



**Commercial Opportunity on Hwy 141**

**FOR SALE**  
5.7 ACRES—FORSYTH COUNTY



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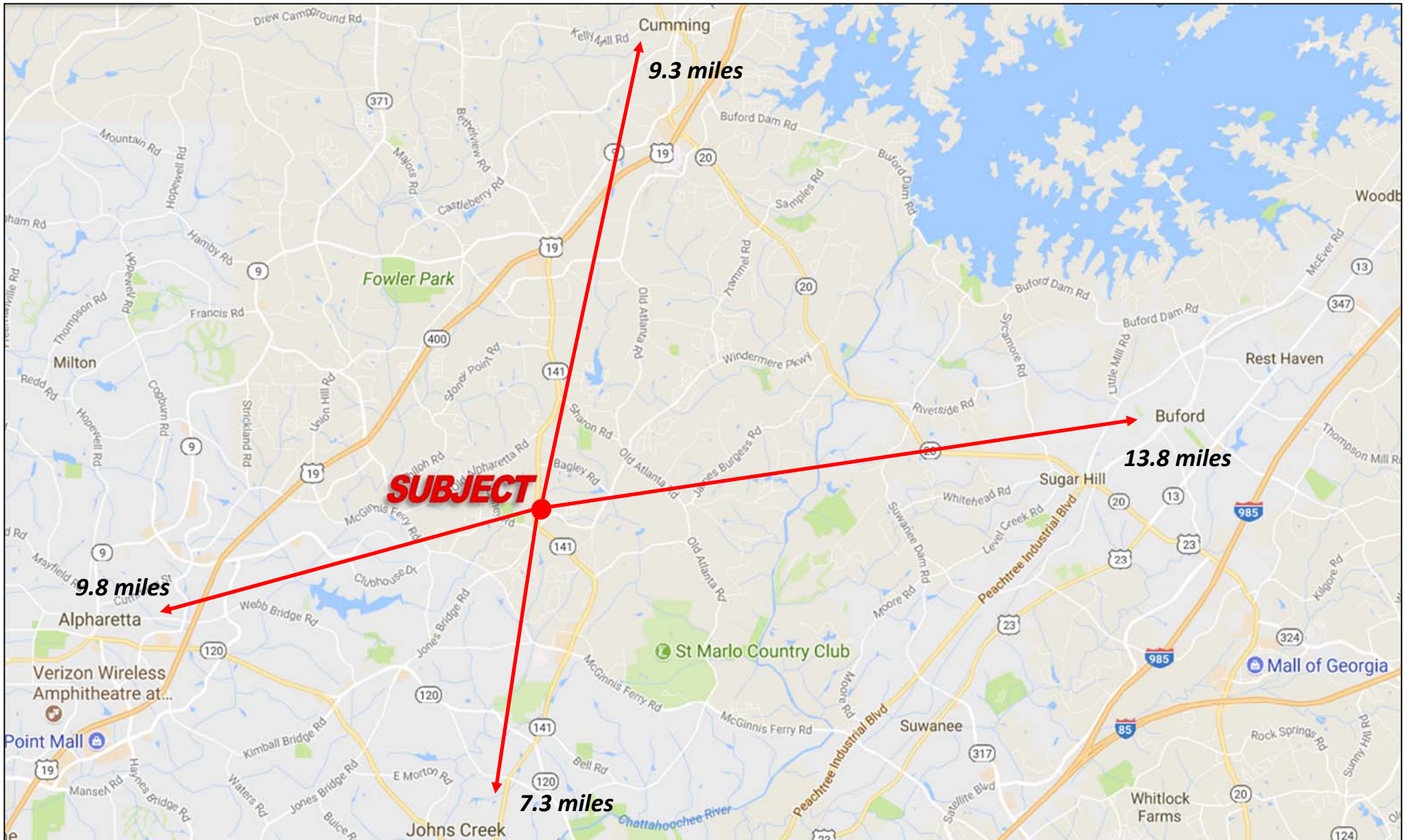
KW Commercial Peachtree Road  
804 Town Blvd. Ste A2040  
Atlanta, GA 30319  
404-419-3500

## PROPERTY OVERVIEW

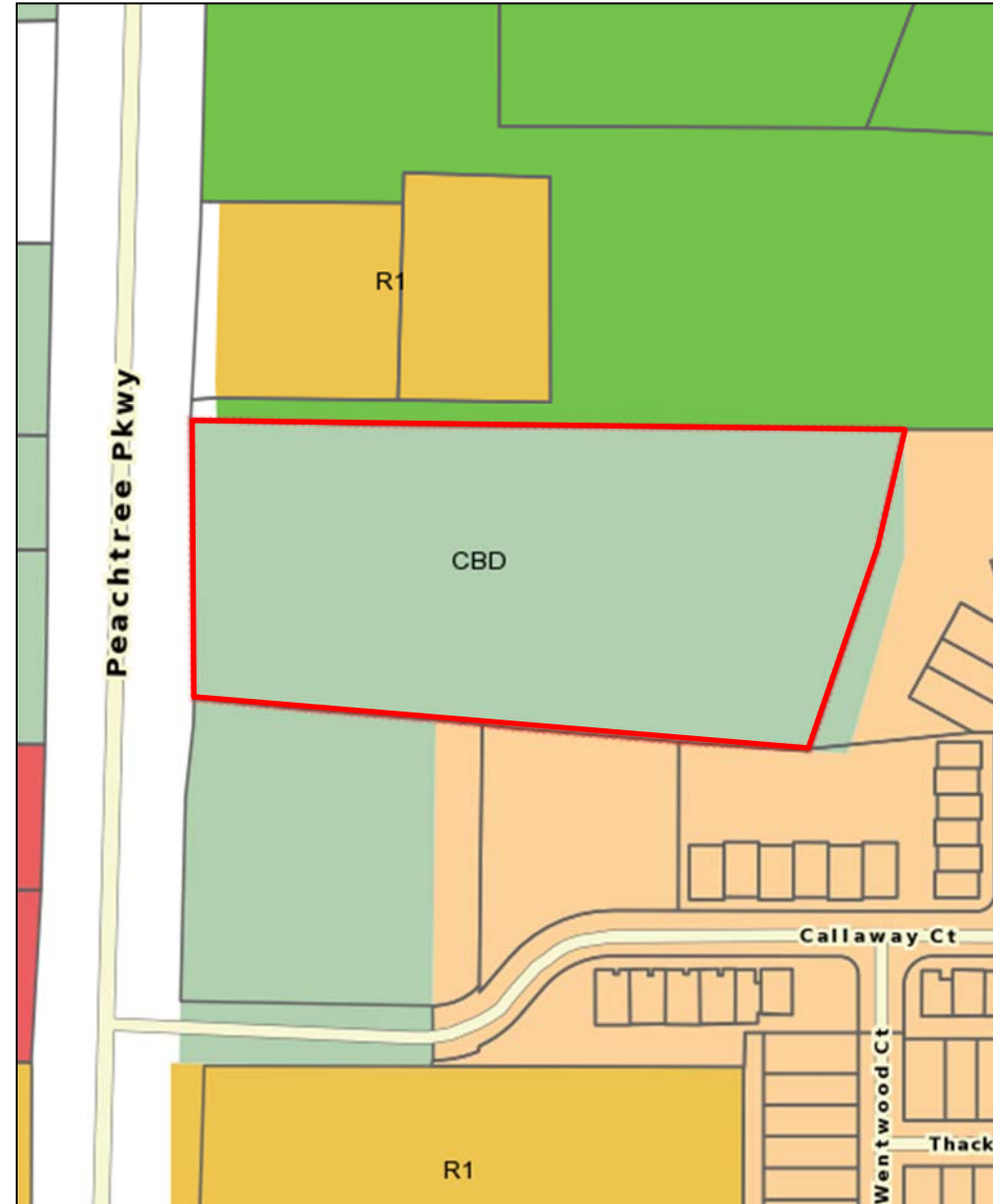
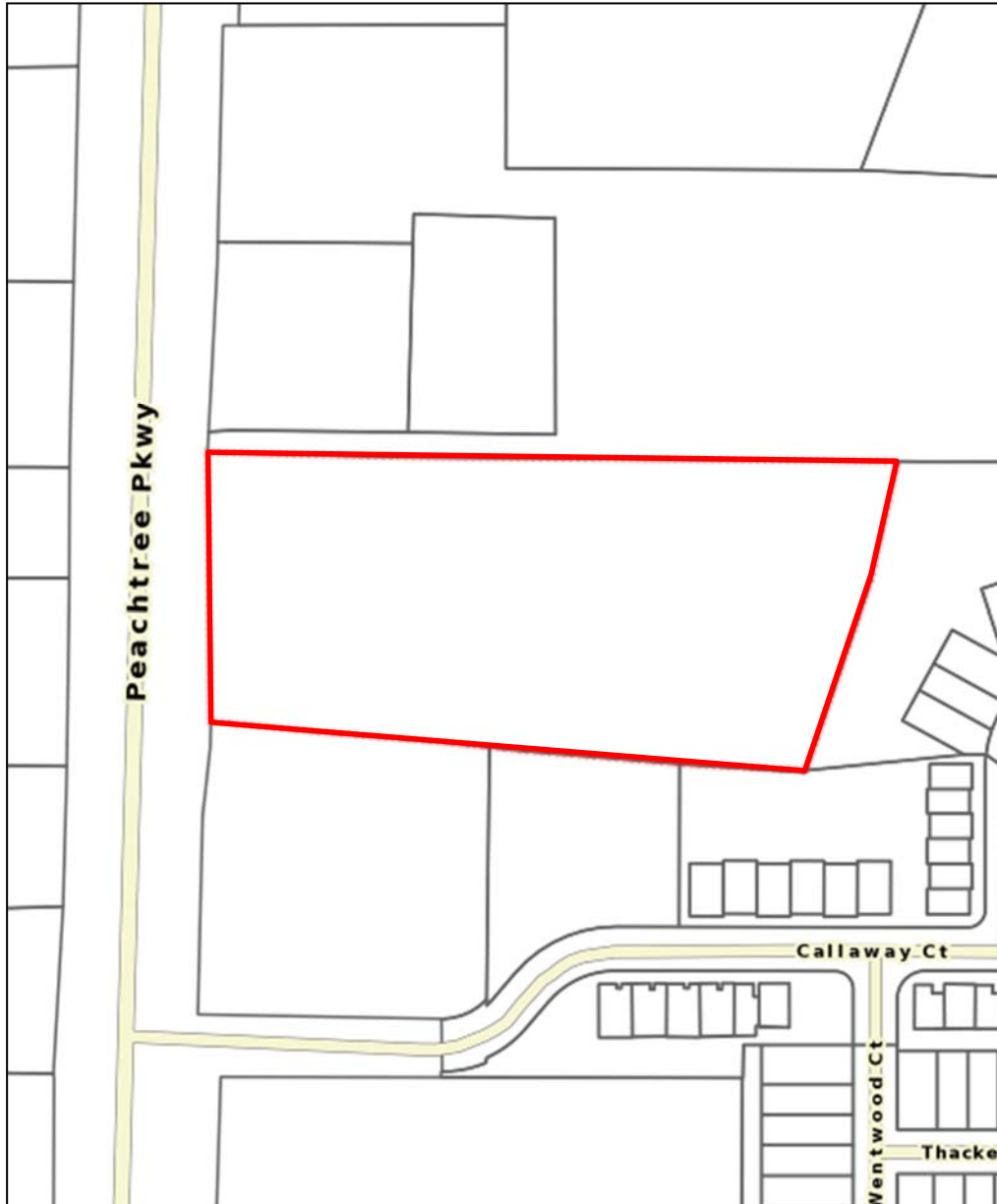
- +/- 5.7 acres
- Zoned CBD—Forsyth County
- 305 ft of frontage on Peachtree Parkway
- Approx. 745 ft of depth
- All utilities available to site
- 43,500 ADT (16) South on Peachtree Parkway
- Retail/ Commercial Opportunity on Hwy 141
- Multiple uses
- **Asking \$325,000 Per Acre**



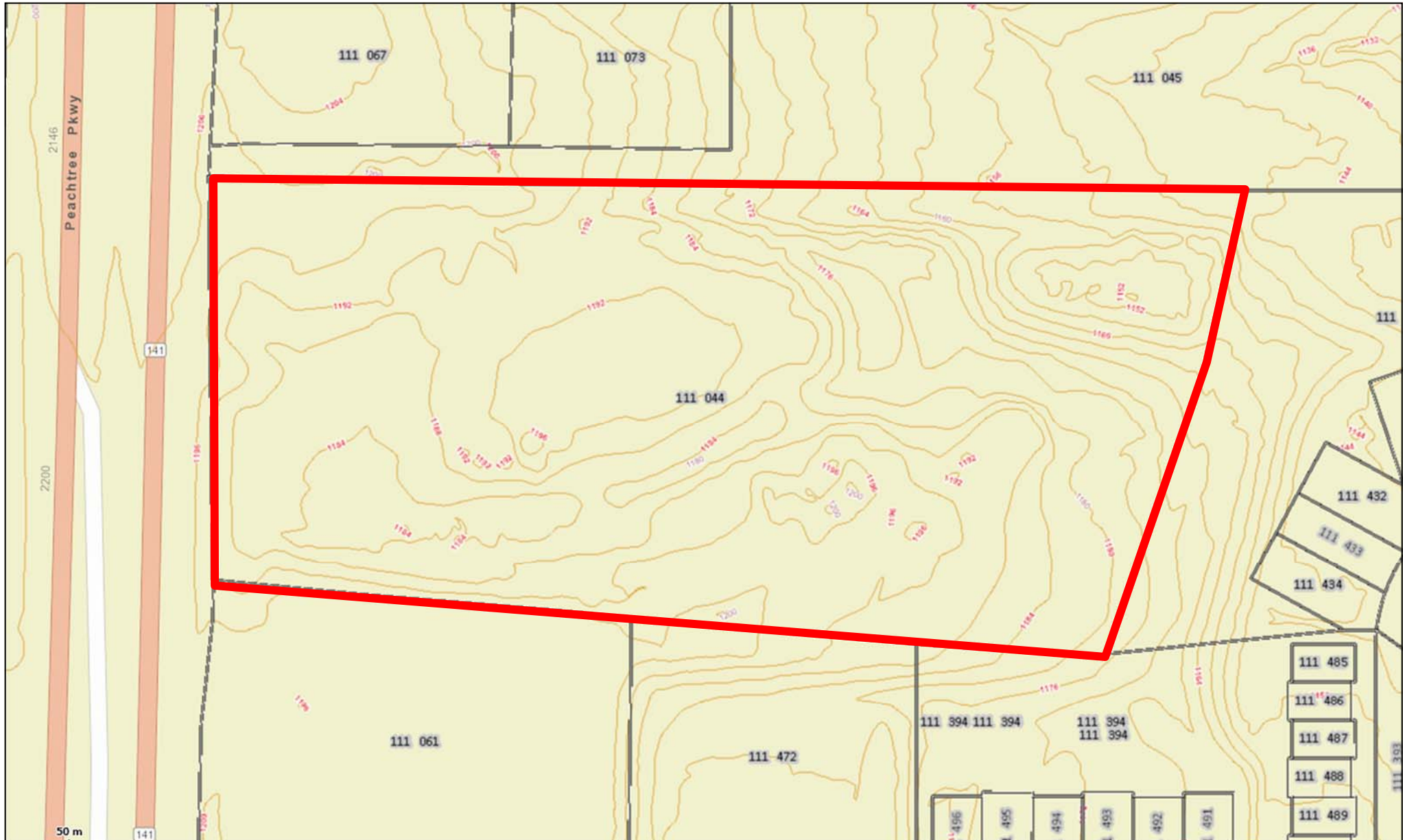
## LOCATION MAP



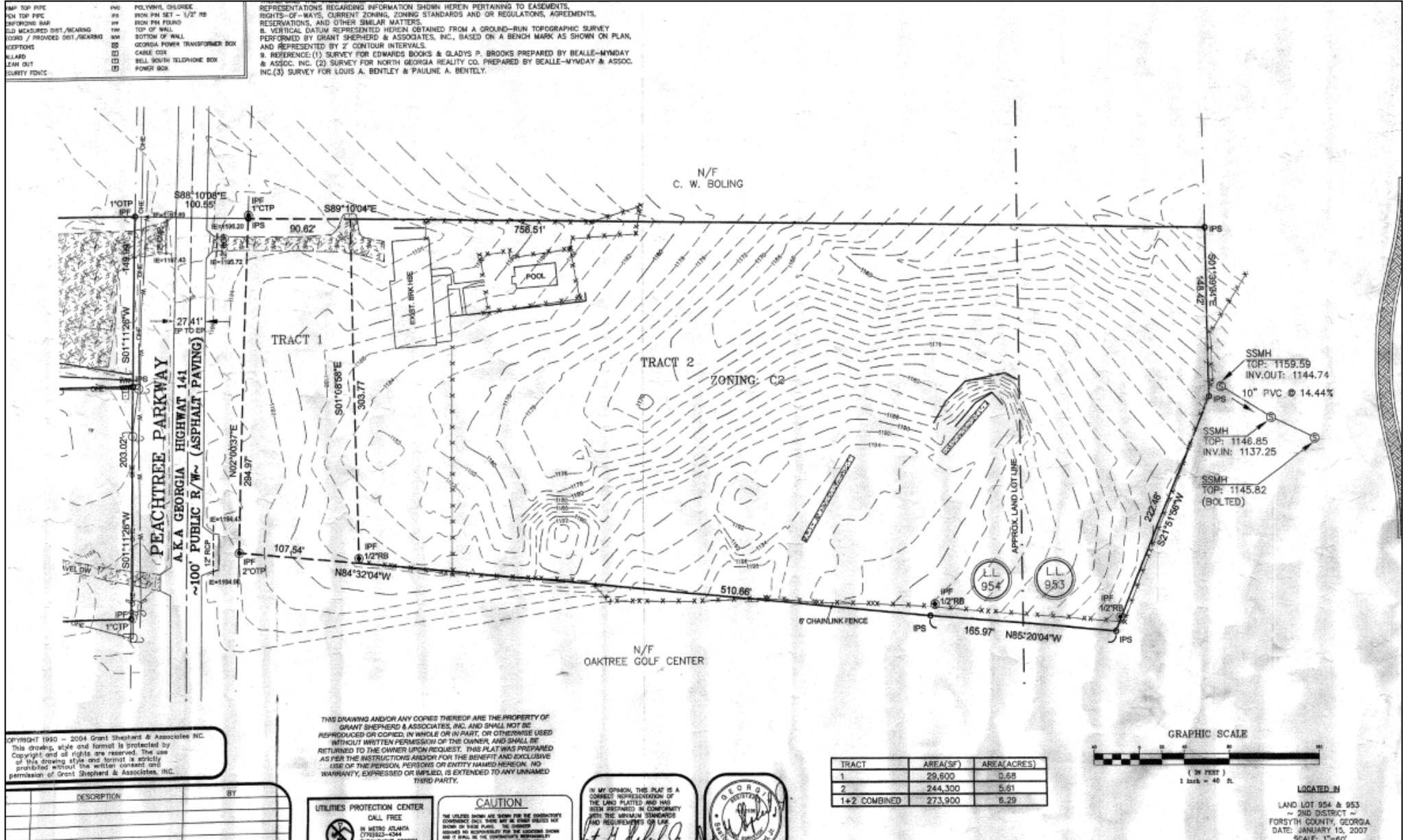
## TAX PLAT AND ZONING



# TOPOGRAPHY



## SURVEY



## SUBMARKET AERIAL



# AREA DEMOGRAPHICS

	Population	# of Households	Avg Household Income	Median Age
1 Mile	4,710	1,473	\$158,722	36
3 Miles	55,970	17,369	\$157,516	37
5 Miles	150,711	50,110	\$142,975	37

