



108 Canton Highway

Cumming, Georgia 30040

Tenant, Lease & Property Highlights

- Credit Tenant: Hamilton State Bank has 24 branches in N. Georgia, \$1.8B in assets, \$1.5B in deposits and \$271M in total capital
- Acquired its 6th bank in four years
- Branch deposits: \$19,500,000
- 12-year remaining term, on a 20-year lease plus 3 (5)-year options
- 2.5% annual rent increases throughout term
- Forsyth County - Cumming, GA - Upscale fast-growing bedroom community of Atlanta MSA (avg. household income \$95,915)
- Over 15,000 VPD on GA Hwy 20
- Constructed in 2008; ±8,354 SF on ±1.44 acres
- NOI: \$312,800
- **Sale Price: \$5,961,000**

Edward Wingate

Broker

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SC # 84835

NC # 295698

GA # 378936

TN # 262686



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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