



LEASING INFORMATION

Property Type	Medical Office
Building/GLA	11,052 SF
Intersection	Sanders Rd. and Buford Dam Rd.
Traffic Count	19,521 VPD on Buford Dam Rd.



CENTER HIGHLIGHTS

- The property is strategically positioned in the Cumming/Forsyth retail and medical market. It is 1.5 miles from Northside Hospital Forsyth, the 14th largest hospital in Georgia with 407 beds and more than 4,000 employees.
- Cumming-Forsyth County is a hub for global commerce with more than 60 international companies. An affluent suburb market with strong daytime population. The Population within a five-mile radius has nearly doubled in recent years.
- Nearby shopping center anchored by Walmart Supercenter and Home Depot has 5.3 million visitors annually, driving high traffic to the area.

DEMOGRAPHICS

Radius	2-Mile	5-Mile	10-Mile
Population	18,921	109,494	413,170
Daytime	20,396	39,628	142,742
Avg. Income	\$126,244	\$144,197	\$145,802



900 Sanders Road, Cumming, GA 30041



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STE	TENANT
A1	The Heart Center (5,387 SF)
A2	Northeast GA Medical Center (2,033 SF)
B	Northside Hospital (3,632 SF)

LEASING CONTACT

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