

OFFERING MEMORANDUM

102 Mary Alice Park Road

Unit 602
Cumming, GA 30040

Presented by
NICHOLE MENZIES

678-534-7500 office
www.lexaron.com

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TABLE OF CONTENT

1. DISCLAIMER
2. OFFERING
3. PROPERTY PHOTOS
4. FLOOR PLAN
5. DEMOGRAPHIC SUMMARY
6. LOCATION OVERVIEW
7. TEAM OVERVIEW
8. OUR COMPANY

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared solely for the purpose of providing prospective purchasers with general information about the property located at **102 Mary Alice Park Road, Unit 602, Cumming, GA 30040**. All materials, projections, financial summaries, and descriptions contained herein are based on information provided by the seller and other reliable sources. However, they are presented without any representation or warranty as to the accuracy or completeness of the information by Lexaron or its agents.

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Prospective buyers are strongly encouraged to conduct their own independent analysis and due diligence. This includes but is not limited to, verifying all income and expense data, assessing legal, environmental, zoning, and other matters deemed relevant. Neither the seller nor Lexaron makes any warranties or guarantees, express or implied, regarding the property or the information presented.

This is not an offer to sell or lease any property, and no agreement shall be deemed to exist unless and until a definitive purchase and sale agreement has been fully executed by all parties.



OFFERING

This well-maintained commercial property offers an excellent opportunity for investors seeking long-term income stability and strong market positioning. Strategically located in a high-visibility area with easy access to major roads and public transit, the site benefits from consistent foot and vehicle traffic.

Address:	102 Mary Alice Park Road, Unit 602
Type:	3 Star Office Condo
Year Built:	2018
Rent:	\$21 / sqft
Unit Size:	1,912 SF
Parking:	30 spaces Covered - Available
Walk Score®:	Somewhat Walkable (50)





PROPERTY SUMMARY

Elevate your business in this impressive 1,912 SF corner office suite designed for comfort, efficiency, and professionalism. The suite includes five private offices, a light-filled conference room, a spacious reception area, two restrooms, and a modern break room. Ideally positioned in a clean, attractive professional park with abundant parking, Unit 602 is an excellent fit for legal, financial, counseling, medical billing, and a wide range of professional services.

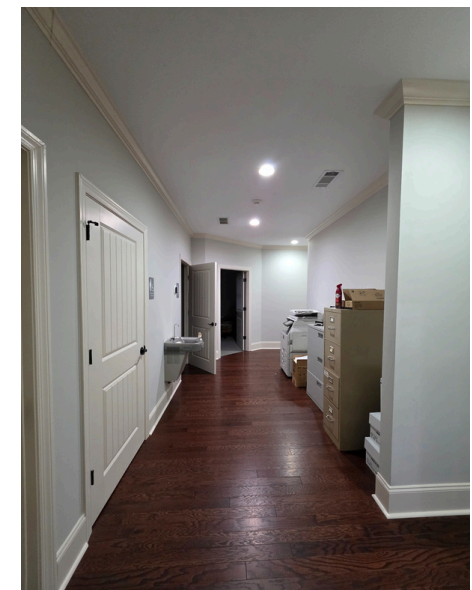
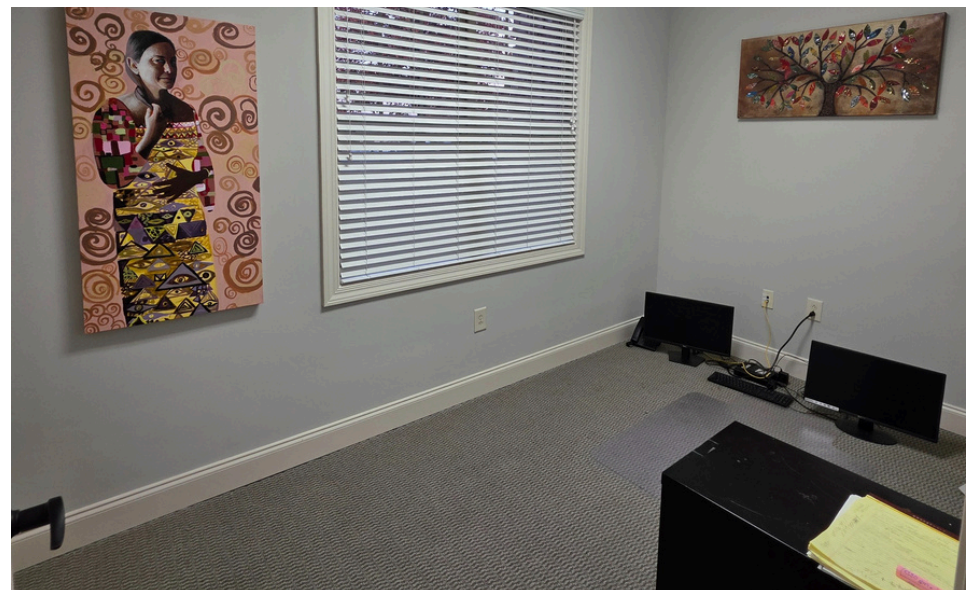


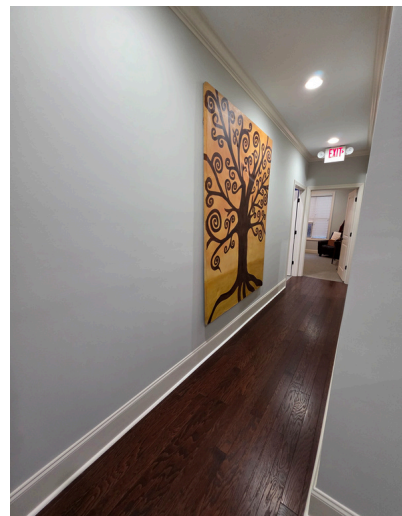
HIGHLIGHTS

- 5 Offices
- 2 Bathrooms
- Corner Unit
- Abundant Parking
- Well-Maintained Professional Park
- Reception
- Conference Room
- Break Room

PROPERTY PHOTOS







FLOOR PLAN



DEMOGRAPHIC SUMMARY

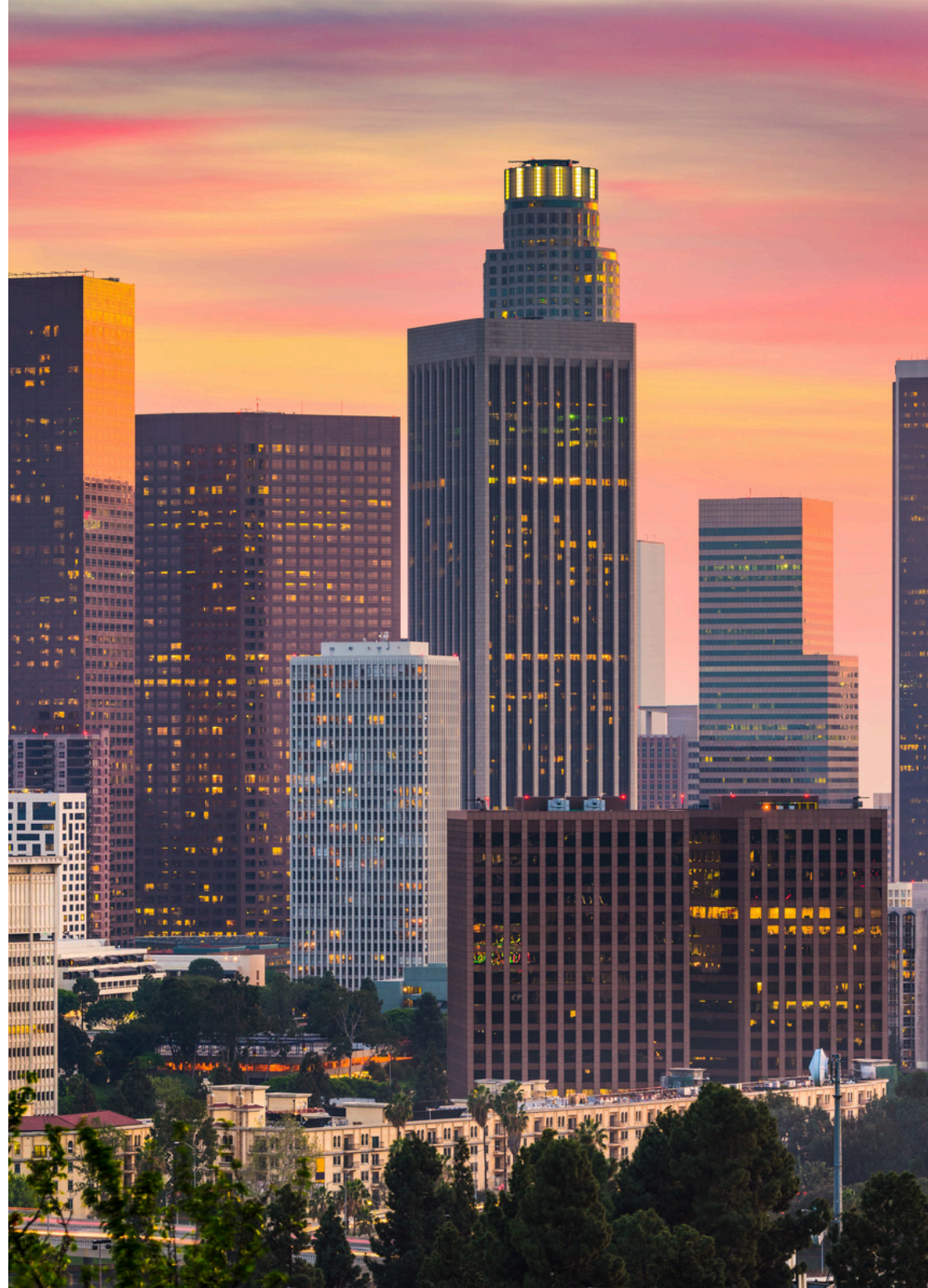


DEMOGRAPHIC SUMMARY

2024 SUMMARY	1 Mile	2 Mile	3 Mile
Population	3,285	18,708	39,555
Annual Growth 2024-2029	3.6%	3.3%	3.3%
Households	1,211	6,912	14,302
Avg Household Size	2.5	2.6	2.7
Owner Occupied Housing Units		62%	
Renter Occupied Housing Units		38%	
Median Age	38.4	40.4	40.4
Median Household Income	65,585	86,905	94,466
Avg. Household Income	82,638	109,256	120,184

2020 SUMMARY	1 Mile	2 Mile	3 Mile
Population	2,482	16,918	35,727
Families	XXXXXX	XXXXXX	XXXXXX
Households	896	6,230	12,906
Avg Household Size	2.5	2.6	2.7
Owner Occupied Housing Units	XXXXXX	XXXXXX	XXXXXX
Renter Occupied Housing Units	XXXXXX	XXXXXX	XXXXXX
Median Age	XXXXXX	XXXXXX	XXXXXX
Median Household Income	XXXXXX	XXXXXX	XXXXXX
Avg. Household Income	XXXXXX	XXXXXX	XXXXXX

LOCATION OVERVIEW



Cumming, Georgia

Cumming is a small but fast-growing city located in Forsyth County, Georgia, roughly 40 miles north of Atlanta. Known for its strong schools, high quality of life, and proximity to Lake Lanier, the area attracts families and professionals seeking suburban living with access to outdoor recreation. The city serves as a commercial hub for the county, with ongoing retail, medical, and residential development supporting its continued growth.



BROKERAGE COMPANY

At Lexaron, we specialize in delivering exceptional results in commercial real estate. With a proven track record in Retail, Office, Industrial, or Multi-Family assets, our mission is to provide value-driven investment opportunities and end-to-end real estate services that exceed expectations.

Our Services Include:

- Strategic Property Marketing
- Investment Sales & Acquisition Advisory
- Lease Negotiation & Tenant Retention
- Comprehensive Market & Financial Analysis
- Portfolio Optimization & Asset Management

Why Work With Us?

We bring a data-informed, client-first approach to every transaction. Our experienced team understands local market trends and national real estate cycles, helping our clients make confident, informed decisions.

We are committed to your success. Whether you're buying, selling, or repositioning an asset, Lexaron delivers the insight, resources, and dedication to guide you every step of the way.

Call us today!



678-534-7500 office



nichole@lexaron.com

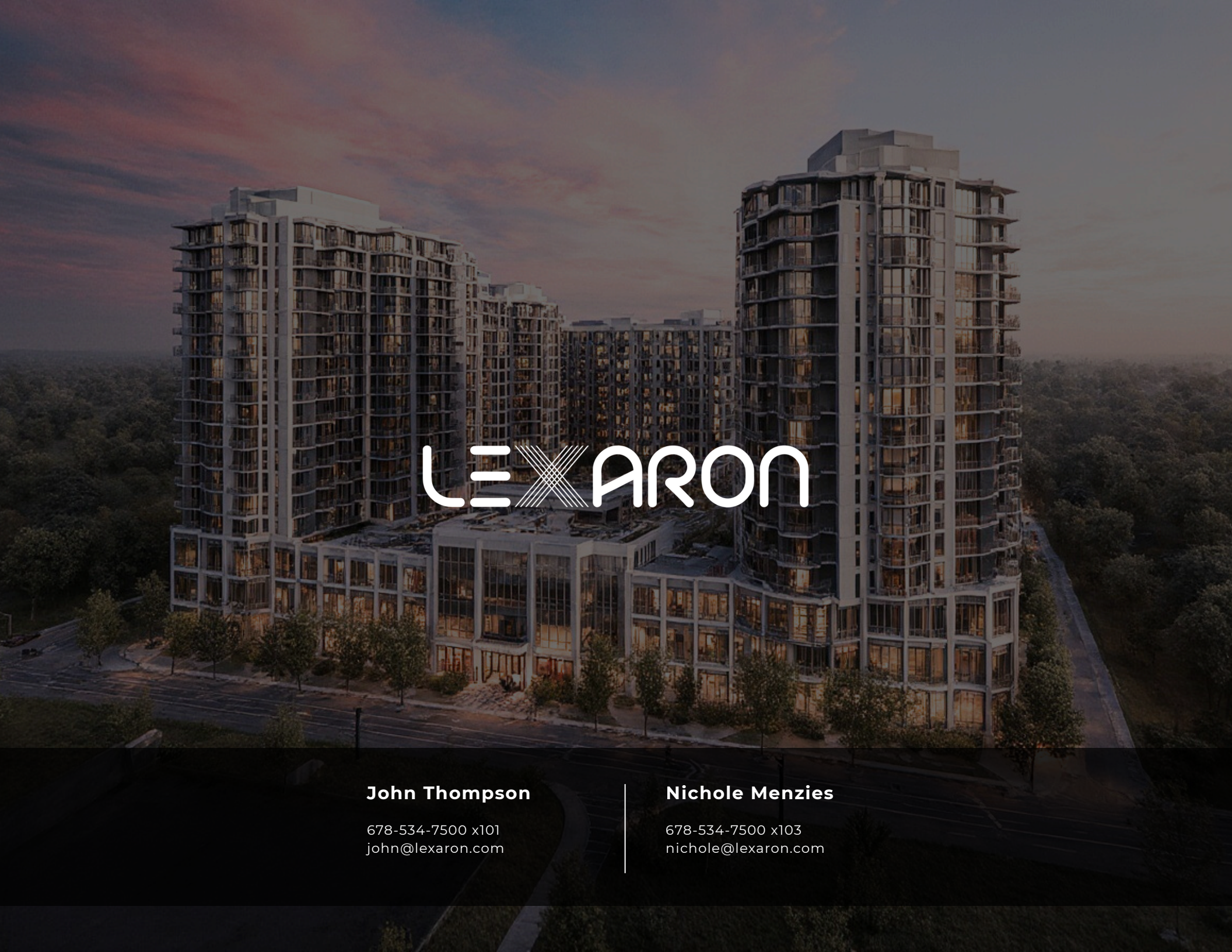


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1115 Howell Mill Rd, Suite 550
Atlanta, GA 30318

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An aerial photograph of the Lexaron apartment complex at dusk. The building features multiple high-rise towers with glass facades and balconies, illuminated from within. The base of the building is a lower, more modern structure with large glass windows. The surrounding area is filled with trees, and the sky shows a soft sunset glow.

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John Thompson

678-534-7500 x101
john@lexaron.com

Nichole Menzies

678-534-7500 x103
nichole@lexaron.com