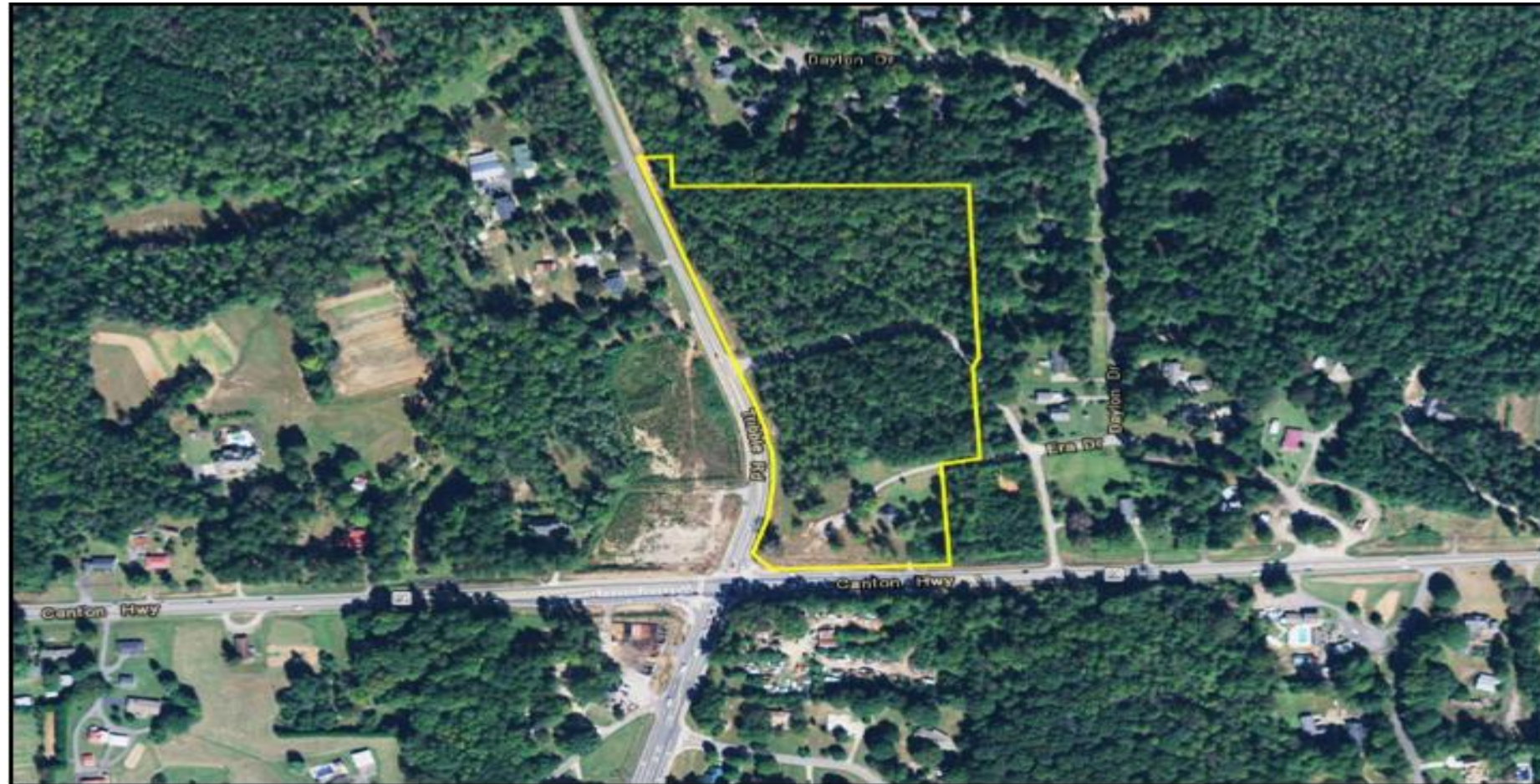


3530 Canton Highway, Cumming, GA 30040



Mike Cahalan | 678.429.1990  
mcahalan@atlantalandgroup.com

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



# PROPERTY OVERVIEW

- +/- 12 acres – Corner Parcel
- Forsyth County – City of Cumming
- PIN # 031-192
- Zoning A1 & R1
- Traffic Count – 12,900 ADT (14) W on Canton Hwy
- Utilities – Water is available to the site with Sewer located close by
- High School – North Forsyth High

**Asking: \$250,000 per Acre**



## Executive Summary

The subject parcel is 12.16 acres located at the corner of Highway 20 & Post Road in Forsyth County. This tract is located on the going home side of the road with excellent visibility from all four corners of the signalized intersection. The property would make for an excellent grocery store anchored retail center given the amount of new residential construction taking place on both Post Road and Tribble Gap Road. There is a demand for retail in this area since the growth of Forsyth County is positioned at this intersection both East and West. The site is currently zoned A1 & R1, but can easily be rezoned to CBD for the location.

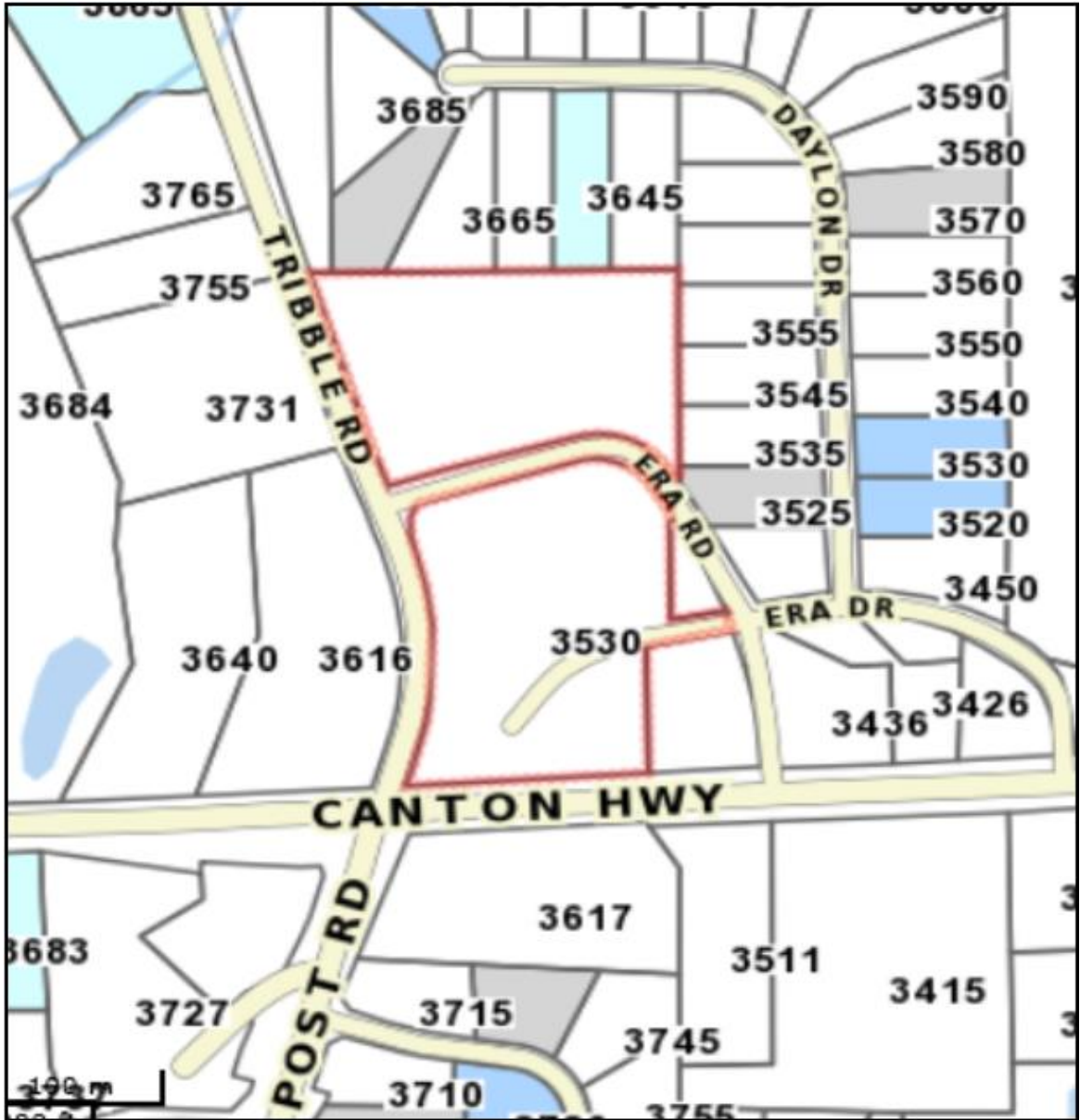


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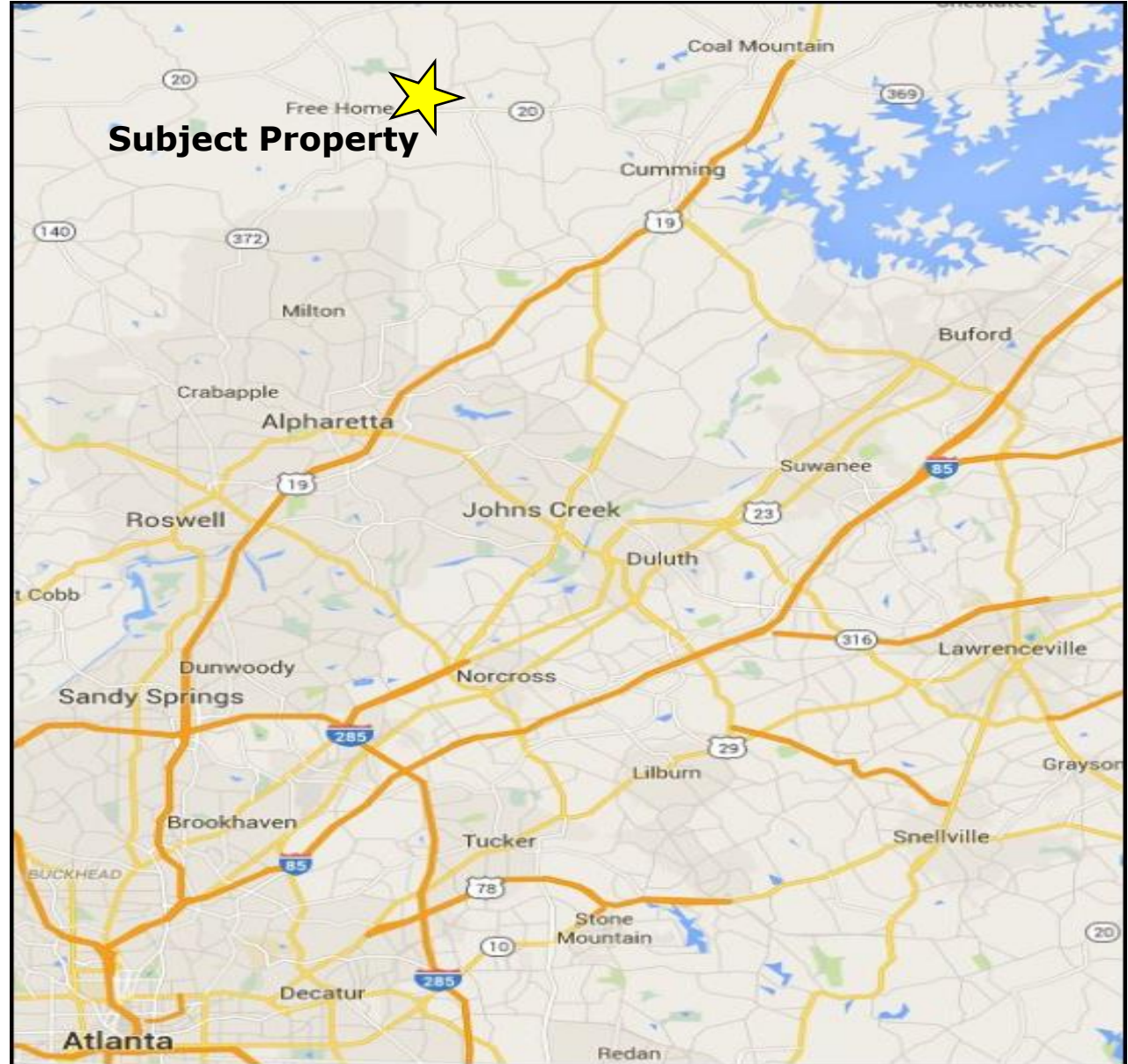
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# County Parcel Map



# Location Map





# Property Photos



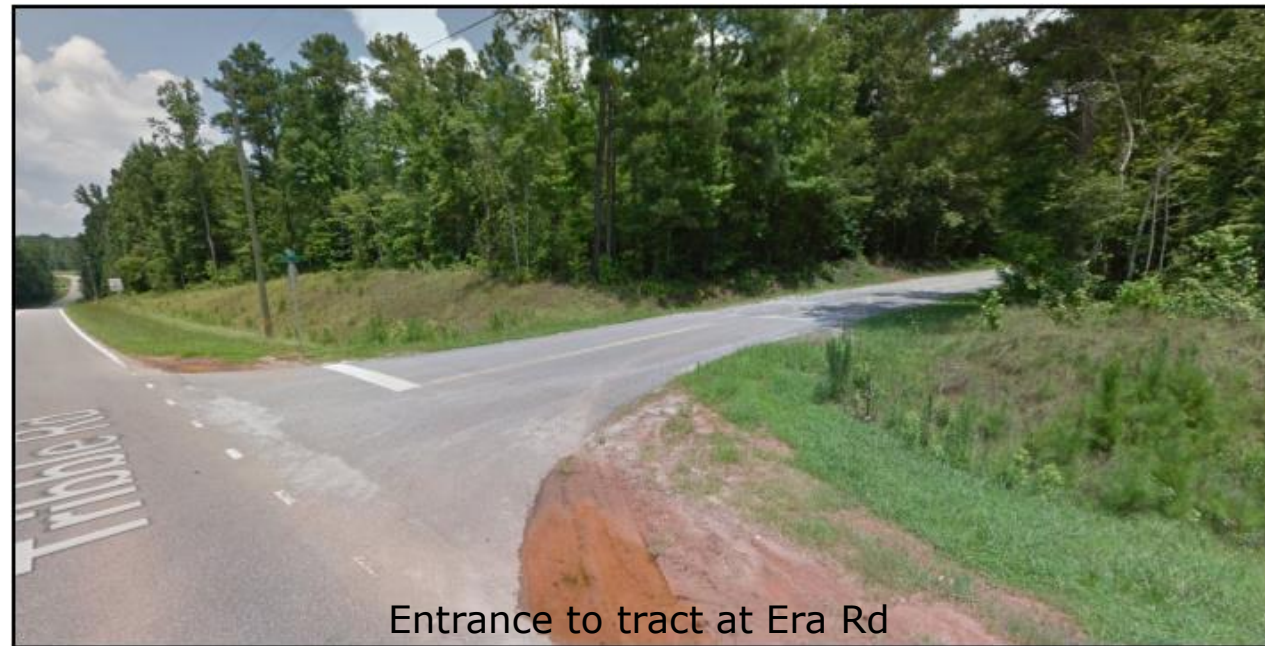
View of tract from Canton Hwy



View of tract from corner of Tribble Rd & Canton Hwy



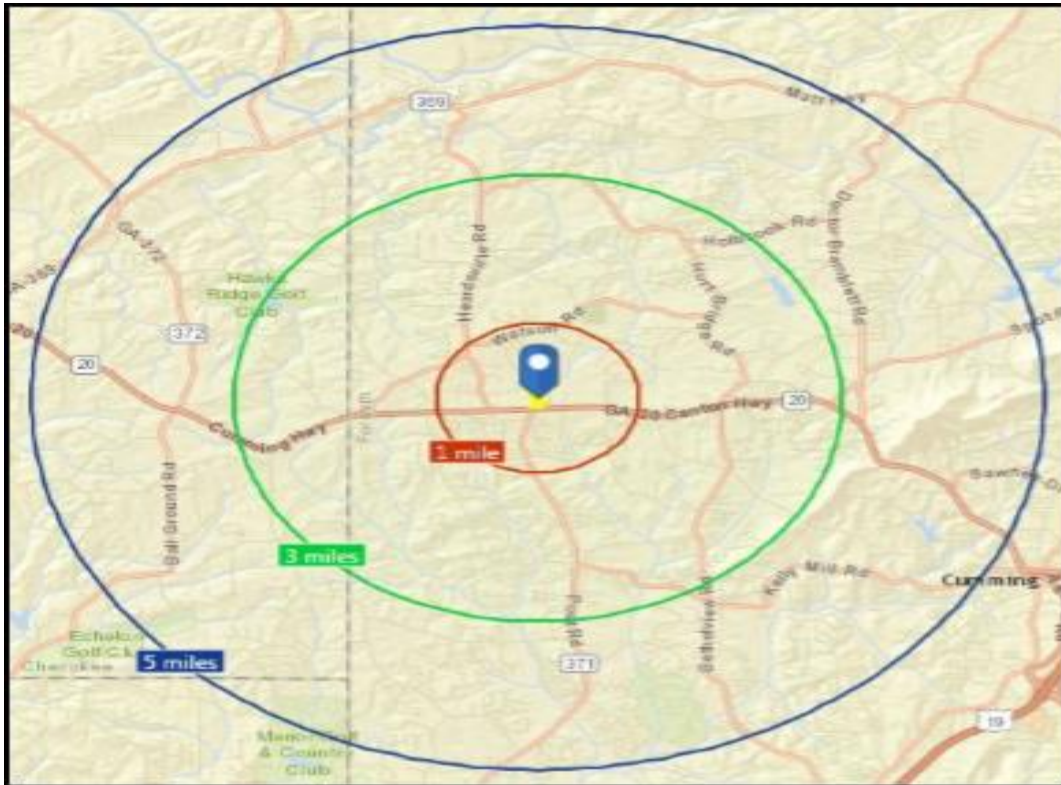
View of tract from corner of Tribble Rd & Canton Hwy



Entrance to tract at Era Rd



# Demographics



2015 Demographics (STDB)  
Demographics (STDB)

## 1 mile Radius

Population 3,493  
Households 1,159  
Median Household Income \$81,055

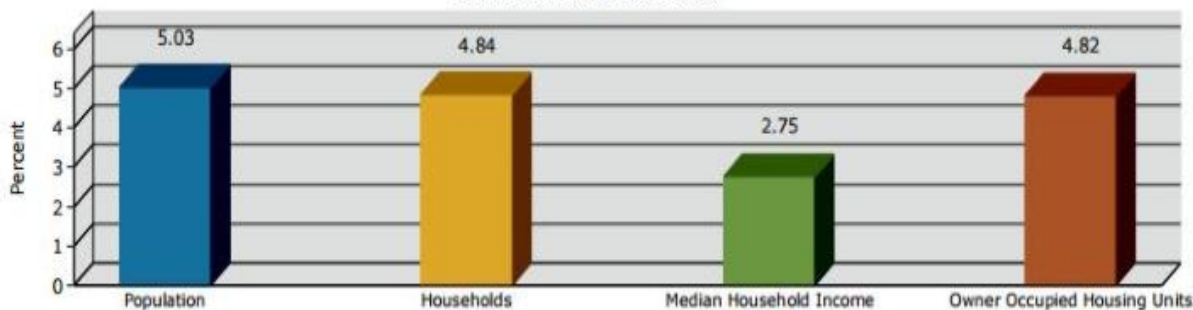
## 3 mile Radius

Population 22,891  
Households 7,581  
Median Household Income \$85,838

## 5 mile Radius

Population 56,541  
Households 18,791  
Median Household Income \$88,781

2015-2020 Annual Growth Rate



Household Income

