

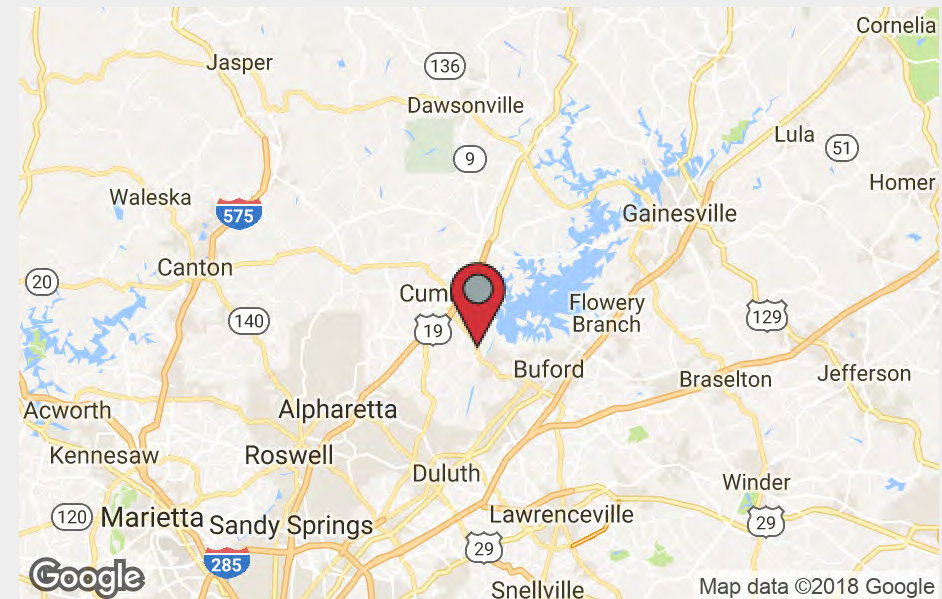


Windermere Pkwy & Buford Hwy

Cumming, Georgia 30041

Property Highlights

- Two Parcels Totaling 24.826 Acres
0.981 Acres (APN 203 396)
23.845 Acres (APN 203 001)
- All Utilities Available
- Zoned CBD, Unincorporated Forsyth County ([Click here for CBD Zoning from County](#))
- Buford Hwy Overlay District ([Click here for Overlay Details](#))
- Multiple Access Points via Curb Cuts on Hwy 20 & Windermere Pkwy
- \$141,078 Avg HH Income in 1-Mile Radius
- 30,000 VPD on Buford Hwy (Hwy 20); 15,500 VPD on Windermere Pkwy
- Exclusively listed by Todd Ellis/NAI Brannen Goddard, LLC
- \$4,000,000 Asking Price



Exclusively listed by:

Todd Ellis

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INFORMATION IS DEEMED FROM RELIABLE SOURCES. NO WARRANTY IS MADE AS TO ITS ACCURACY.

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Subject Property

±25 Acres for Sale

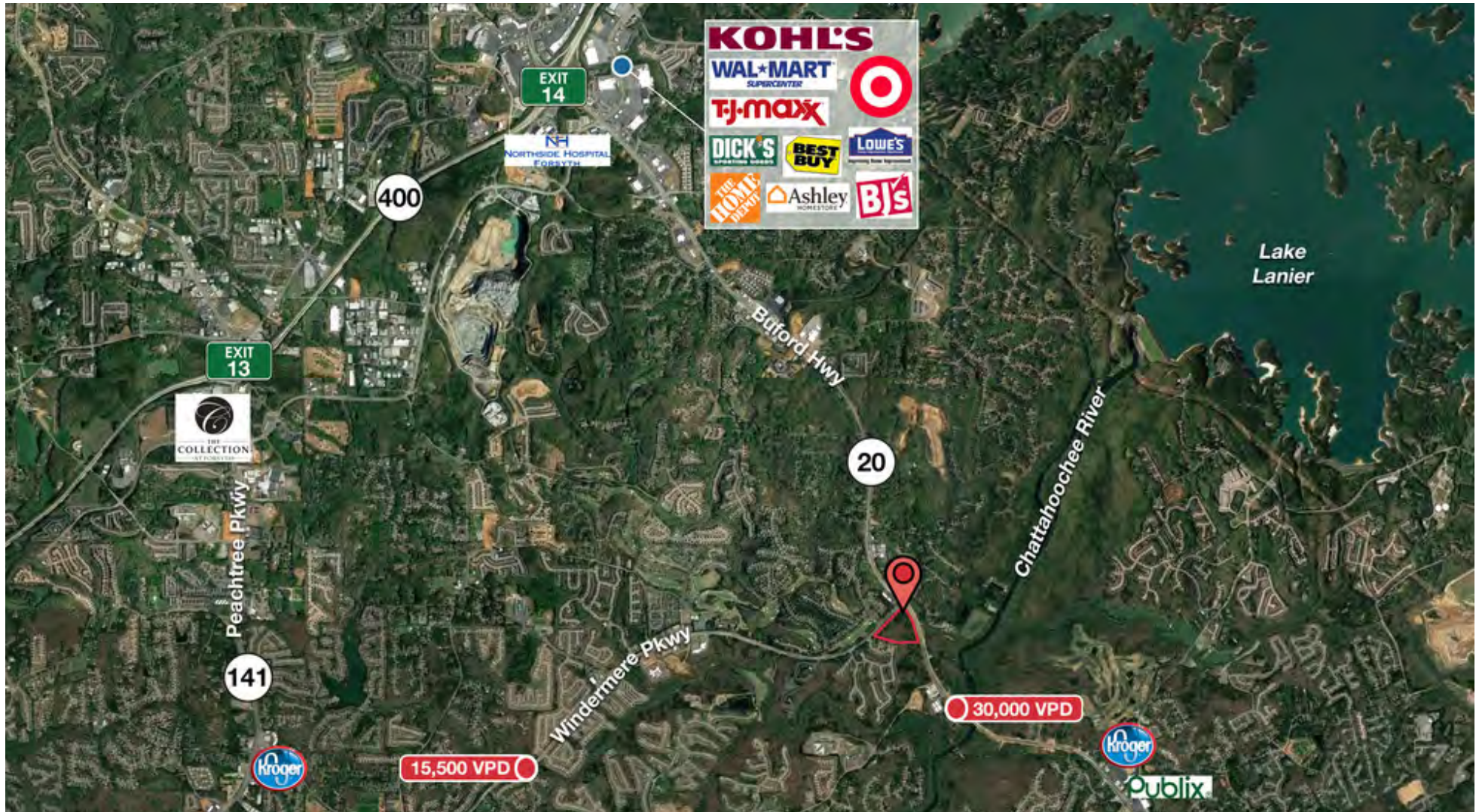
Windermere Pkwy & Buford Hwy



Area Amenities

±25 Acres for Sale

Windermere Pkwy & Buford Hwy



Site
Plan

±25 Acres for Sale

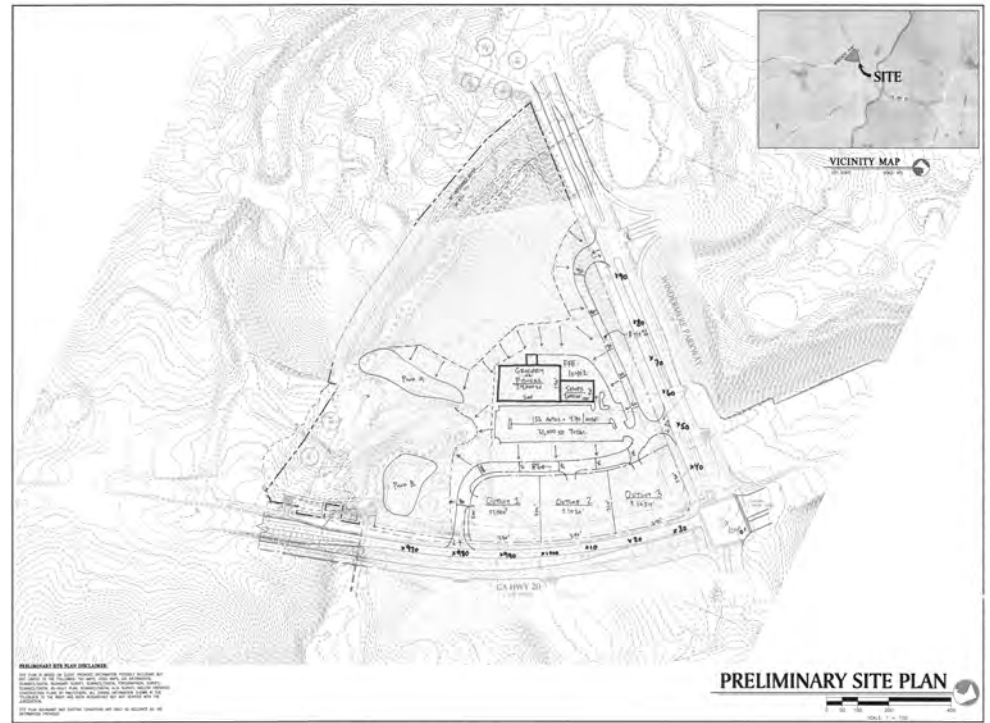
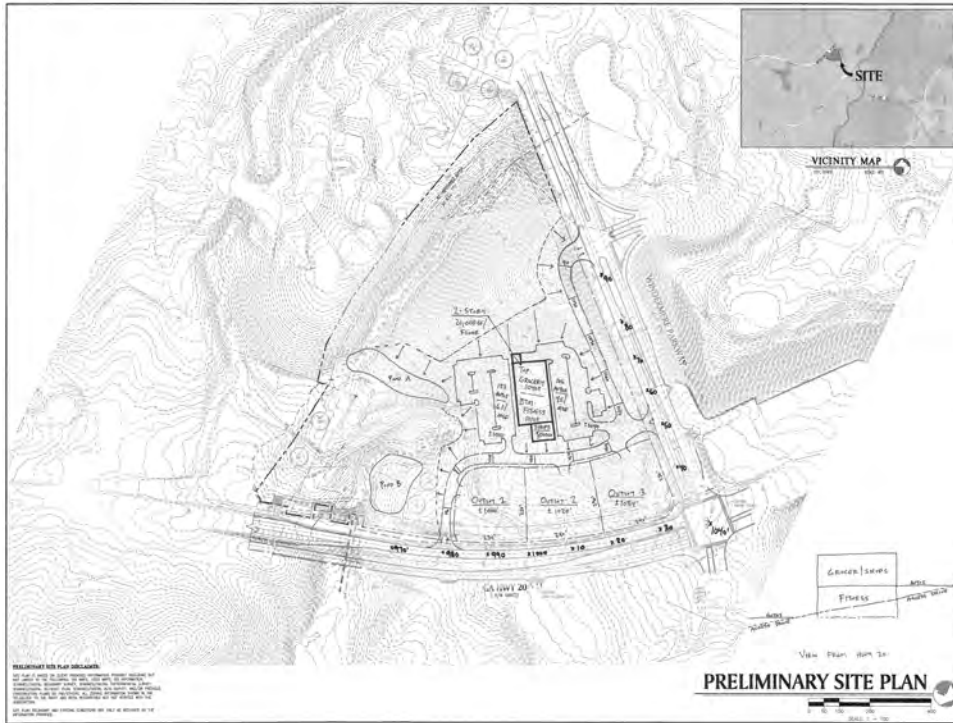
Windermere Pkwy & Buford Hwy



Conceptual Plan

±25 Acres for Sale

Windermere Pkwy & Buford Hwy



Demographics Overview

±25 Acres for Sale

Windermere Pkwy & Buford Hwy

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,479	45,761	117,059
MEDIAN AGE	36.1	36.6	37.8
MEDIAN AGE (MALE)	36.7	36.0	36.1
MEDIAN AGE (FEMALE)	35.5	36.3	37.1

Housholds & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS #	1,450	14,441	38,403
OF PERSONS PER HH	3.09	3.17	3.04
AVERAGE HH INCOME	\$174,785	\$156,425	\$140,477
AVERAGE HOUSE VALUE	\$479,367	\$367,285	\$338,424

