±6.04 Acres Available

Market Area: Cumming, Forsyth County, Georgia

Location: 5529 Castleberry Rd, Georgia

Price: $500,000 per acre

Nearby Retailers: Kroger, Publix, Ingles, and CVS

Zoning: A1 (Agricultural) - Owner will sell contingent on rezoning

Outparcel: ±6.04 Acres for development. Residential or Commercial.

Traffic Count: **± 32,400 (2021 AADT)** on Bethelview Rd
± 10,600 (2021 AADT) on Castleberry Rd

Demographics:

	1 MILE	3 MILES	5 MILES	7 MILES
2023 Population	5,858	55,051	136,696	242,991
2023 Median Income	$119,824	$126,181	$130,802	$130,278
2023 Daytime Pop.	5,991	51,028	143,430	237,221
2023 # of Businesses	317	1,641	5,343	7,782

Contact: Gail Fargason, Kyle LeCain or Cheryl Routson
Phone (770) 955-2434
Fax (770) 951-0054

TSCG

September 2023

Cumming
Macro Aerial

SITE

DOLLAR GENERAL

DOLLAR GENERAL

Publix

Publix

Publix

ingles

ingles

Kroger

HOBBY LOBBY

COSTCO WHOLESALE

MERCHANT'S SQUARE
goodwill
planet fitness
Bargain Hunt

LAKELAND PLAZA
belk
bealls OUTLET
LA FITNESS
SPROUTS FARMERS MARKET
JOANN

CUMMING 400 SHOPPING CENTER
Publix
BIG LOTS!

CUMMING TOWN CENTER
Staples
ULTA BEAUTY
BEST BUY
T.J.maxx
HomeGoods
petco
Kirkland's
DICK'S SPORTING GOODS
five BELOW
ASHLEY
OLD NAVY

MARKETPLACE AT CUMMING
BED BATH & BEYOND
popshelf
KOHL'S
TARGET
RACK ROOM SHOES
DOLLAR TREE
ROSS DRESS FOR LESS

CUMMING MARKETPLACE
Walmart
Marshalls
DOLLAR TREE
THE HOME DEPOT
OfficeMax
Michaels
LOWE'S
PETSMART

FLOOR & DECOR

ALDI

THE COLLECTION AT FORSYTH
amc
Bath & Body Works
RACK ROOM SHOES
BARNES & NOBLE
DSW
Academy SPORTS + OUTDOORS

Bald Ridge Creek

Little Ridge Creek

Lake Lanier

Drew Rd
Bethelview Rd
Chamblee Gap Rd
Pittman Rd
Kelly Mill Rd
Majors Rd
Castleberry Rd
Shiloh Rd
Canton Rd
Elm St
Tribble Gap Rd
Sawnee Dr
Dahlonega St
Pilgrim Mill Rd
Lanier 400 Pkwy
Tolbert St
Veterans Memorial Blvd
Atlanta Rd
Sanders Rd
Buford Dam Rd
Market Place Blvd
Piney Grove Rd
Atlanta Hwy
Ronald Reagan Blvd
Buford Hwy
Haw Creek Cir
Nuckolls Rd
Samples Rd
Pendley Rd
Daves Creek Rd
Daves Creek Dr
Echols Rd
GA-141 S
Brannon Rd

14,400 AADT
24,200 AADT
22,600 AADT
9,181 AADT
6,710 AADT
67,300 AADT
7,620 AADT
6,620 AADT
7,190 AADT
9,840 AADT
16,700 AADT
54,500 AADT
12,500 AADT
32,500 AADT
10,300 AADT
19,400 AADT
73,800 AADT
5,560 AADT
12,200 AADT
10,500 AADT
23,200 AADT
9,181 AADT
42,800 AADT
5,290 AADT
12,200 AADT
9,500 AADT
74,900 AADT
35,800 AADT
7,270 AADT
36,900 AADT
8,010 AADT

9
19
20

0 1,000 2,000 Feet

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September 2023

5529 Bethelview Rd

Zoom Aerial

SOUTHARD CROSSING

Publix · Wells Fargo · Huntington Learning Center · SUPERCUTS · LaVida massage · The UPS Store · H&R BLOCK

DUNKIN' · BASKIN-ROBBINS

KUMON · GENESIS CLUB · CVS pharmacy · Culver's · Valvoline · REGIONS

SITE

State Farm

Kroger

tropical SMOOTHIE CAFE · Domino's · Great Clips · CLUB PILATES · EAT THE FROG FITNESS · at&t

CrossFit

DISCOVER POINT · Enterprise rent-a-car · FIT BODY BOOT CAMP · POPEYES · TACO BELL · State Farm

DOLLAR GENERAL · ZAXBY'S · WAFFLE HOUSE · ingles

GOODYEAR · burn boot camp · LAUNCH

FIREHOUSE SUBS · Moe's · PITA · EMORY HEALTHCARE · Starbucks · American Deli · Marco's Pizza

CODE NINJAS · EMORY HEALTHCARE · SHERWIN-WILLIAMS

HD SUPPLY

Castleberry Rd · Bethelview Rd · Fieldwood Dr · Hedgewick Way · Castleberry Rd · Sandstone Ct · White Creek Run · Beaver Ridge Dr · Sunbriar Dr · Big Creek Greenway · Falls Landing Dr · Beaver Crossing Dr · Allison Rd · Garleen Ct · Bluff Heights Dr · Falling Wave Ln · Redstone Way · Steeplechase Blvd · Castleberry Rd · Plainview Dr · Collingham Trce · Ridgewood Dr · Shore Dr · Perfect Heart Dr · Glen Wallace Dr · Greyhawk Ln · Kentmere Dr · Carrick Rd · Whitfield Ave · Glover Dr · Ridge Forest Walk · Oak Valley Dr · Lake Rd · Majors Rd · Wesley Dr · Atlanta Hwy · Bagwell Dr · Parkway North Dr · Parkway North Blvd · Bethelview Rd · Bethelview Dr · Devonshire Way · Wilmington Ct · Westcroft Ln · Sturbridge Ln · Whirlaway Dr · Turfway Dr · Waveland Dr · Bennett Pkwy · Gateway Ct · Gateview Ct · Highland Gate Dr · Satterfield Rd · Lexington Ln · Keenland Ct · Holly Park Dr · Atlanta Hwy · Pendley Rd · Park Pl · Access Rd · Performance Dr · Piney Grove Rd · Nathan Ct · Oak Grove Dr · Stonehaven Vw · Overleaf Dr · Crestwick Way · Asby Way · Weddington Dr · Sterwood Way · Redi Rd · Gold Stream Dr · Garrington Pl · Sterling Ct · Bentley Way · Ellington Cv

14,400 AADT · 10,300 AADT · 23,200 AADT · 1,450 AADT · 4,588 AADT · 12,200 AADT · 19,400 AADT · 5,290 AADT · 73,800 AADT · 11,400 AADT

9 · 19 · 13 · GA-400 S · GA-400 N

0 2,000 4,000 Feet

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EXHIBIT "A"

Falls Landing Dr
Bryce Valley Ct
Oakrun Cir
Worthington Ct
Hillcroft Ln
Beaver Bend Way
Bethelview Rd
Southard Trce
Steeplechase Blvd
105 006
105 094
105 1075
105 004
082 008
082 006
105 682
105 1082
105 1081
083 026
083 027
083 203
106 007
106 008
106 001
106 763
499
595
069

Summary Demographic Profile

Castleberry Rd, Cumming, Georgia, 30040

Prepared By TSCG
Latitude: 34.17110
Longitude: -84.18956

	3 miles		5 miles		7 miles	
Population						
2023 Total Population	55,051		136,696		242,991	
2028 Total Population	59,115		147,939		259,948	
2010 Total Population	30,343		77,878		160,154	
2023 Group Quarters Population	189		981		1,249	
2010-2020 Population: Annual Growth Rate	5.33%		4.80%		3.47%	
2023-2028 Population: Annual Growth Rate	1.43%		1.59%		1.36%	
2023 Male Population	27,346		67,978		120,496	
2023 Female Population	27,705		68,718		122,495	
2023 Median Age	37.9		37.6		38.1	
Households						
2023 Total Households	18,342		45,255		81,653	
2028 Total Households	19,585		48,805		87,167	
2023 Owner Occupied Housing Units	15,743		37,861		67,815	
2023 Median Home Value	$461,669		$464,766		$477,125	
Population By Race						
2023 White Population	33,351	60.58%	80,859	59.15%	145,456	59.86%
2023 Black/African American Population	2,252	4.09%	6,318	4.62%	13,805	5.68%
2023 American Indian/Alaska Native Population	228	0.41%	606	0.44%	996	0.41%
2023 Asian Population	12,016	21.83%	31,304	22.90%	51,438	21.17%
2023 Pacific Islander Population	22	0.04%	50	0.04%	84	0.03%
2023 Other Race Population	2,380	4.32%	6,035	4.41%	10,353	4.26%
2023 Hispanic Population	5,946	10.80%	14,908	10.91%	26,100	10.74%
Educational Attainment						
2023 Population Age 25+: Less than 9th Grade	853	2.39%	1,937	2.20%	3,187	2.02%
2023 Population Age 25+: 9-12th Grade/No Diploma	1,036	2.90%	2,237	2.54%	3,931	2.49%
2023 Population Age 25+: High School Diploma	3,030	8.48%	8,077	9.18%	14,886	9.44%
2023 Population Age 25+: GED/Alternative Credential	840	2.35%	2,116	2.40%	3,076	1.95%
2023 Population Age 25+: Some College/No Degree	4,257	11.91%	10,262	11.66%	18,599	11.79%
2023 Population Age 25+: Associate's Degree	2,437	6.82%	5,884	6.69%	10,835	6.87%
2023 Population Age 25+: Bachelor's Degree	15,455	43.24%	36,072	40.99%	63,450	40.24%
2023 Population Age 25+: Graduate/Professional Degree	7,831	21.91%	21,408	24.33%	39,724	25.19%
Income						
2023 Average Household Income	$169,632		$169,575		$172,219	
2023 Median Household Income	$126,181		$130,802		$130,278	
2023 Per Capita Income	$56,900		$56,120		$57,795	
Business						
2023 Total (NAICS11-99) Businesses	1,641		5,343		7,782	
2023 Total (NAICS11-99) Employees	18,221		60,746		93,654	
Daytime Population						
2023 Total Daytime Population	51,028		143,430		237,221	
2023 Daytime Population: Workers	22,595		72,942		115,724	
2023 Daytime Population: Residents	28,433		70,488		121,497	

Source: Esri, Esri-Data Axle, U.S. Census