

# CBD ZONED RAW LAND | 5.23 ACRES

## GA HIGHWAY 400

### CUMMING, GA 30040

FOR SALE



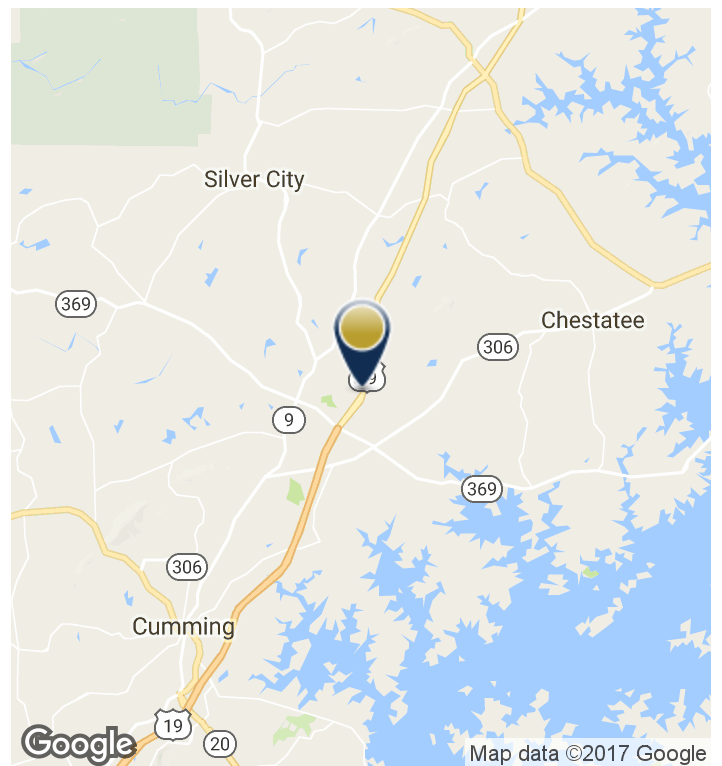
## PROPERTY HIGHLIGHTS

- 5.23 acres raw land in Forsyth county
- Offered for sale at \$750,000
- Parcel ID: 237-000-050
- ±600 feet of frontage on GA 400
- Zoned CBD, allows a variety of uses with few restrictions
- Sewer and other utilities are available on site
- Several new developments under construction close by, including a new Wal Mart Supercenter and newly proposed "Coal Mountain Town Center"
- Two new grocery anchored retail centers recently completed north of the site, near the North Georgia Premium Outlets
- North Georgia Premium Outlets are one of Georgia's most visited retail sites, attracting more than 6 million shoppers annually
- Well suited for any type of business that would benefit from the high exposure and convenience of being on one of Georgia's busiest highways
- Retail, office and flex uses are allowed

## LOCATION OVERVIEW

This high-visibility property is located on busy GA Hwy 400 just north of Downtown Cumming and just south of North Georgia Premium Outlets.

GA 400 is one of the main North-South commuter highways in Metro Atlanta. Forsyth County is one of the country's fastest-growing counties and one of the wealthiest in Georgia.



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CBD ZONED RAW LAND | Georgia | 1 of 4

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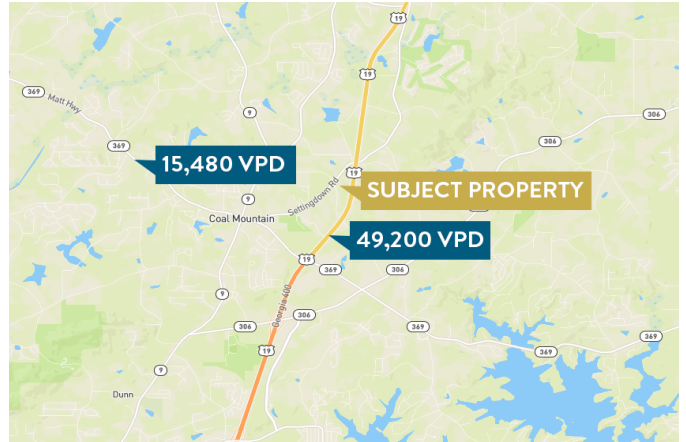
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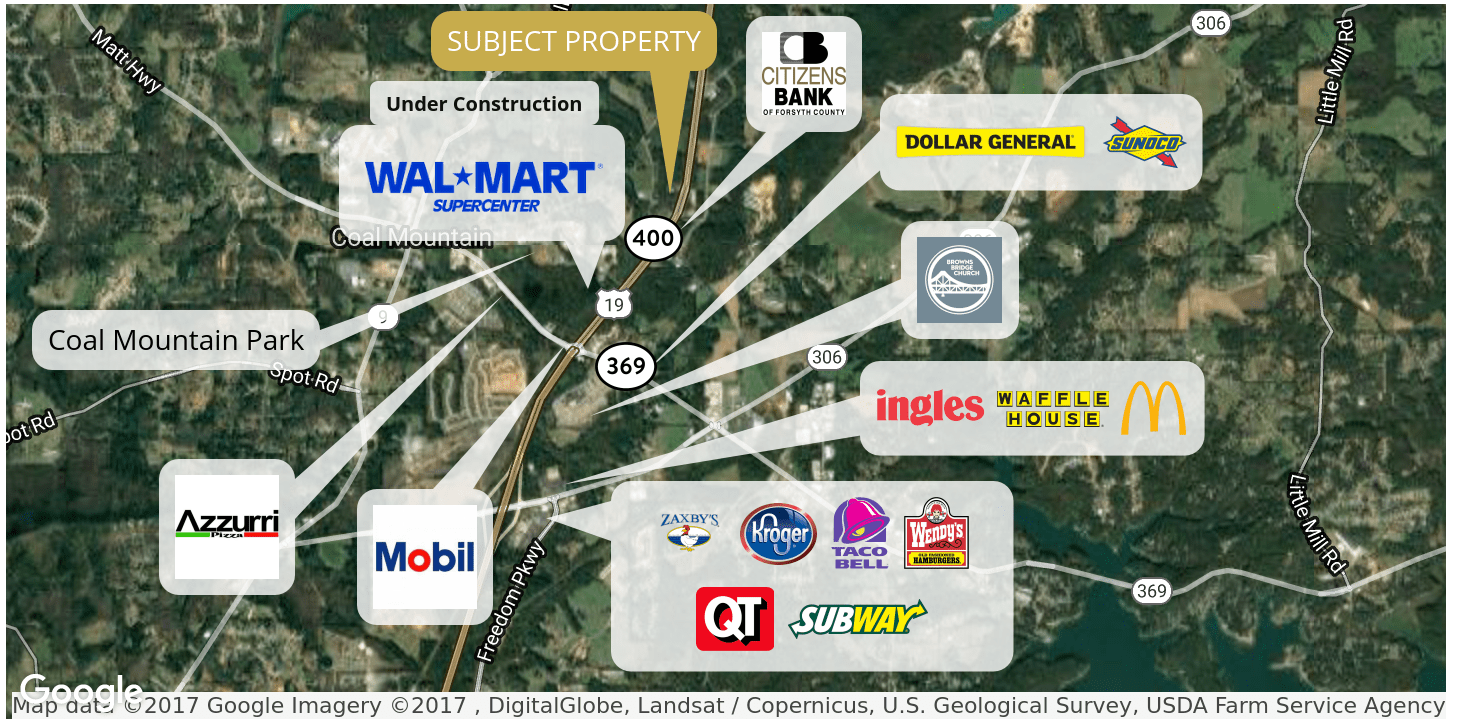
#### DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	341	12,495	48,910
Total Population:	1,013	34,856	140,325
Average HH Income:	\$88,771	\$87,582	\$85,982

#### TRAFFIC COUNT MAP



#### NEARBY RETAILERS



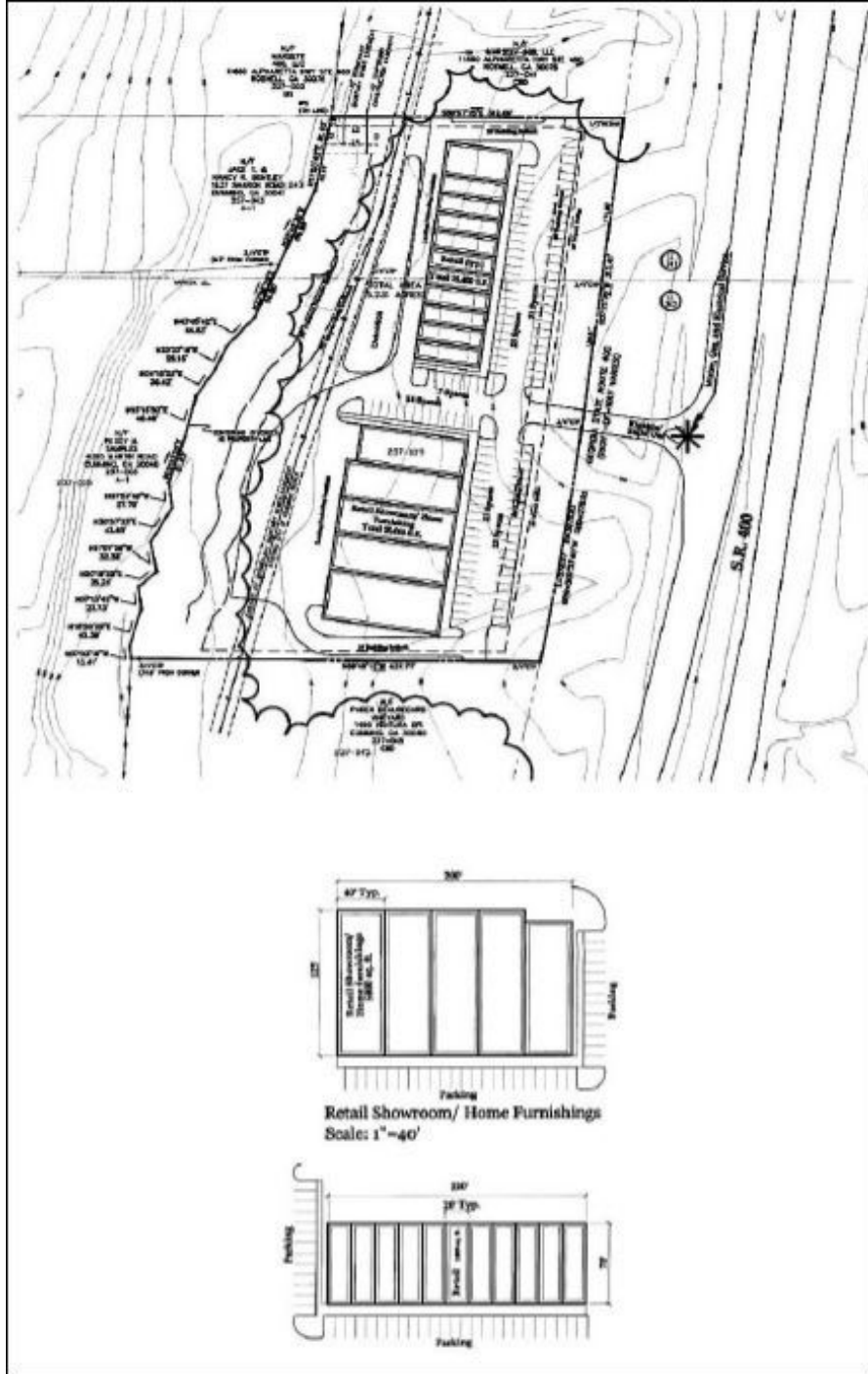
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## SURVEY



CBD ZONED RAW LAND | Georgia | 3 of 4



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## ABOUT THE AREA

Forsyth County is conveniently located between Atlanta and the north Georgia mountains. The county is consistently ranked as one of the fastest growing counties in the United States.

Forsyth County is a great place to call home and to do business. It has tax rates among the lowest in the metro Atlanta, an award-winning parks and recreation system, and nationally recognized schools and teachers.

A milestone for the county was the completion of Lake Sidney Lanier in 1957 by the U.S. Army Corps of Engineers. This event brought recreation and revenue to the surrounding counties. More than 7.5 million people annually visit Lake Lanier, making it one of the most visited and used Corps' lake in the country.

Another event impacting the area's growth was the construction of GA 400, which opened in 1974. When this road was completed, it made the county more accessible to those wishing to escape urban living. The 1980s and 1990s brought rapid growth and progress, yet the county was able to maintain its low tax rates and high educational standards through its school system.

From 1990 to 2000, 54,000 more people began calling Forsyth County home. And that growth has continued, with the U.S. Census Bureau's Population estimate for 2015 at 212,438.



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CBD ZONED RAW LAND | Georgia | 4 of 4