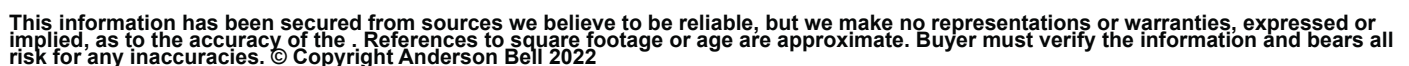


# Available



- Location:***

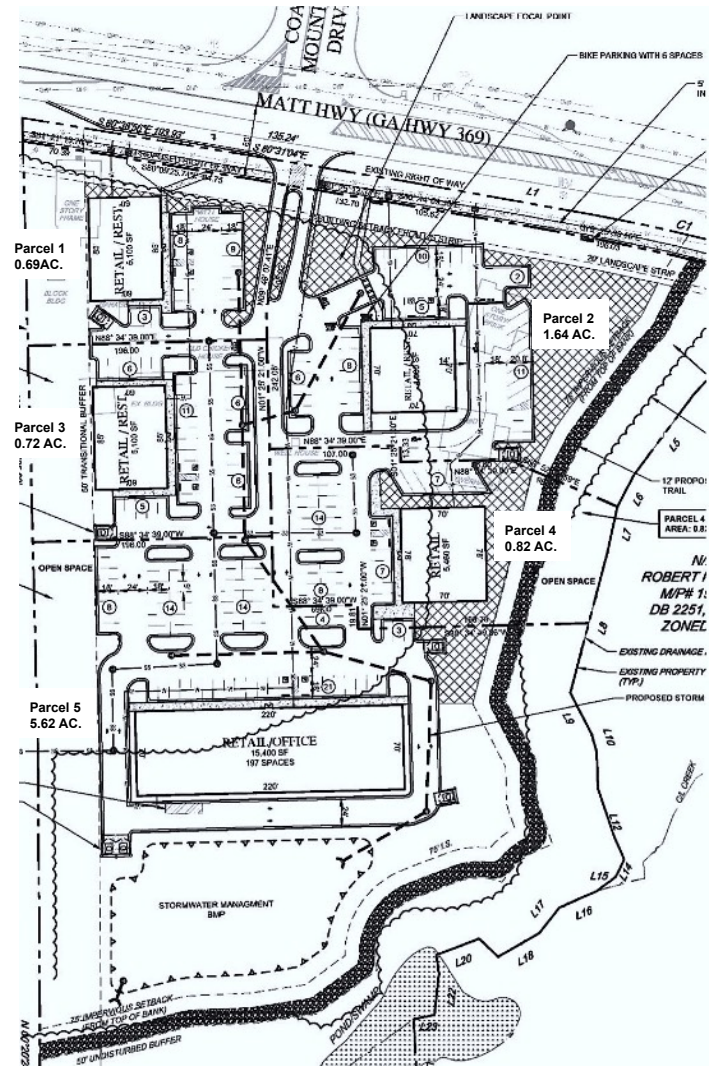
- 



770-933-9900

# COAL MOUNTAIN SQUARE

UP TO 36,000 SF



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Anderson Bell 2022

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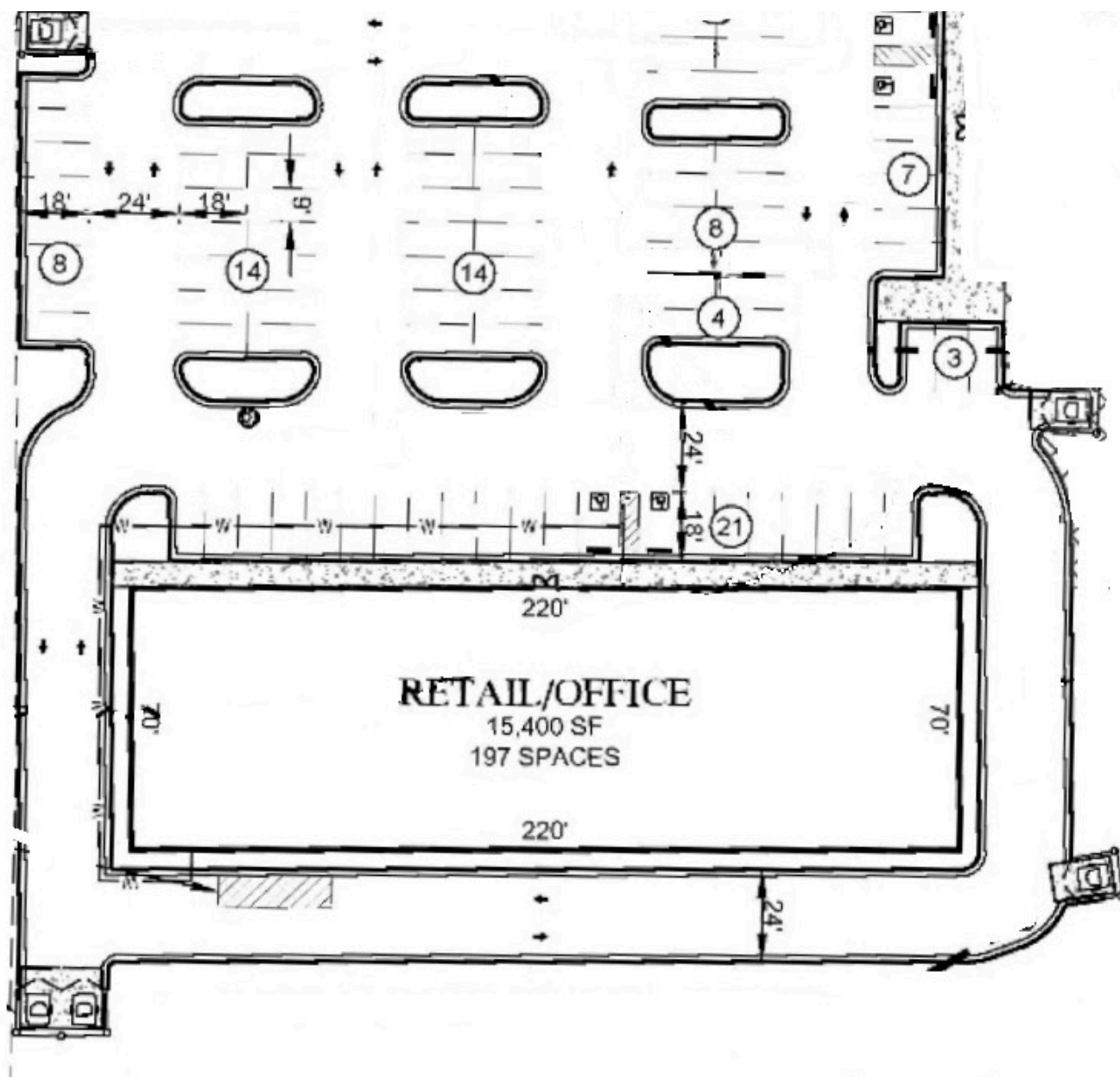
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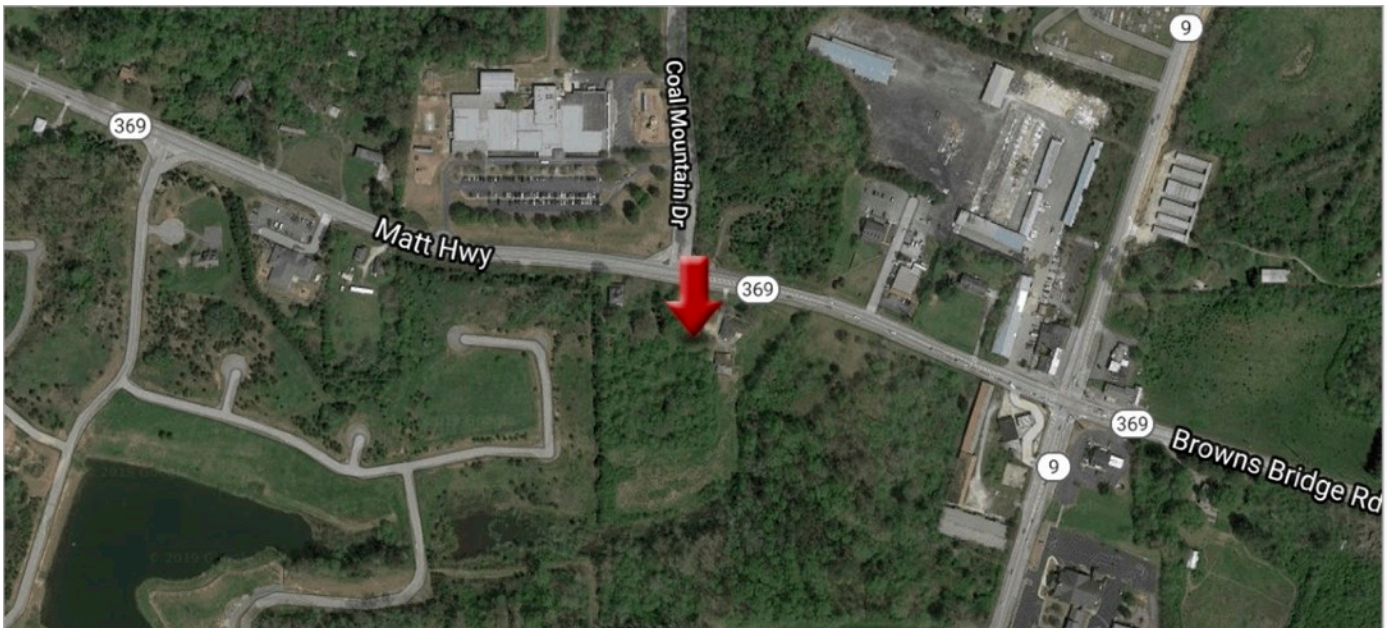
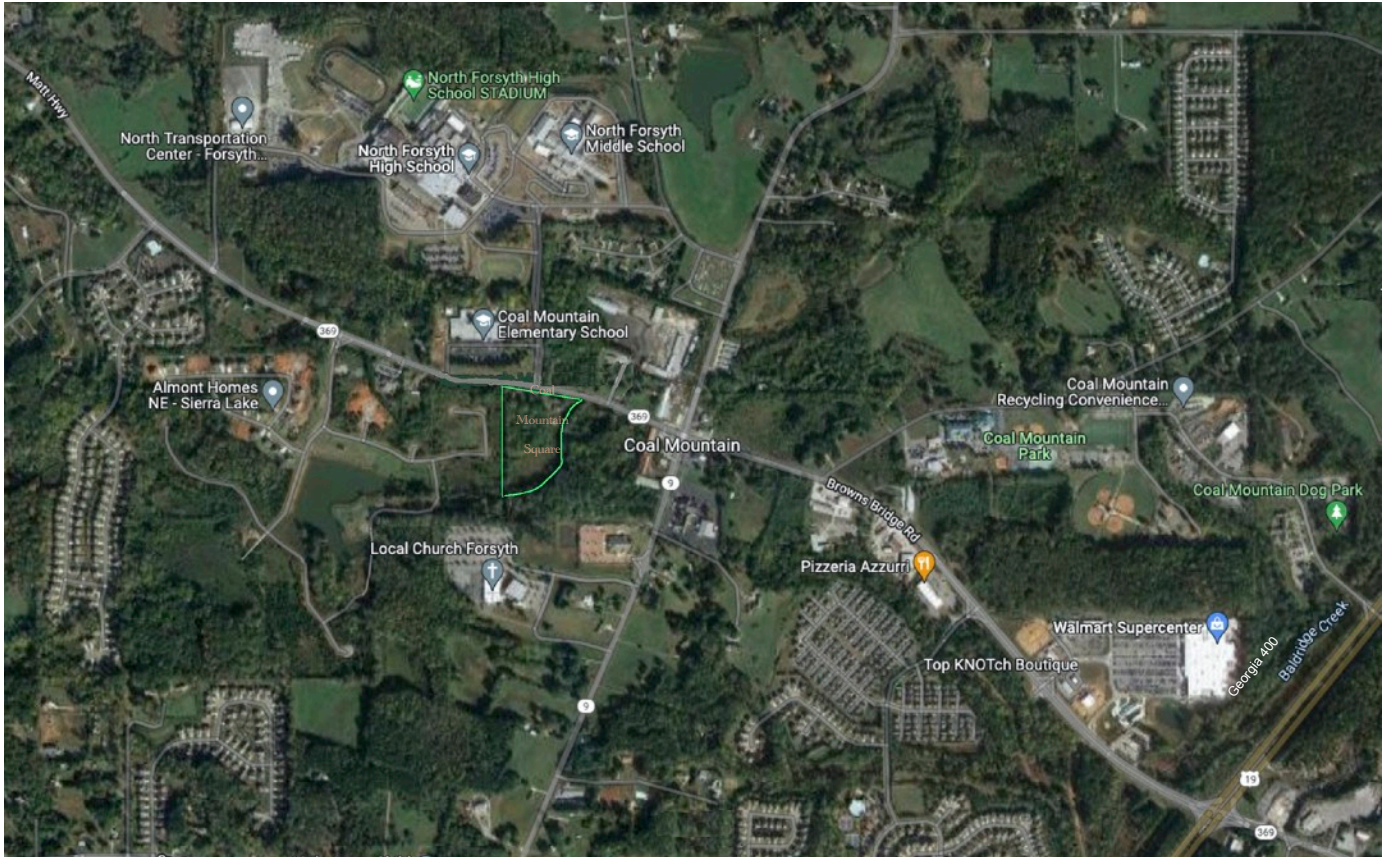
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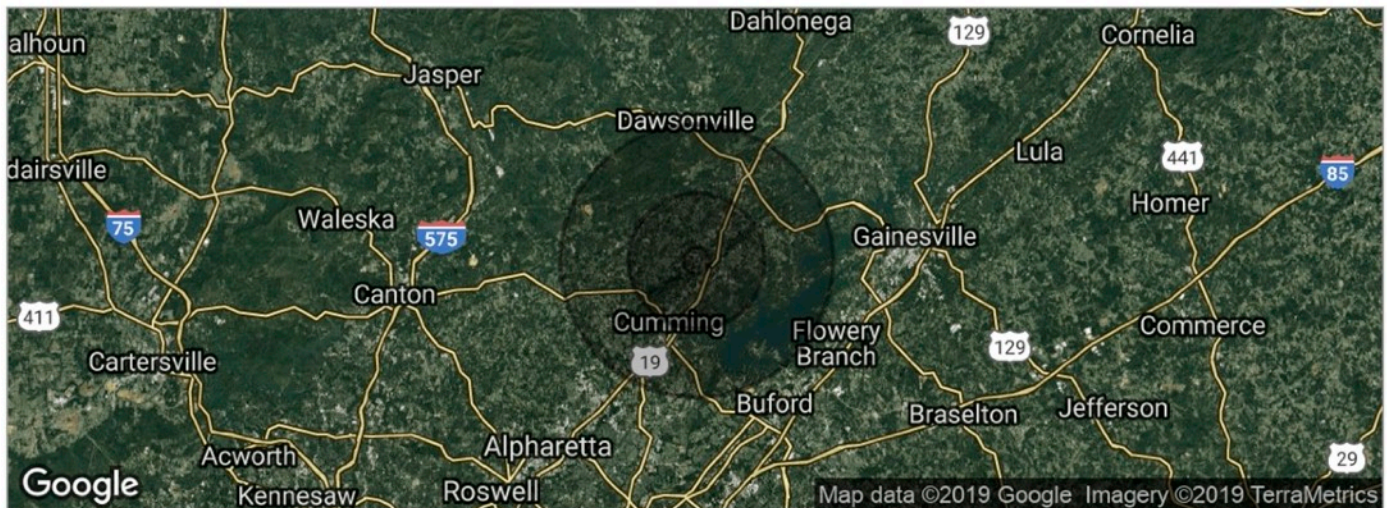
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# COAL MOUNTAIN SQUARE

# UP TO 36,000 SF



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,377	38,503	147,583
Median age	37.3	36.9	36.7
Median age (male)	36.8	36.2	36.1
Median age (Female)	38.4	37.9	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	450	13,433	51,097
# of persons per HH	3.1	2.9	2.9
Average HH income	\$99,513	\$87,361	\$89,870
Average house value		\$271,754	\$294,595
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	9.7%	11.0%	9.3%
RACE (%)	1 MILE	5 MILES	10 MILES
White	85.8%	91.9%	89.7%
Black	6.1%	1.5%	2.7%
Asian	3.4%	1.0%	3.1%
Hawaiian	0.0%	0.1%	0.0%
American Indian	0.8%	0.2%	0.2%
Other	2.5%	4.3%	3.2%

\* Demographic data derived from 2010 US Census

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## Building Specs

LOCATION:	3435 Matt Hwy, Forsyth County, Cumming, Georgia; south of the intersection of Coal Mountain Dr and Matt Hwy.
OWNER:	Coal Mountain Square, LLC
FLOORS:	Single Story.
BUILDING(S) SQ FT.	Total Building: 36,000 SF planned
EXTERIOR:	Reflective thermal insulated glass with ribbed, precast and brick panels.
HVAC:	Separate, multi-zoned, variable air volume systems for each suite designed to meet and exceed the energy code.
LIGHTING:	2' x 4' (tenant areas) and 2' x 2' (common areas) flush-mounted, lay-in, 3 bulb fluorescent fixtures. LED lenses in tenant areas, LED lenses in common areas.
COMMON AREAS:	Concrete pavers along front of building, fluorescent and incandescent down lighting.
TENANT FLOORING:	Soil ready for slab; some areas have slab with plumbing stubbs.
PARTITIONING:	Sheetrock on metal studs required.
CEILING:	12' high roof ceilings.
DOORS/HARDWARE:	3' x 8' glass doors with brushed chrome finish hardware.
WINDOW COVERS:	Thin line, 1" horizontal mini blinds.
PARKING:	Free surface parking for 133 cars (5 spaces per 1000 net usable sq. ft. of building area).
SYSTEMS:	Fully sprinklered structure, exterior plaza entry, underground landscape irrigation system, all underground utilities, card-key access.
SIGNAGE:	Tenant signage available above suite front and street pylon to contain adequate room for tenant name.



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## Forsyth County

### Our Mission

As trusted stewards of Forsyth County's future, the elected officials and employees are dedicated to serving the community and to providing effective, professional public service with integrity and a commitment to excellence.



### About Forsyth County, Georgia

Forsyth County is conveniently located between Atlanta and the north Georgia mountains. The county is consistently ranked as one of the fastest growing counties in the United States.

Forsyth County is a great place to call home and to do business. We have tax rates among the lowest in the metro Atlanta, an award-winning parks and recreation system, and nationally recognized schools and teachers.

### Forward Forsyth

Forward Forsyth is a public-private partnership entity made up of the Forsyth County Chamber of Commerce, the Forsyth County Government, the Forsyth County Development Authority, the Forsyth County School System and Lanier Technical College striving to connect you to the opportunities you need to get started, relocate or grow. We know starting or relocating a business requires you to do a lot of research in order to make an informed decision. To familiarize yourself with the overall makeup and finer details of our community, explore [www.forwardforsyth.org](http://www.forwardforsyth.org), a site dedicated to economic development in Forsyth County.

For more information about moving or growing your business in Forsyth County please contact Forward Forsyth's Senior Technology Project Manager, Scott Evans, at 770-887-6461, ext. 121 or via e-mail at [sevens@forwardforsyth.org](mailto:sevens@forwardforsyth.org).



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# COAL MOUNTAIN SQUARE

# UP TO 36,000 SF

Contact for more information:



**Andy Bell, CCIM**  
**andy@andersonbell.com**  
**770.933.9900**

**ANDERSON BELL** is an Atlanta commercial real estate firm uniquely qualified to determine the best location at the least possible cost for your company. Offering services in market data analysis designed specifically for the property user Anderson Bell is your real estate division whenever you need one. Numerous national, regional and local firms have used this specialized resource phase of Anderson Bell for leasing, subleasing, lease workouts, sales and purchases. Remember your real estate situation is unique and Anderson Bell brings a client centered commitment and a definitive advantage to your type of real estate requirement.

## **Andy Bell, CCIM**

Capitalizing on his experience gained in leasing and sales since 1976, Mr. Bell believes in a full service approach to the needs of his clients. Mr. Bell provides guidance in assisting corporate real estate decisions and in implementing successful planning of a firms' changing real estate needs. He represents both local and national firms in office property sales, purchases, and leases.

Whether it's the principal in a local firm or the head of a corporate real estate department, Mr. Bell's clients benefit from his knowledge and experience. He has represented such firms as Trust Company Bank (Truist), Resolution Trust Corporation, ITT Consumer Financial, Hilton Hotels, Kelly Services and National Bank for Cooperatives.

Additionally, as a founding partner of his prior firm, Wesley, Bell & Sellers, Mr. Bell attributes the firm's achievements to a "team marketing" concept that Mr. Bell helped create.

Mr. Bell believes in continued education evidenced by his designation of CCIM, a designation held by less than 10% of active commercial real estate brokers in the United States. He holds an emeritus status and is a life-time Million Dollar Club member of the Atlanta Commercial Board of Realtors. A graduate of the University of Georgia, Mr. Bell holds a BBA degree in Real Estate Finance with concentrations on Property Valuation and Development. A native of Atlanta, Mr. Bell resides in North Atlanta area with his wife.

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