



**Buildings 5820, 5830 & 5860 are SOLD!
Only one property remains.**

FOR SALE
Suite 120 in the Odell Building is for sale.

PROPERTY DESCRIPTION
Vickery Village is a mixed-use community located in Forsyth County, Georgia. There are over 200,000 SF of retail, restaurant plus the 53,000 YMCA. In addition, there are 210 acres of affluent residential including green space, parks and wetlands.

LOCATION DESCRIPTION
Located along Post Road and Majors Road with multiple, convenient points entry.

SHANNON SHUMAN MARTIN
Retail Leasing Advisors
404.312.4305
shannon@retailleasingadvisors.net
www.retailleasingadvisors.net



STEPHANIE KRANK
Powell Property Group
310.980.3750
krankcommercial@gmail.com
www.commercial400.com

OFFICE FOR SALE OR LEASE

Vickery Village in Cumming, GA



Retail Tenants For Reference

SUITE	TENANT	SF	SUITE	TENANT	SF
B1	Village Tavern	2,525	F4	Vickery Burger Bar	1,874
B3	Happy Home	3,945	H1	Chill Hill Frozen Treats	1,000
B6	Joseph & Friends	2,335	J1	Young's Alterations	1,335
B8	Nido Café	1,928	J2	Mathnasium	1,315
C1	Cinco Cantina	6,000	J3-4	Brits Clothiers	3,765
D1	Branchwater	4,568	J5	To The Point IV	1,792
E1	Vickery Cleaners	1,112	J6	Essential Wellness Chiropractic	1,667
E2	Cherry Street	7,101	J7	Arsenau Financial	2,458
E6	Available	1,594	J9	DOJO	2,390
E7	The Flower Post	1,258	J11	PetWorking & Co	1,219
F1	For Your Eyes Only	1,391	J12	Wheezy's A Learning Express (Coming Soon)	975
F2	State Farm	1,185	Q1	Tilla's Nails Salon	1,200
F3	Vickery Haircuts	1,144			

OFFICE FOR SALE

Vickery Village in Cumming, GA



Offering Summary

Address	5930 Odell Street, Suite 120, Cumming, GA 30040
Parcel Number	058 520
Sales Price	\$700,000
Rentable SF	Approx. 2,565 SF
Leased	100% - single tenant
Year Built	2004
Zoning	UV
Property Class:	C3 - Commercial Lots
Stories:	One
Collateral:	Due Diligence Available Upon Request

OFFICE FOR SALE

Vickery Village in Cumming, GA



SOLD

Offering Summary

Address	5860 Clarion Street, Cumming, GA 30040
Parcel Number	058 549 058 550
Sales Price	XX
Building Size	XX
Available SF	Orange will terminate early to create availability
Year Built	2006
Zoning	PUD
Property Class:	C3 - Commercial Lots
Stories:	Two
Collateral:	Due Diligence Available Upon Request. Individual Units are not for sale.

No warranty or representation, express or implied, has been made as to the accuracy of the information provided herein, and no liability is assumed for errors or omissions.

OFFICE FOR SALE

Vickery Village in Cumming, GA



SOLD

Offering Summary

Address	5820 Clarion Street Building U, Cumming, GA 30040
Parcel Number	058 551
Sales Price	XX
Building Size	XX
Year Built	2006
Zoning	PUD
Property Class:	C3 - Commercial Lots
Stories:	Two
Collateral:	Due Diligence Available Upon Request

OFFICE FOR SALE OR LEASE

Vickery Village in Cumming, GA



SOLD

Offering Summary

Address	5830 Clarion Street Building T, Cumming, GA 30040
Parcel Number	058 455
Sales Price	XX
Building Size	XX
Year Built	2006
Zoning	PUD
Property Class:	C3 - Commercial Lots
Stories:	Two
Collateral:	Due Diligence Available Upon Request

OFFICE FOR SALE

Vickery Village in Cumming, GA



DEMOGRAPHICS

	3 Miles	5 Miles
Population	46,286	106,117
Households	15,614	35,886
Average HH Income	\$156,925	\$151,924
Daytime Population	41,118	108,415



DRIVE TIME

	10 Min	15 Min
Population	65,868	159,994
Households	22,422	55,639
Average HH Income	\$151,960	\$148,878
Daytime Population	63,234	175,259