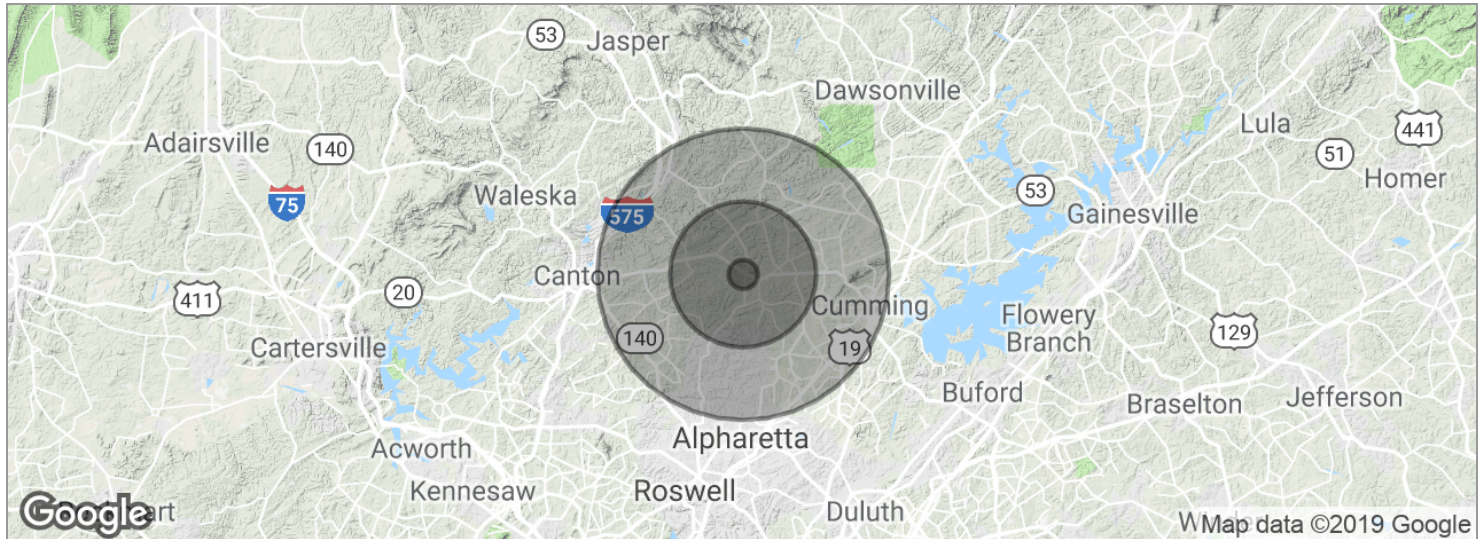
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

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

## RETAIL FOR SALE

# 12400 CUMMING HIGHWAY, CANTON, GA. 30115

12400 Cumming Highway, Canton, GA, Canton, GA 30115



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	887	28,992	143,811
Median age	37.9	38.0	36.5
Median age (male)	36.9	37.2	36.2
Median age (Female)	38.5	38.3	36.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	304	9,839	49,168
# of persons per HH	2.9	2.9	2.9
Average HH income	\$107,195	\$114,524	\$109,660
Average house value		\$373,739	\$379,212

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
1301 South Bowen,  
Suite 125  
Arlington, TX 76013

**DEEDEE VERES**  
Associate Broker  
0: 770.880.5596  
deedeeveres@gmail.com  
GA #183928

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.

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