

**571 Veterans Memorial Blvd.**

**Cumming, GA 30040**

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

GEORGIA PROPERTIES  
COMMERCIAL



For investment information:  
Barry Joyner • Associate Broker

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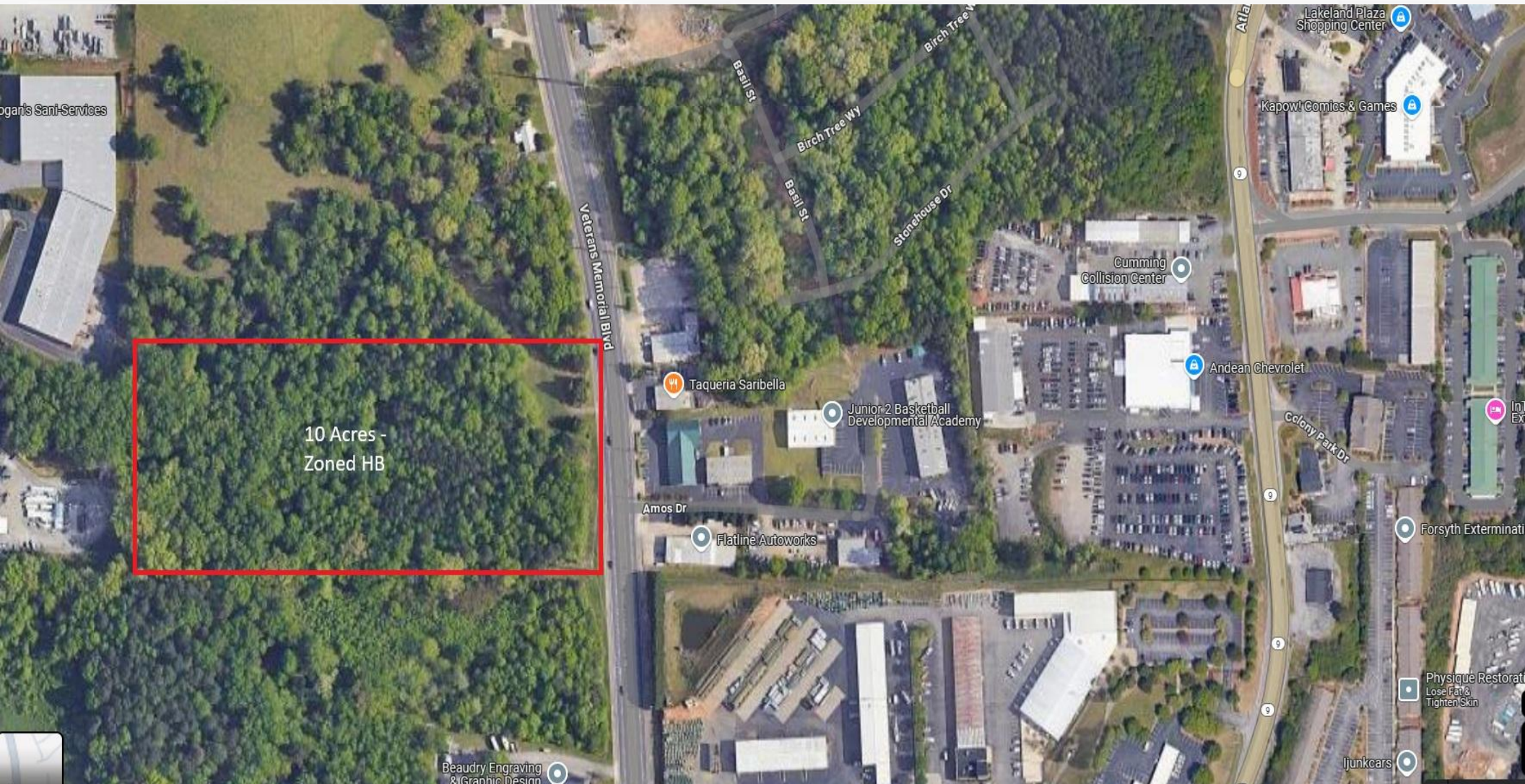
- **10 acres on Veterans Memorial Blvd, Zoned Highway Business, asking \$4,500,000; can be divided into two 5-acre tracts**
- **Diagonally across from the new Mashburn Village, a 63-acre mixed-use development**
- **Permitted uses – Retail, Senior Assisted Living, Conv. Store with gas, Storage Facility, Restaurants, Lodging**
- **Potential uses – Townhomes, condos, mixed-use, Auto**
- **All utilities are available, including sewer**
- **Close-proximity to GA 400, Hwy. 9, retail and hospital**
- **2024 traffic counts 20,000 VPD +/-**



# Asking \$4,500,000

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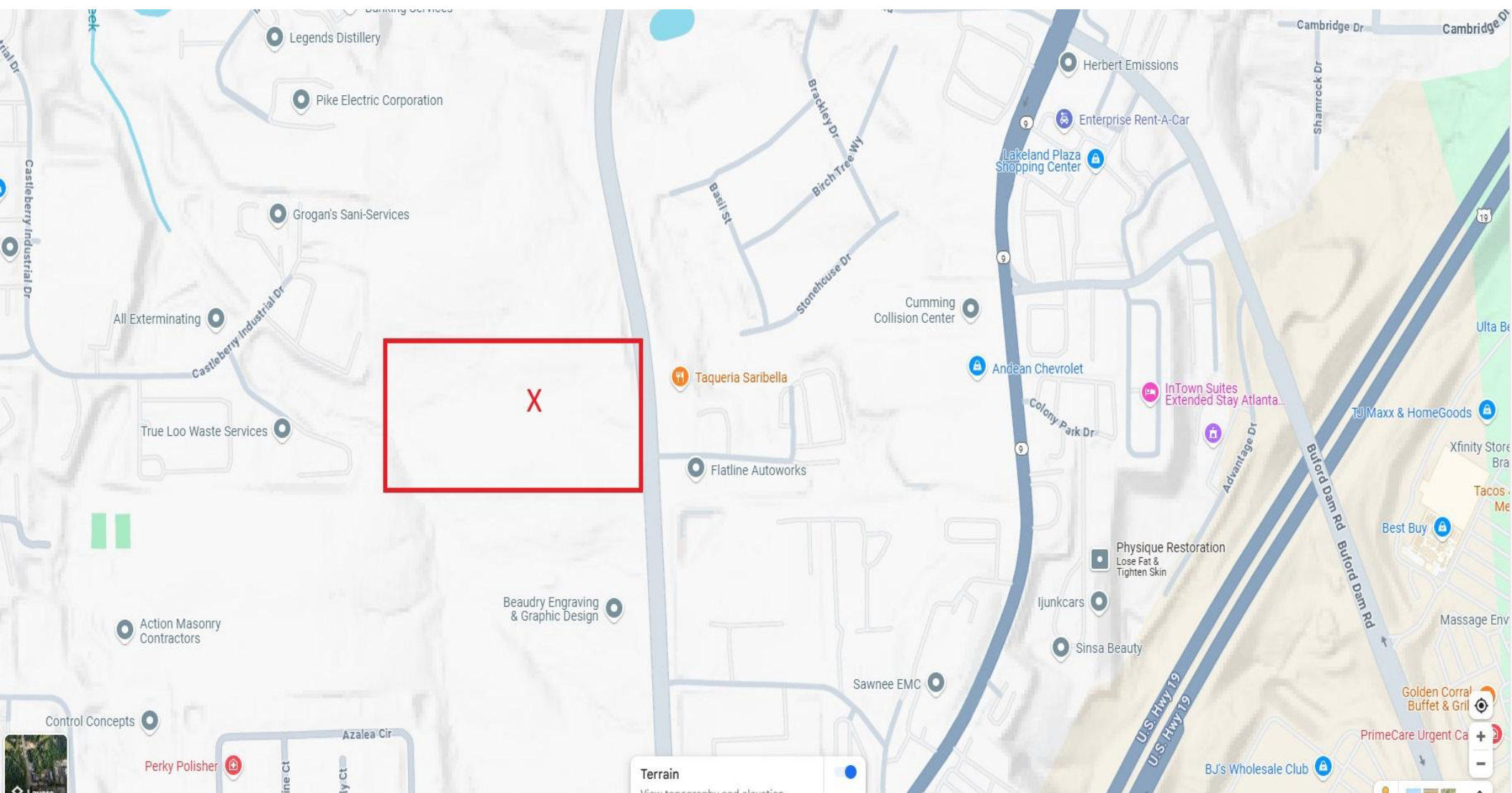
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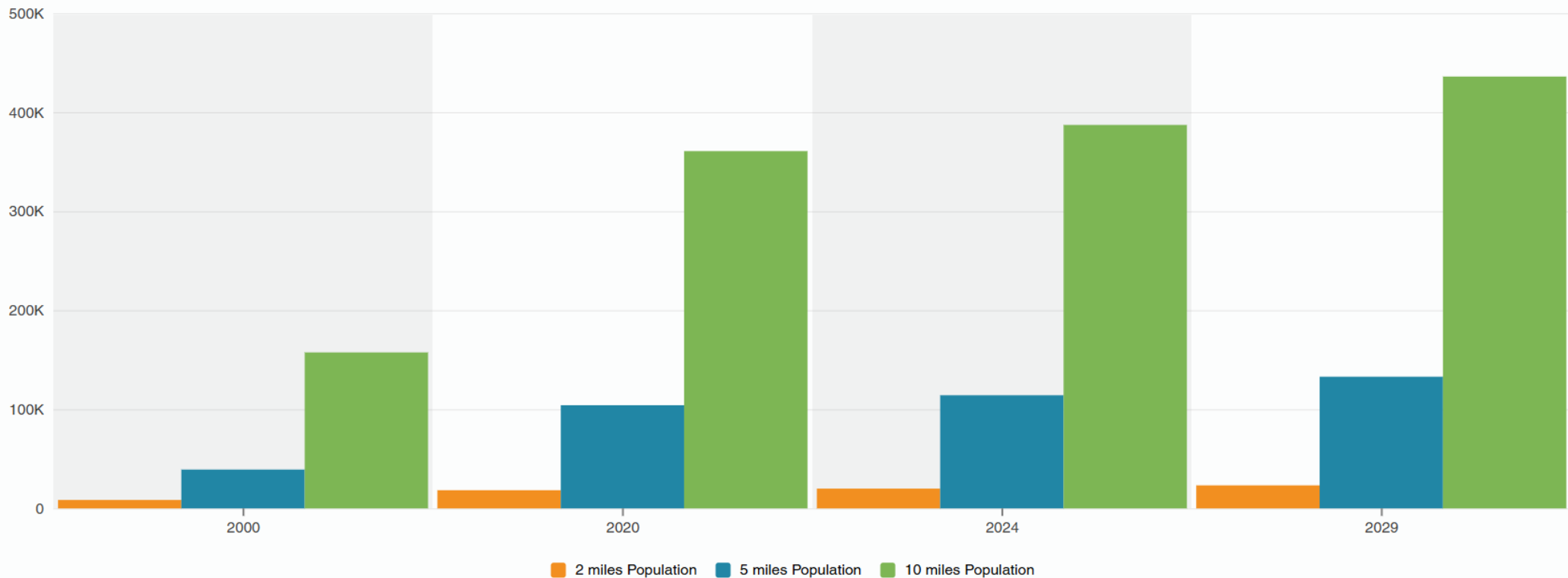




# Aerial View of Property



Population ▾



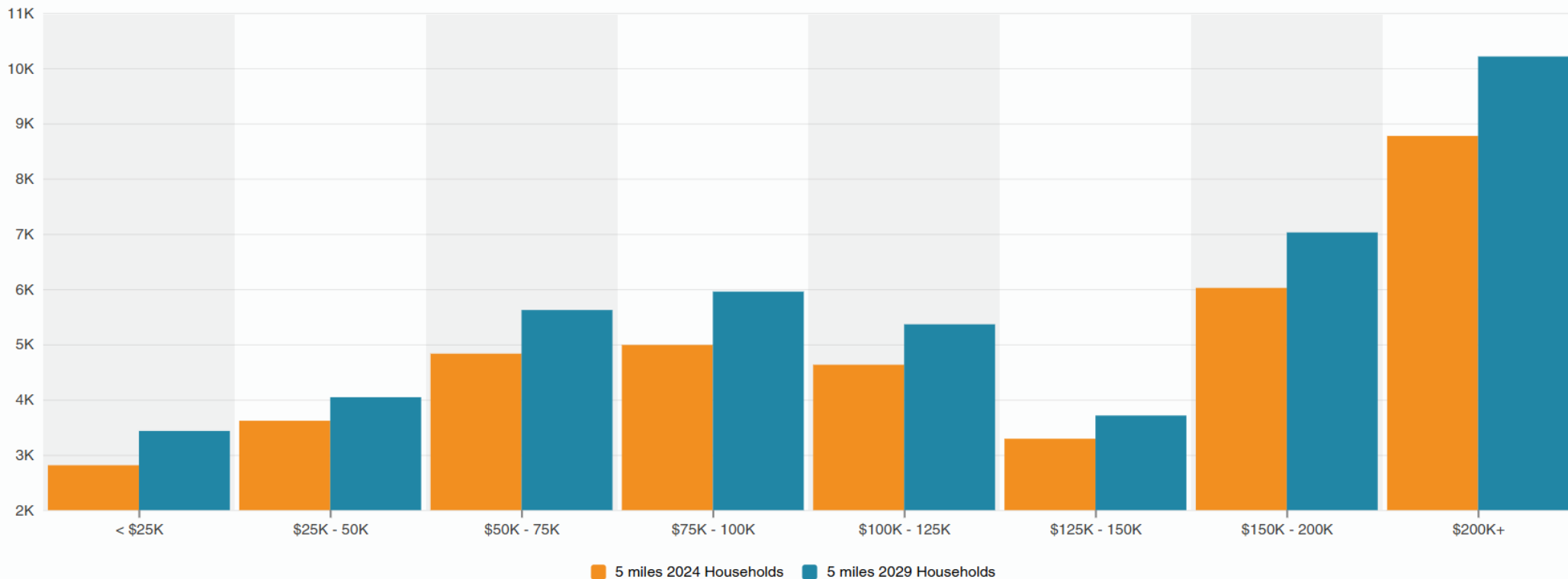
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Household Income ▾

Currency: USD (\$)



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PROPERTY MANAGEMENT

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