



Tribble Rd

Canton Hwy



Atlanta
Land
Group



10+/- Acres – Potential Commercial
3170 Canton Hwy
Cumming, GA 30040

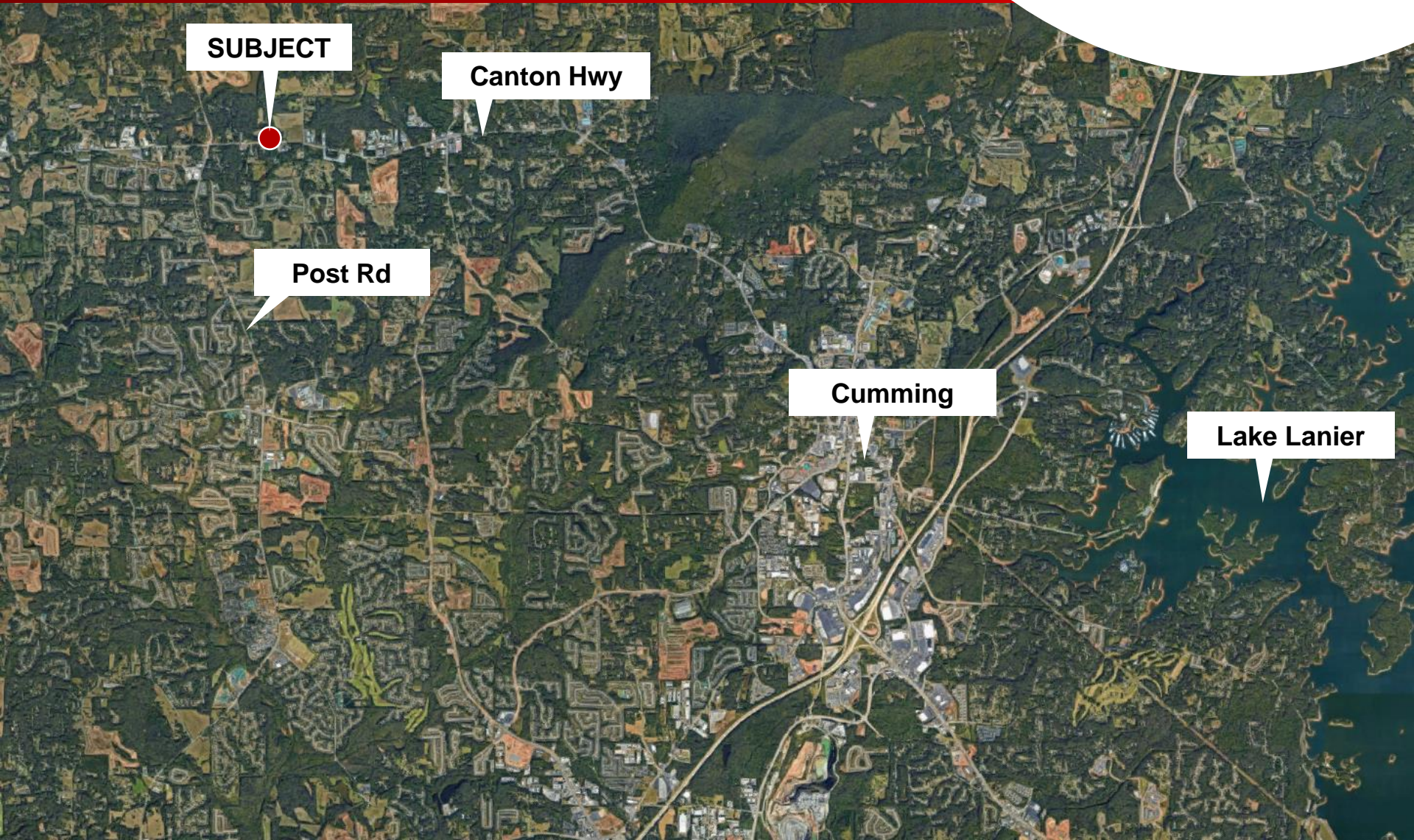
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PROPERTY OVERVIEW

- 10+/- Acres – Forsyth County
- Zoned R1
- Parcels 053 052, 053 053, 053 005 & 053 004
- Near the future Publix anchored retail center at the corner of Tribble Rd & Hwy 20
- Excellent potential commercial site in a growing area
- 27,000 ADT (2018) Canton Hwy
- +/-885 ft frontage on Canton Hwy
- Future six lane expansion of Canton Hwy
- Water & Sewer available to site
- Asking Price - \$350,000/Acre



PROXIMITY MAP



DISTANCE MAP



Tribble Rd

Future Publix
Anchored
Shopping Center



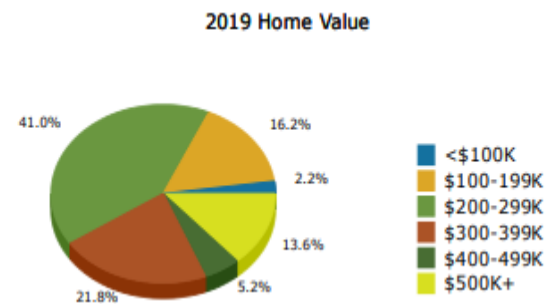
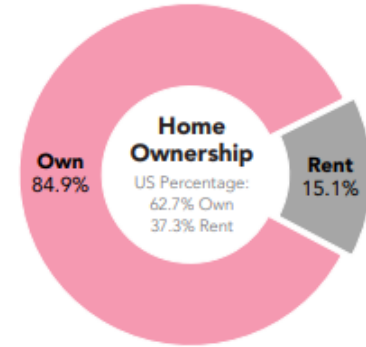
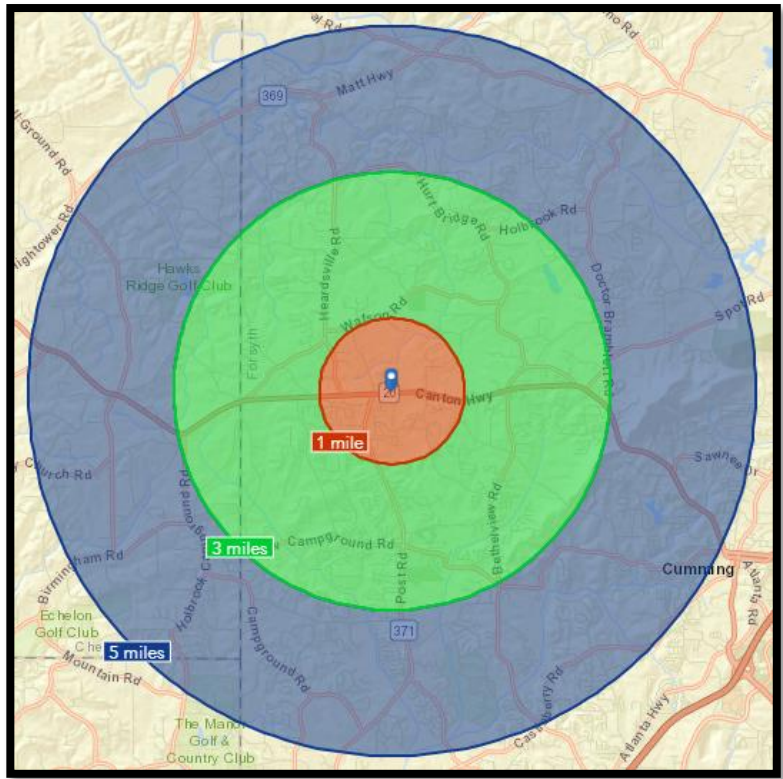
SUBJECT



Canton Hwy

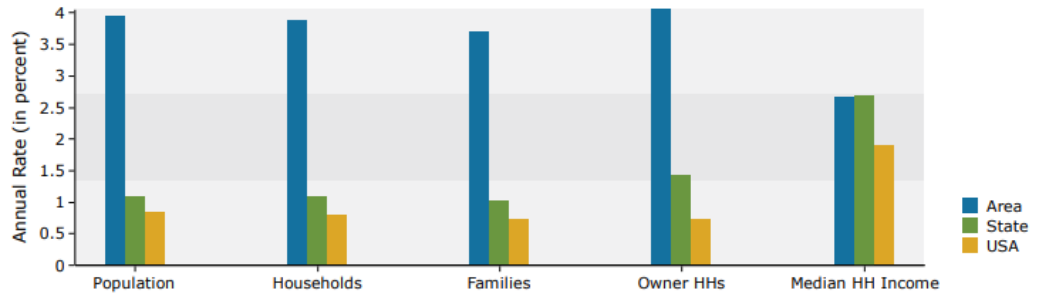
Demographics Esri 2019

	Population	# of Households	Avg Household Income	Median Age
1 Mile	1,452	526	\$106,521	37
1-3 Miles	28,864	9,413	\$123,869	36
3-5 Miles	39,575	13,270	\$131,943	39

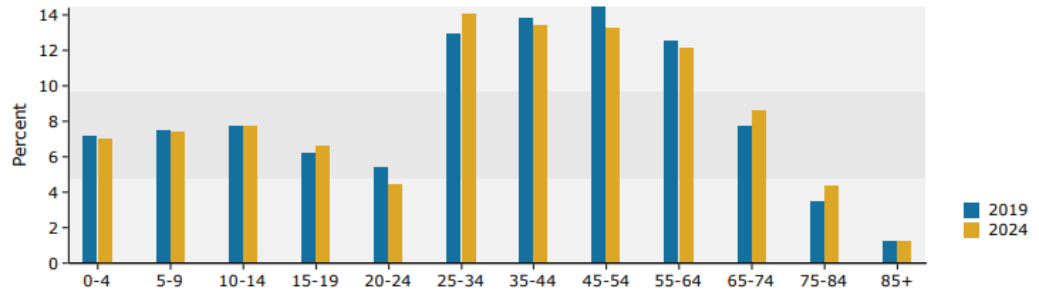


0 - 1 mile

Trends 2019-2024



Population by Age





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