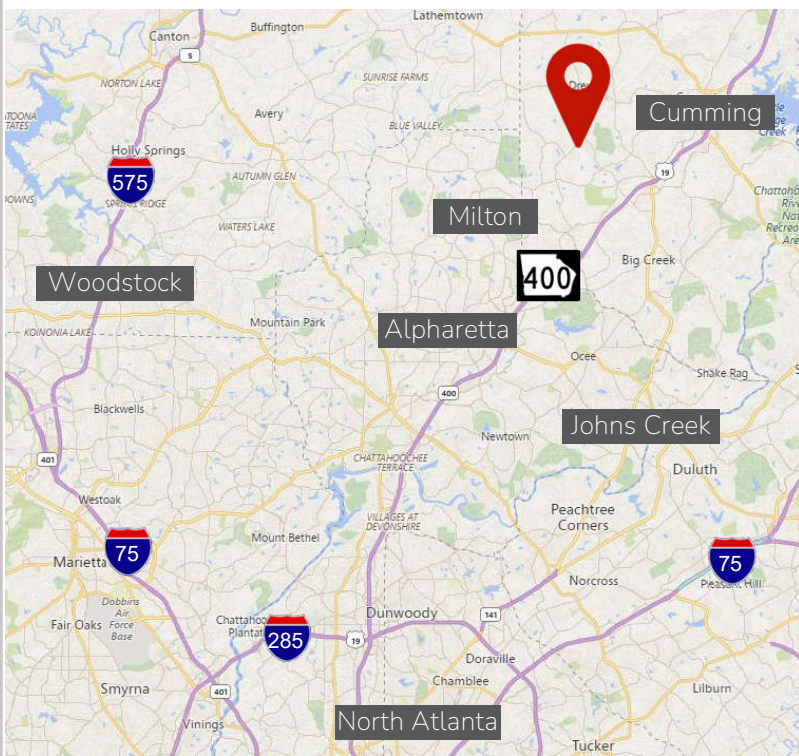




# OFFICE FOR SALE

## Vickery Village in Cumming, GA



### FOR SALE

Building 5860 and Unit 120 in the Odell Building are for sale and ideal for end users and investors. Office Space can be converted for service retail or medical. Ample shared parking. **Buildings 5820 & 5830 Sold!**

### PROPERTY DESCRIPTION

Vickery Village is a mixed-use community located in Forsyth County, Georgia. There are over 125,000 SF of retail, restaurant plus the 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

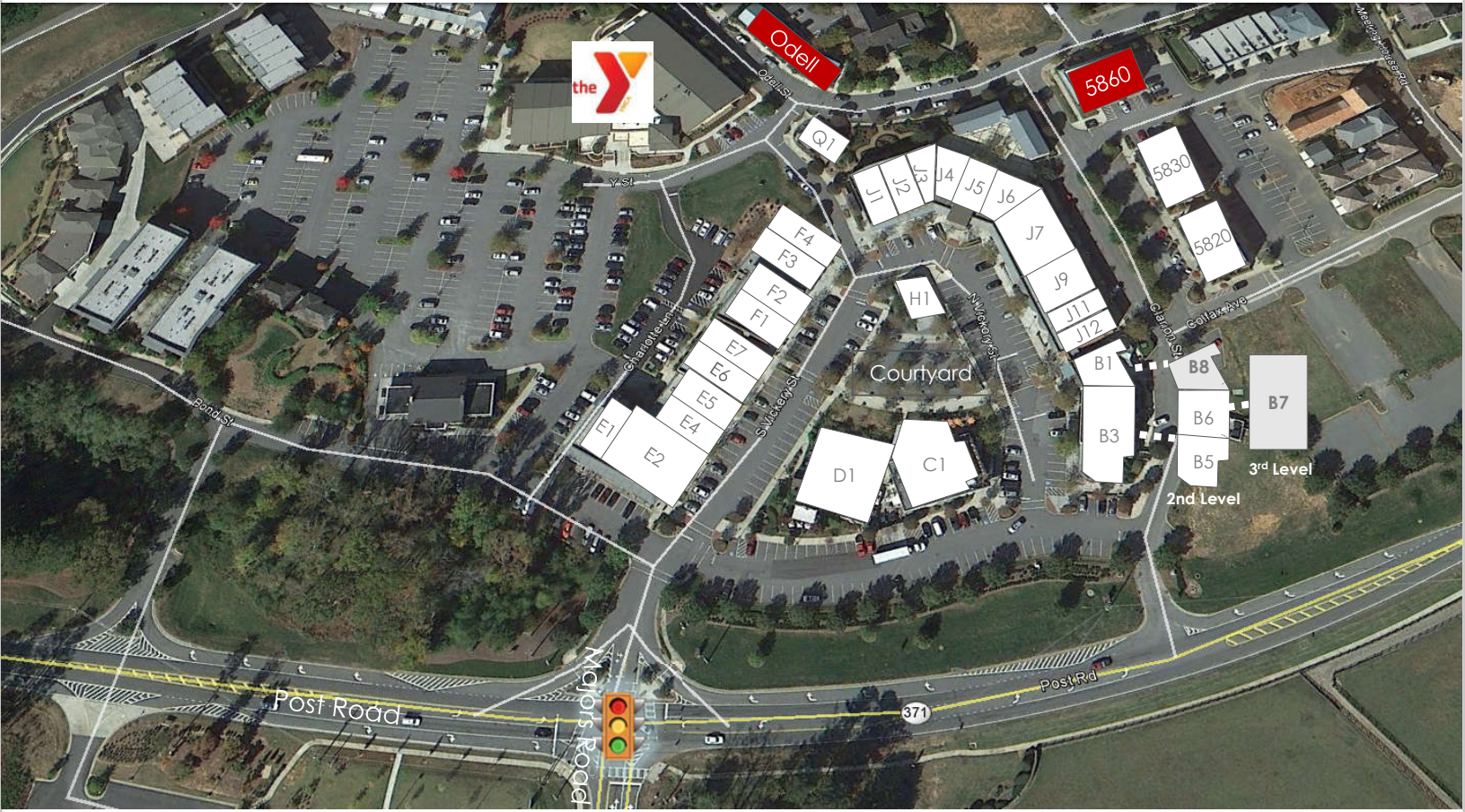


STEPHANIE KRANK  
Powell Property Group  
310.980.3750  
krankcommercial@gmail.com  
www.commercial400.com



# OFFICE FOR SALE

## Vickery Village in Cumming, GA



SUITE	RETAIL TENANTS	SF	SUITE	RETAIL TENANTS	SF	SUITE	OFFICE TENANTS	USF*
B1	Village Tavern	2,525	F4	Vickery Burger Bar	1,874	<b>Odell Building, Suite 120</b> 120 Available 2,675  <b>Building 5860, S</b> 101- 202 Orange 5,305  *USF does not include stairwells and hallways		
B3	rethink Group	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	Happy Home Furniture	2,130			
D1	Branchwater	4,568	J4	Brits Clothiers	1,635			
E1	Vickery Cleaners	1,112	J5	To the Point IV	1,792			
E2	Cherry Street	7,101	J6	The Southern Skin & Beauty Bar	1,667			
E6	Apricot Lane	1,594	J7	Arsenau Financial	2,458			
E7	The Flower Post	1,258	J9	DOJO	2,390			
F1	For Your Eyes Only	1,391	J11	PetWorking & Company	1,219			
F2	State Farm	1,185	J12	Wheezy Toy Boutique	975			
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 FOR SALE

## Vickery Village in Cumming, GA



### Offering Summary

Address	5860 Clarion Street, Cumming, GA 30040
Parcel Number	058 549   058 550
Sales Price	\$1.8 million
Building Size	2,884 SF   2,884 SF - Total 5,768 SF (tax assessors)
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.

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# 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
Building Size	2,962 SF (tax assessors)
Available SF	Valor will terminate early to create availability
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	5820 Clarion Street Building U, Cumming, GA 30040
Parcel Number	058 551
Sales Price	XX
Building Size	XX
Available SF	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



**SOLD**

## Offering Summary

Address	5830 Clarion Street Building T, Cumming, GA 30040
Parcel Number	058 455
Sales Price	XX
Building Size	XX
Available SF	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

### 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