



400 Riverside Rd

VIDEO

Offering Summary

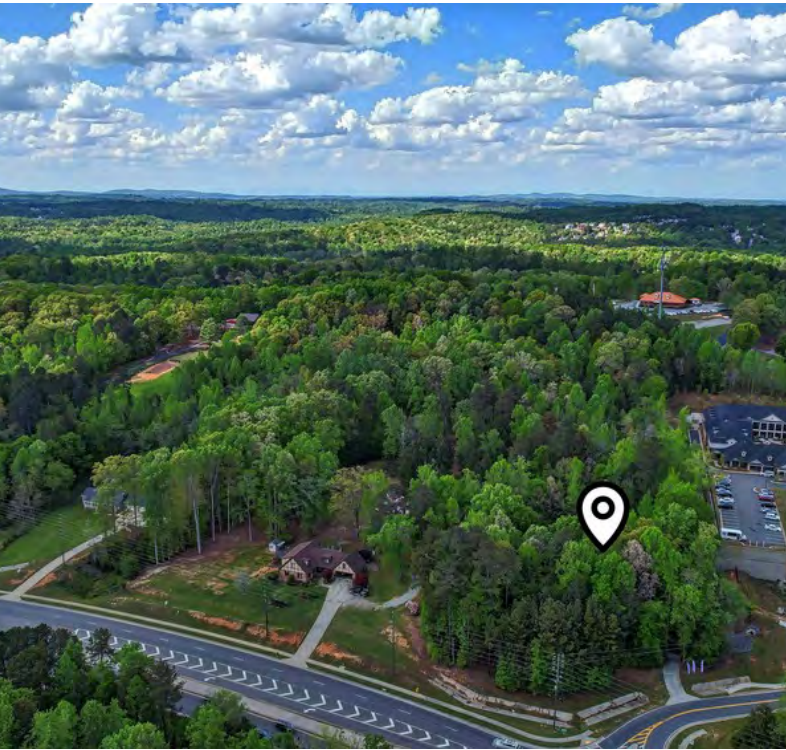
Sale Price:	\$1,008,000
Price/Acre	\$240,000
Lot Size:	4.2 Acres

Get more information

J. Otis Rylee
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Sale Highlights

400 Riverside Rd



Property Highlights

- Situated just off Cumming Highway/GA 20
- Redevelopment potential
- Existing 2,000+/- SF home can be converted to commercial/office
- High exposure location
- Heavy retail development in the area (Kroger, Publix, McDonald's etc.)
- Favorable demographics
- Adjacent to Magnolia Senior Living and Sugar Hill Golf Club
- 33,900 average daily traffic volume

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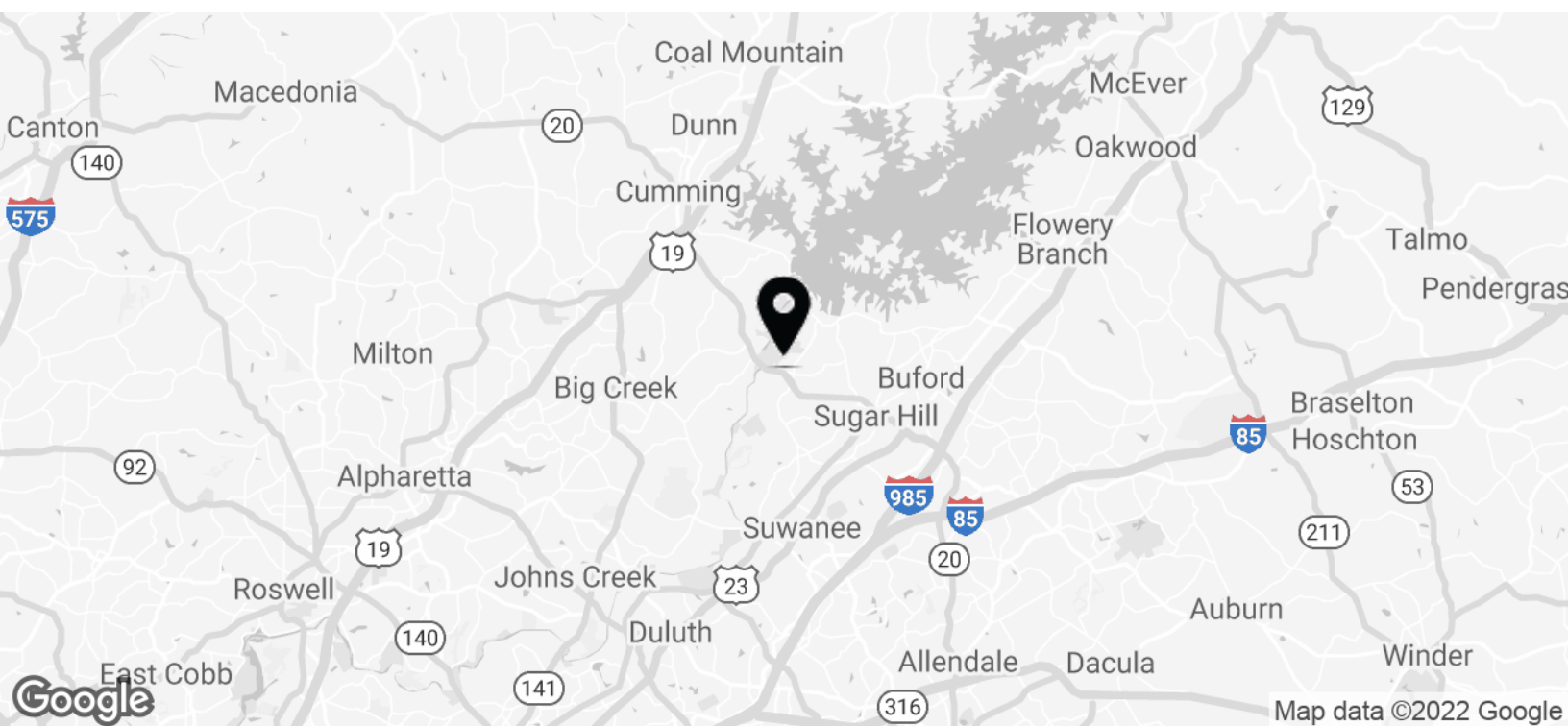
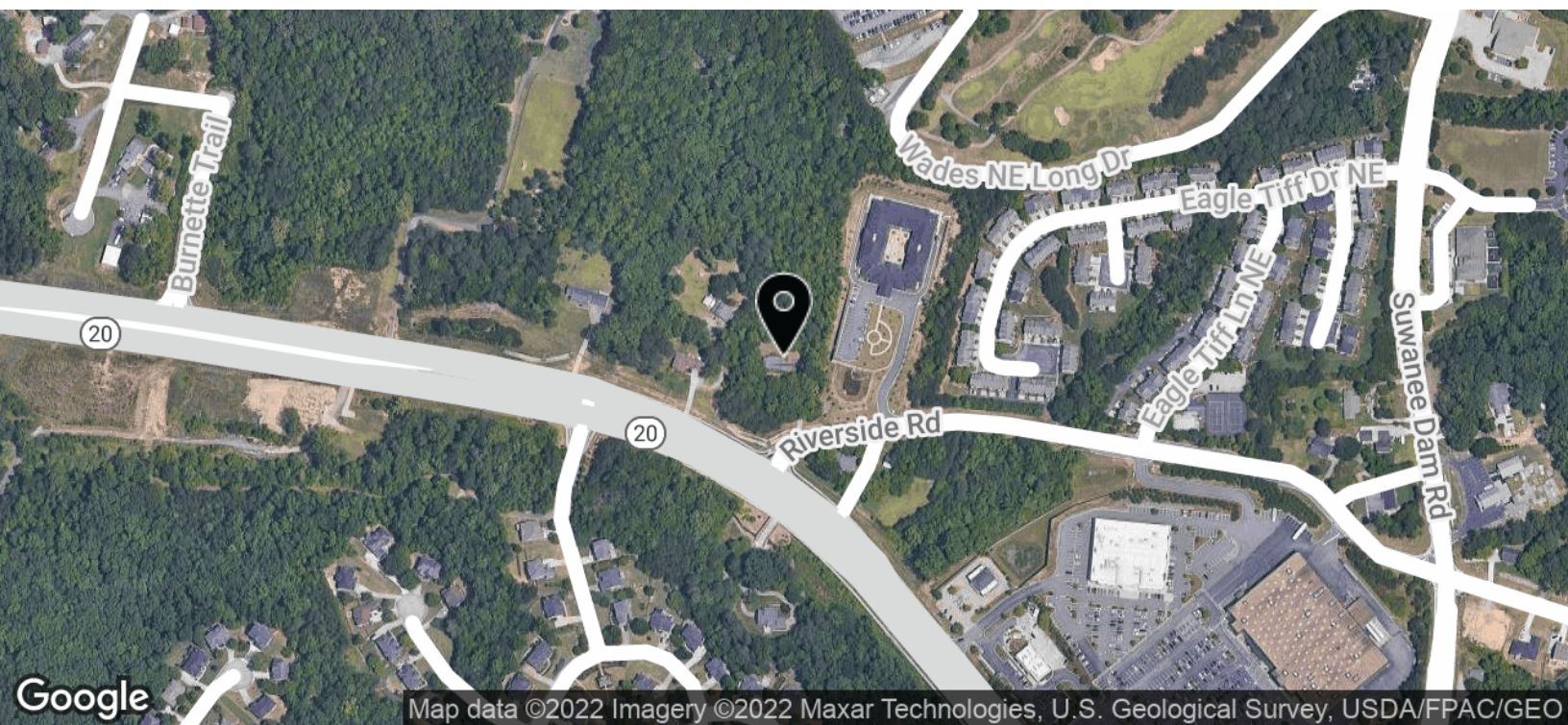
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Location Map

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Topography Map

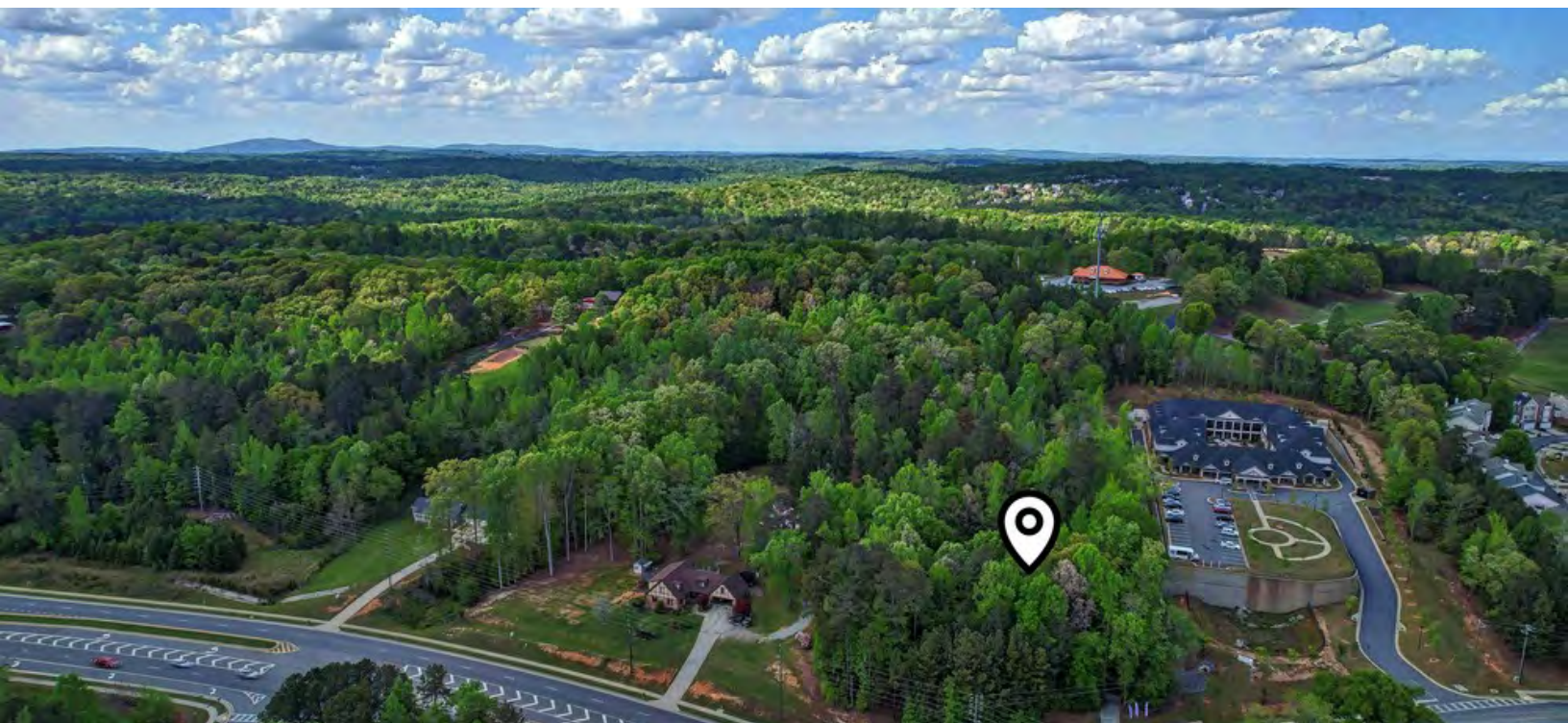
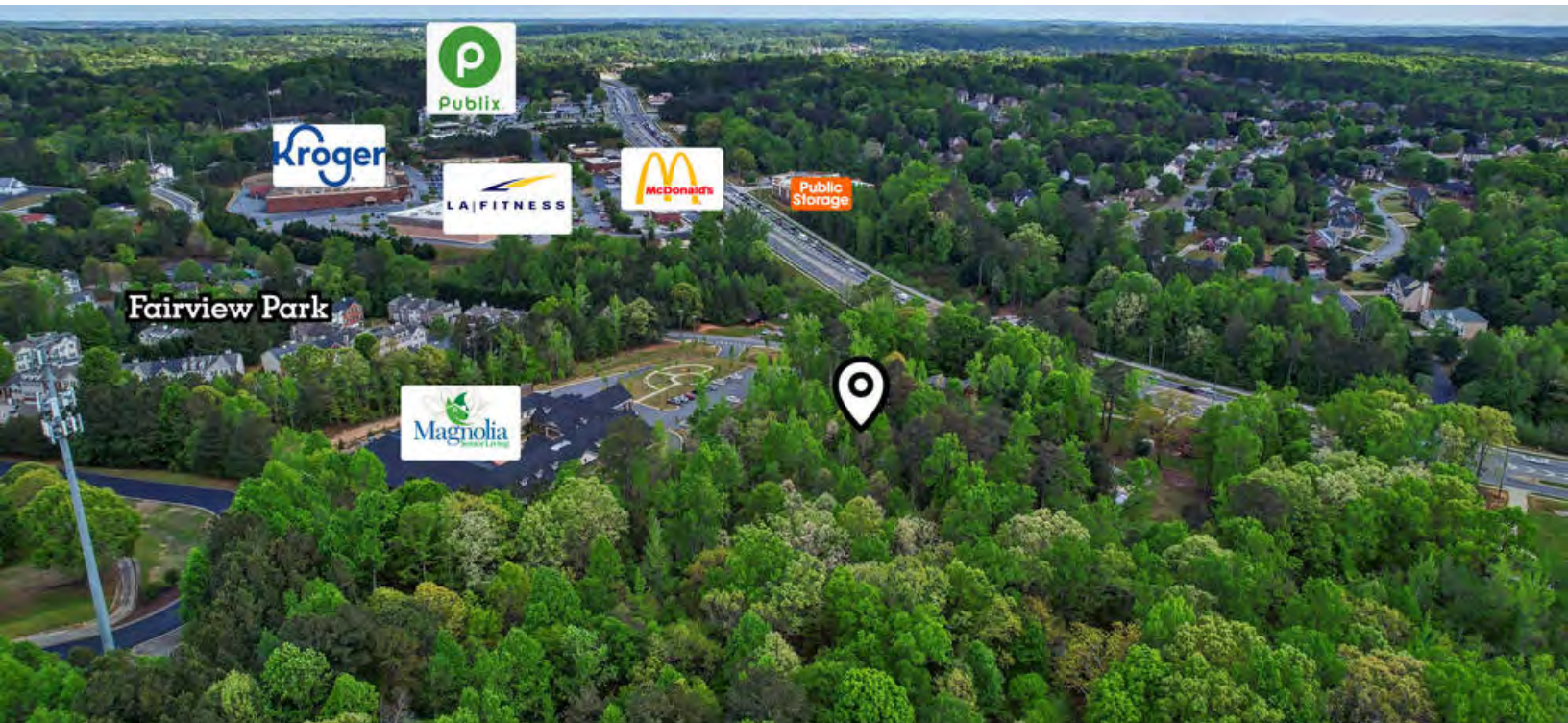
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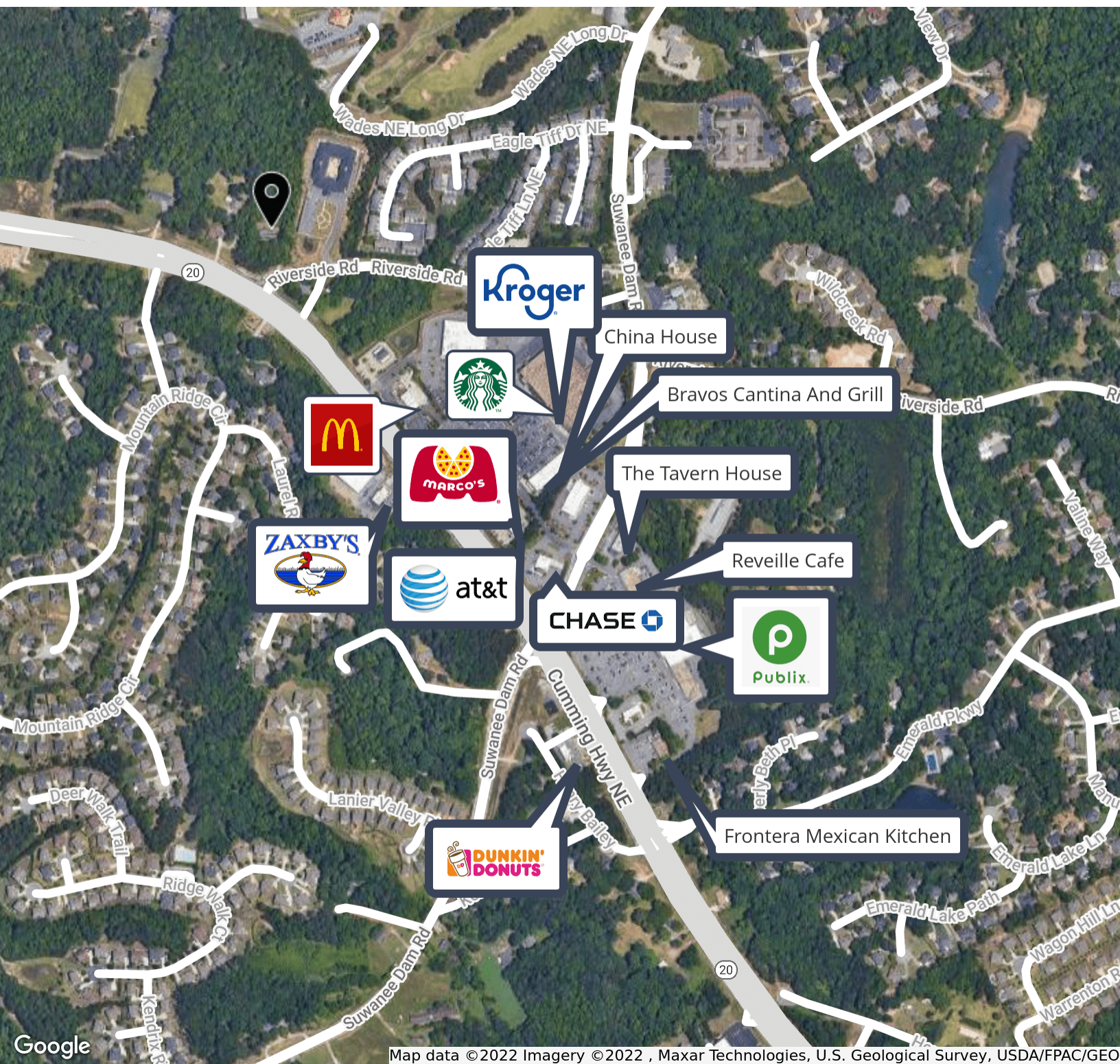
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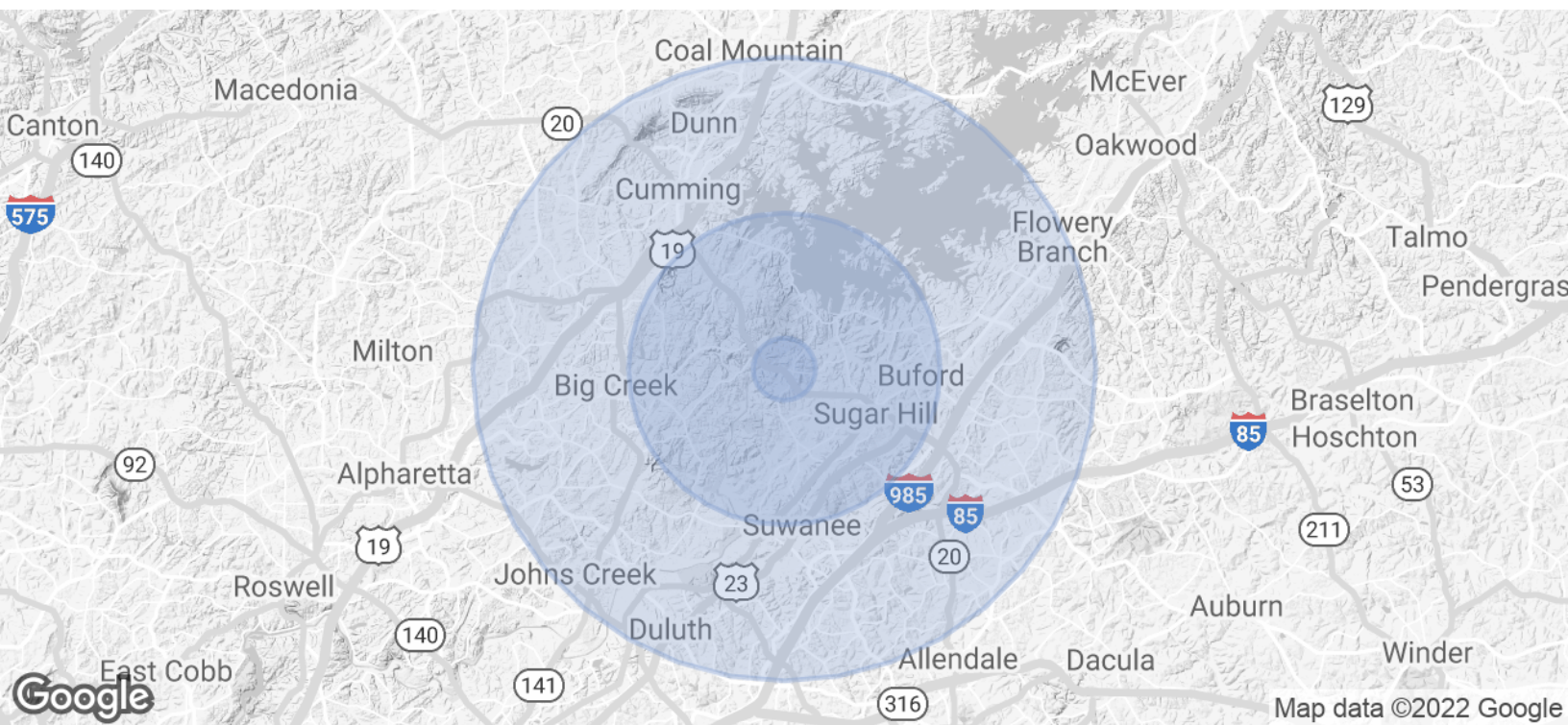


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Population	1 Mile	5 Miles	10 Miles
Total Population	3,639	91,555	373,717
Average Age	34.3	36.2	36.0
Average Age (Male)	34.2	35.6	35.2
Average Age (Female)	34.4	36.5	36.8

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,145	29,382	124,459
# of Persons per HH	3.2	3.1	3.0
Average HH Income	\$103,817	\$107,805	\$102,466
Average House Value	\$383,545	\$381,486	\$354,515

* Demographic data derived from 2010 US Census



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Let's talk.

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