

Presented By:

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**POWELL**  
PROPERTY GROUP

**9.22 ACRES  
MARKET PLACE  
BLVD.**



FOR SALE

Land :

MARKET PLACE BLVD, CUMMING, GA 30040

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# 9.22 ACRES ON MARKET PLACE BLVD.

MARKET PLACE BLVD, CUMMING, GA 30040



## OFFERING SUMMARY

**Sale Price:** \$125,000 / acre

**Lot Size:** 9.22 Acres

**Zoning:** LR (Lake Residential)

**Market:** N Fulton/Forsyth County

**Submarket:** North Fulton

## PROPERTY OVERVIEW

9.22 acres zoned LR (Lake Residential). Approximately 650 feet of road frontage on Market Place Blvd, ideal for Office or retail. Close to shopping, schools, restaurants, banking, etc. Convenient to GA Hwy. 400, Market Place Blvd., Ronald Reagan Blvd., and Northside-Forsyth Hospital. Sewer is available but will likely require a small pump. A portion of this property is in the City limits and can the remainder can be annexed into the city of Cumming.

Proposed zoning of PSC (Planned Shopping Center)

## PROPERTY HIGHLIGHTS

- Close to shopping, schools, restaurants, banking, etc
- Convenient to GA Hwy. 400, Market Place Blvd., Ronald Reagan Blvd., and Northside-Forsyth Hospital.
- Potential for 2 entrances on separate road
- Zoned LR (Lake Residential)
- Proposed zoning of PSC (Planned Shopping Center)

## DEMOGRAPHICS

1 MILE

5 MILES

10 MILES

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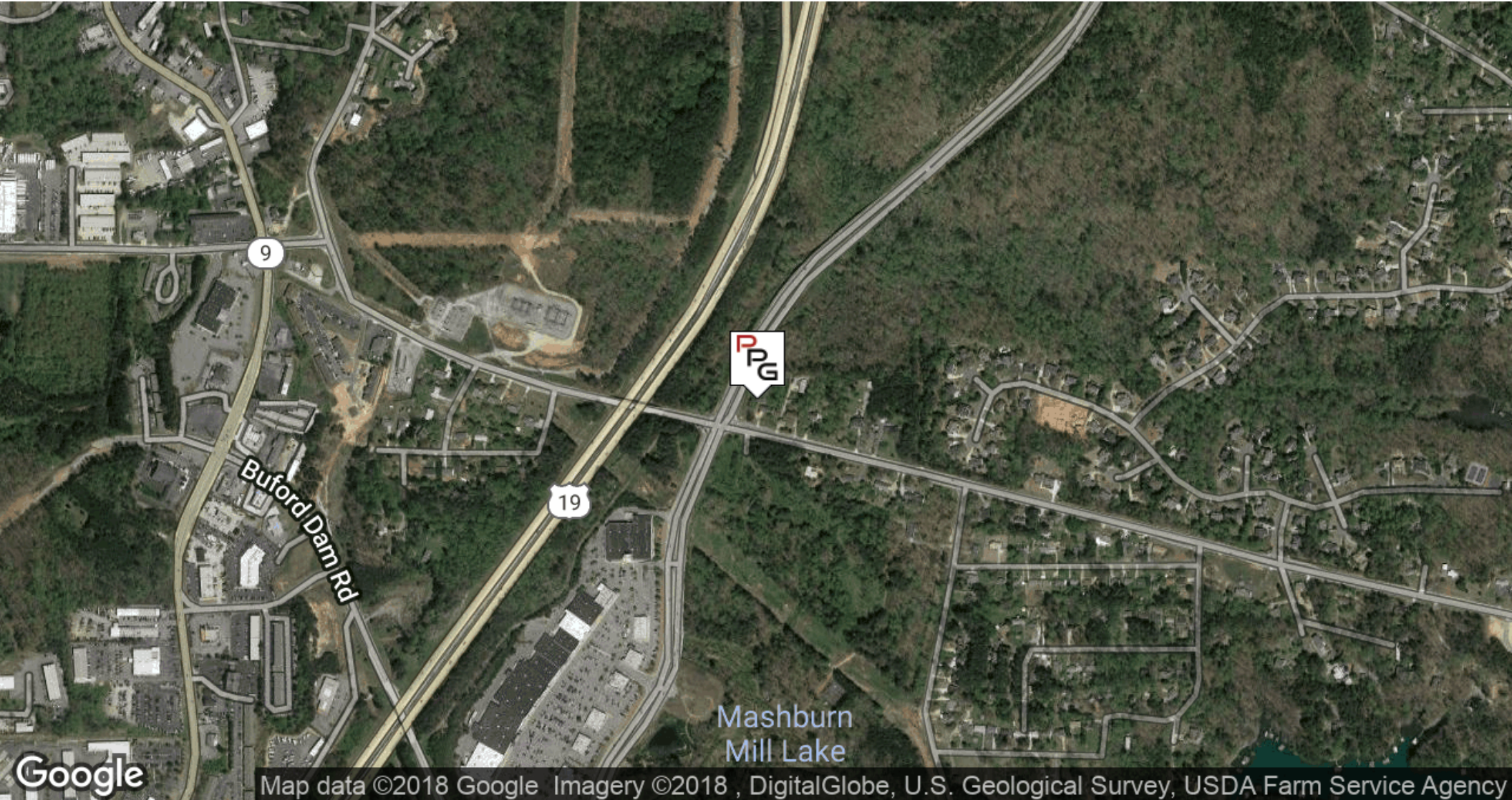
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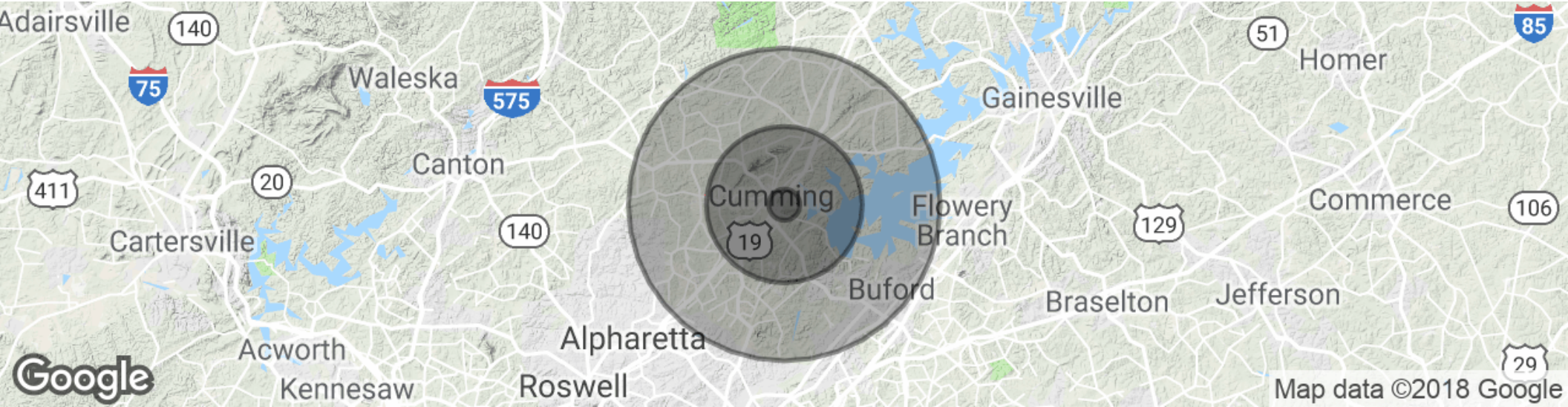
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,104	69,732	249,039
Median age	37.4	36.4	36.6
Median age (Male)	33.9	35.1	36.0
Median age (Female)	39.0	37.5	37.0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,107	24,105	82,764
# of persons per HH	2.8	2.9	3.0
Average HH income	\$74,981	\$95,201	\$105,926
Average house value	\$270,882	\$323,705	\$355,211

\* Demographic data derived from 2010 US Census

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