

5.97 ACRE CHB ZONED COMMERCIAL LAND SITE

5370 GEORGIA HIGHWAY 400

CUMMING, GA 30041

FOR SALE

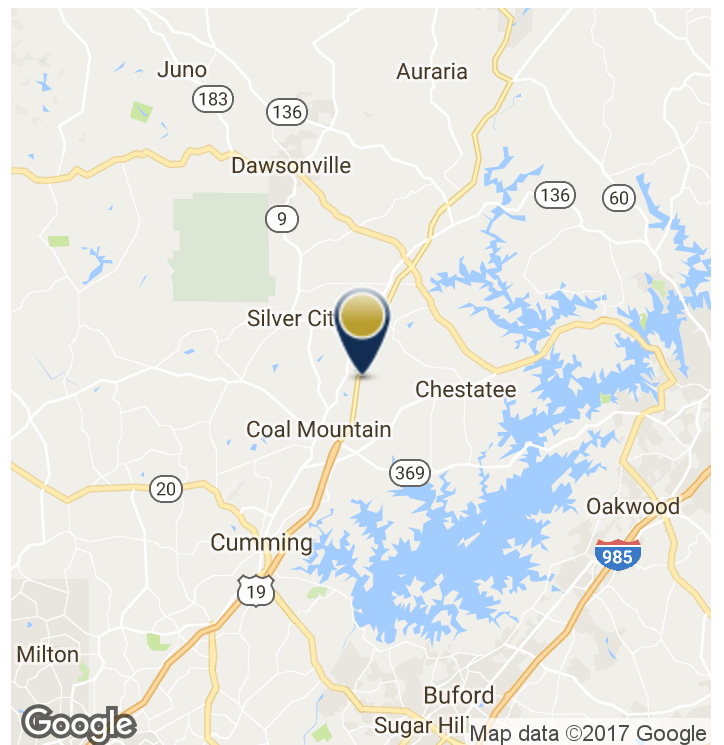


PROPERTY HIGHLIGHTS

- 5.97 acres raw land in Forsyth county
- Offered for sale at \$725,000
- Billboard with income included
- Parcel ID: 235 045
- Approximately 1,120 feet of frontage on GA 400
- Zoned CBD, allows for a variety of uses, including retail, office and flex uses, with few restrictions
- Site has a 1,730 SF single family home built in 1986 with access to a picturesque fishing pond
- Several new developments under construction locally, including a new Walmart 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
- The 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

LOCATION OVERVIEW

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. The site is situated in front of Hampton Golf Village, a master-planned golf community. Please visit link for drone footage of the property: <http://ow.ly/i1ao30eaJ8D>



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DARRELL CHAPMAN | 404-876-1640 x114 | DChapman@BullRealty.com
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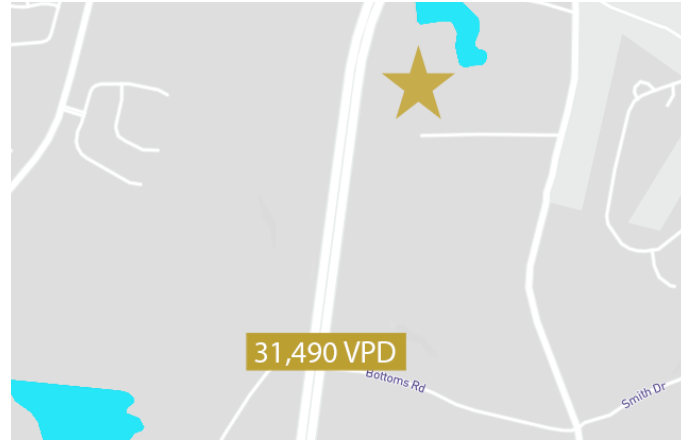
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DEMOGRAPHICS & TRAFFIC COUNTS

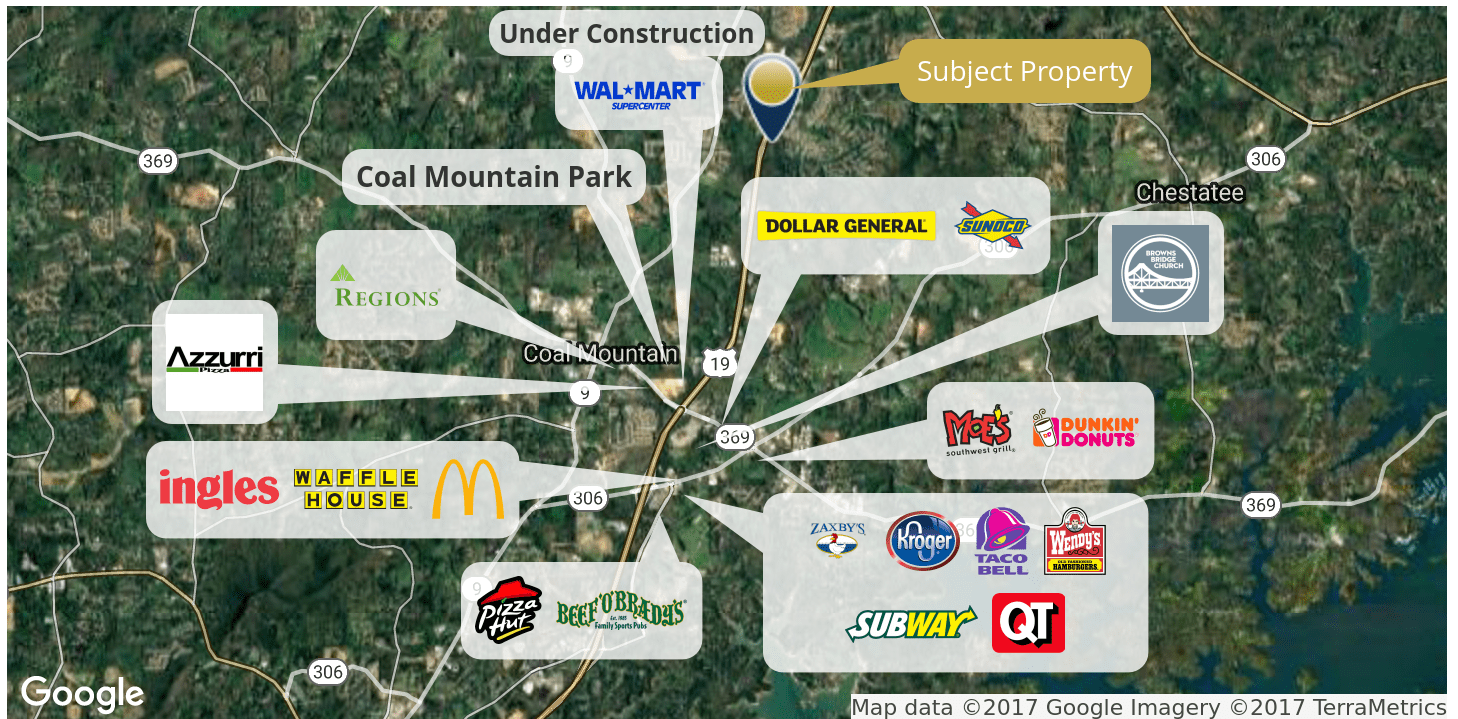
	1 Mile	5 Miles	10 Miles
Total Households:	677	14,639	48,369
Total Population:	2,055	42,525	136,418
Average HH Income:	\$98,212	\$85,811	\$88,583
Traffic Counts:	31,490 vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



NEARBY RETAILERS



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PHOTOS



Aerial



Entrance



Entrance to Adjacent Subdivision Hampton



Looking North



Multi-Family Development Across the Highway



Pond

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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.



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