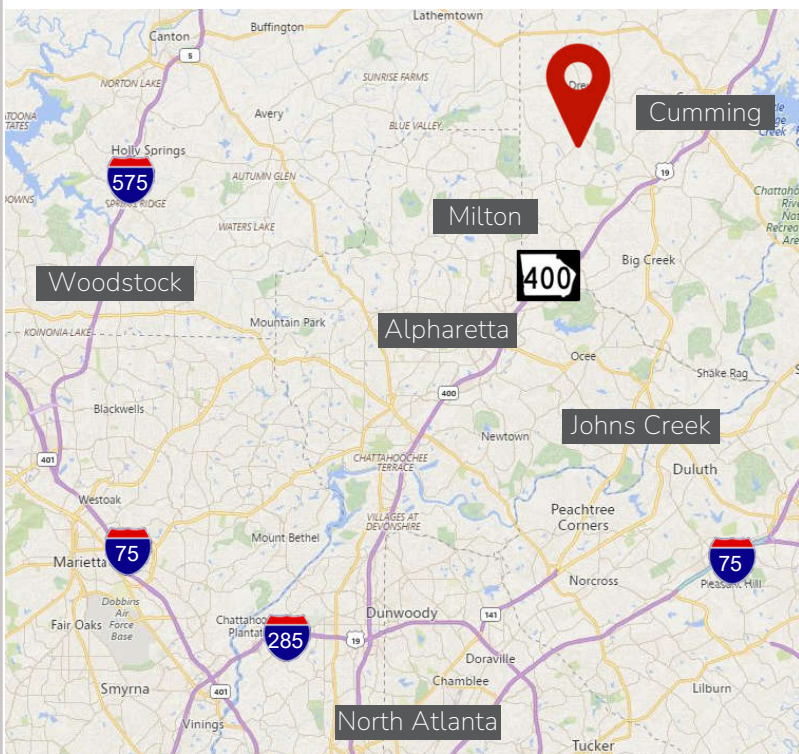




OFFICE BUILDINGS FOR SALE

Vickery Village in Cumming, GA



FOR SALE

Four Office Buildings are for Sale. 2,675 SF to 5,760 SF. Ideal for end users and investors. Buildings are for sale individually or as a portfolio. Office Space can be converted for service retail or medical. Ample shared parking.

PROPERTY DESCRIPTION

Vickery Village is a mixed-use community located in Forsyth County, Georgia. There are over 200,000 SF of retail, restaurant and office plus a 50,000 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.

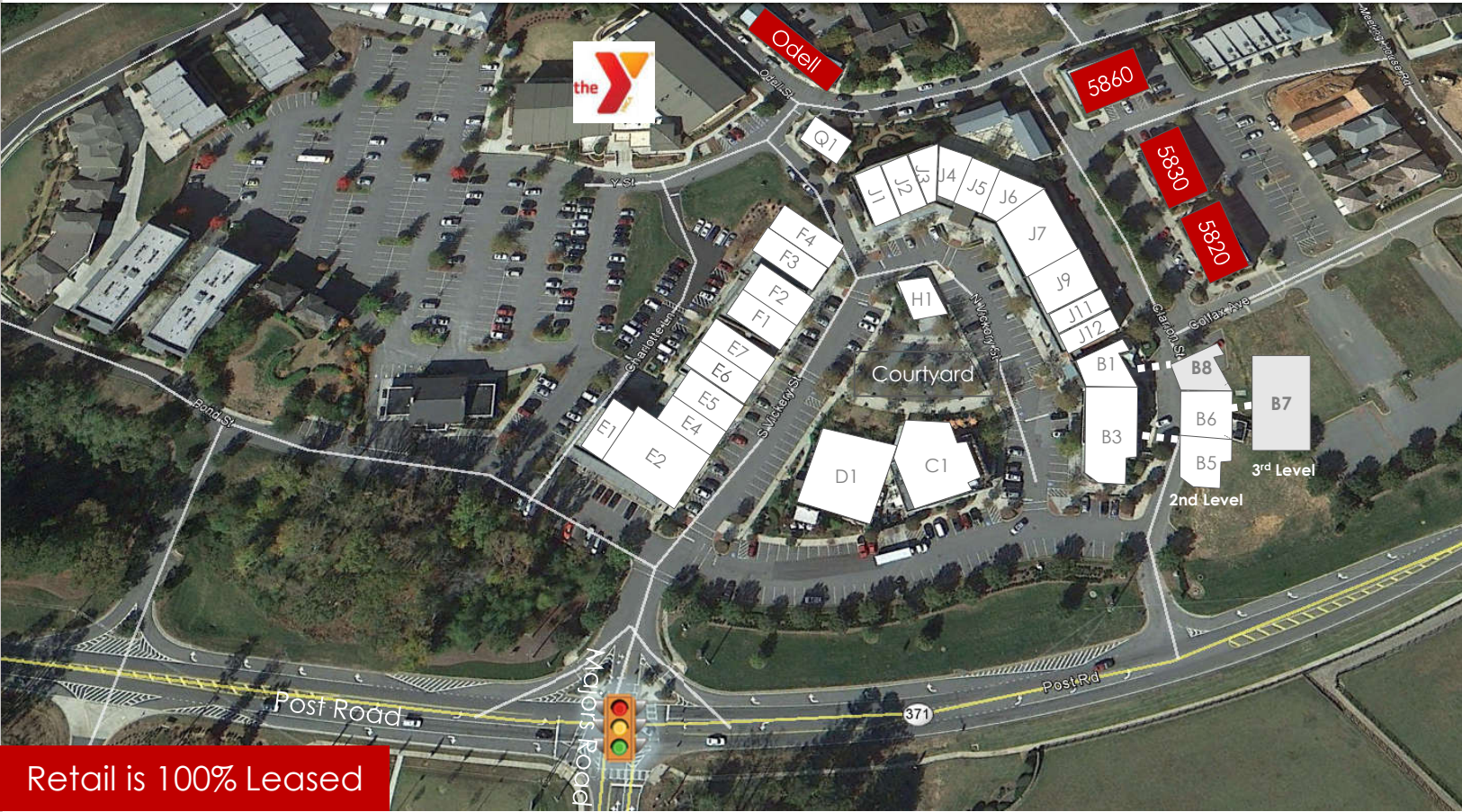
SHANNON SHUMAN MARTIN
Retail Leasing Advisors
404.312.4305
shannon@retailleasingadvisors.net
www.retailleasingadvisors.net



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

OFFICE BUILDINGS FOR SALE

Vickery Village in Cumming, GA



Retail is 100% Leased

SUITE	RETAIL TENANTS	SF	SUITE	RETAIL TENANTS	SF	SUITE	OFFICE TENANTS	SF
B1	Village Tavern	2,525	F4	GAO Fresh Noodles	1,874	Building 5820, U		
B3	rethink Group	3,945	H1	Chill Hill Frozen Treats	1,000	101	Available	1,165
B6	Joseph & Friends	2,335	J1	Young's Alterations	1,335	102	Whitelake Studios	1,296
B8	Nido Café	1,928	J2	Mathnasium	1,315	200	Ottomotto	1,165
C1	Cinco Cantina	6,000	J3	Happy Home Furniture	2,130	201	Available	1,421
D1	Branchwater	4,568	J4	Brits Clothiers	1,635	Building 5830, T		
E1	Vickery Cleaners	1,112	J5	Hawk Music Studio	1,792	101	Dr. Marchman	1,160
E2	Cherry Street	7,101	J6	The Southern Skin & Beauty Bar	1,667	102 - 202	Georgia Oil	3,892
E6	Apricot Lane	1,594	J7	Arsenau Financial	2,458	Building 5860, S		
E7	The Flower Post	1,258	J9	DOJO	2,390	101- 202	ReThink	5,305
F1	For Your Eyes Only	1,391	J11	PetWorking & Company	1,219	Odell Building		
F2	State Far	1,185	J12	Wheezy Toy Boutique	975	120	Available	2,962
F3	Vickery Haircuts	1,144	Q1	Tilla's Nails Salon	1,200			

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 BUILDINGS FOR SALE

Vickery Village in Cumming, GA



Under Contract

Offering Summary

Address	5820 Clarion Street Building U, Cumming, GA 30040
Parcel Number	058 551
Sales Price	\$1.6 million
Building Size	5,760 SF
Available SF	2,586 SF
Year Built	2006
Zoning	PUD
Property Class:	C3 - Commercial Lots
Stories:	Two
Collateral:	Due Diligence Available Upon Request

OFFICE BUILDINGS FOR SALE

Vickery Village in Cumming, GA



Under Contract

Offering Summary

Address	5830 Clarion Street Building T, Cumming, GA 30040
Parcel Number	058 455
Sales Price	\$1.6 million
Building Size	5,760 SF
Available SF	0 SF
Year Built	2006
Zoning	PUD
Property Class:	C3 - Commercial Lots
Stories:	Two
Collateral:	Due Diligence Available Upon Request

OFFICE BUILDINGS FOR SALE

Vickery Village in Cumming, GA



Offering Summary

Address	5860 Clarion St Building S & Suites 101-102, Cumming, GA 30040
Parcel Number	058 549 058 550
Sales Price	\$1.6 million
Building Size	2,884 SF 2,884 SF - Total 5,768 SF
Available SF	0 SF
Year Built	2006
Zoning	PUD
Property Class:	C3 - Commercial Lots
Stories:	Two
Collateral:	Due Diligence Available Upon Request.

OFFICE BUILDINGS FOR SALE

Vickery Village in Cumming, GA

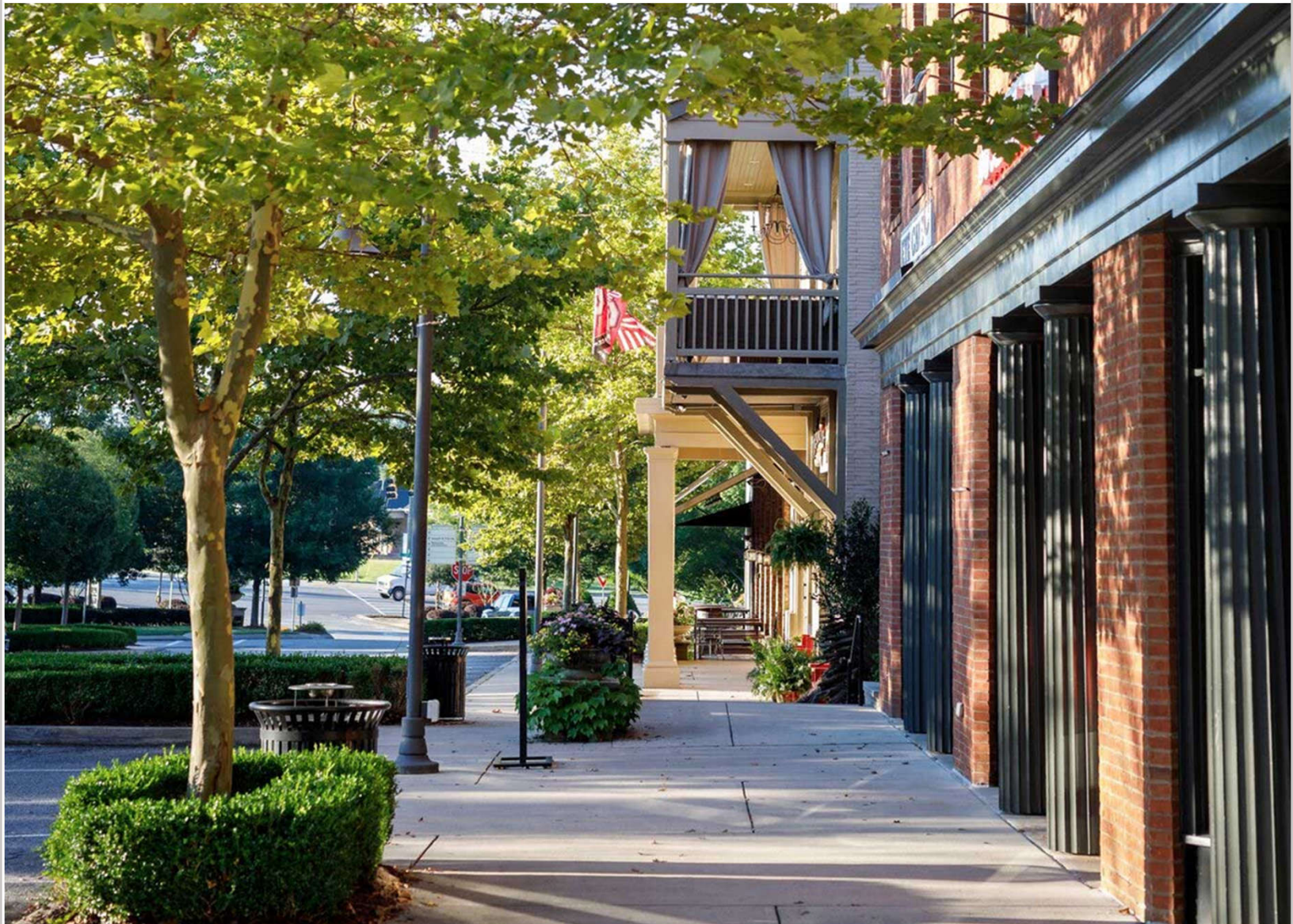


Offering Summary

Address	5930 Odell Street Unit 120, Cumming, GA 30040
Parcel Number	058 520
Sales Price	\$700,000
Building Size	2,962 SF
Available SF	0 SF
Year Built	2004
Zoning	UV
Property Class:	C3 - Commercial Lots
Stories:	One
Collateral:	Due Diligence Available Upon Request

OFFICE BUILDINGS FOR SALE

Vickery Village in Cumming, GA



DEMOGRAPHICS

DRIVE TIME

	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

	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