

Parcel 4 – .93 acres - \$1,250,000

Magnolia Commons

Cumming, GA 30040

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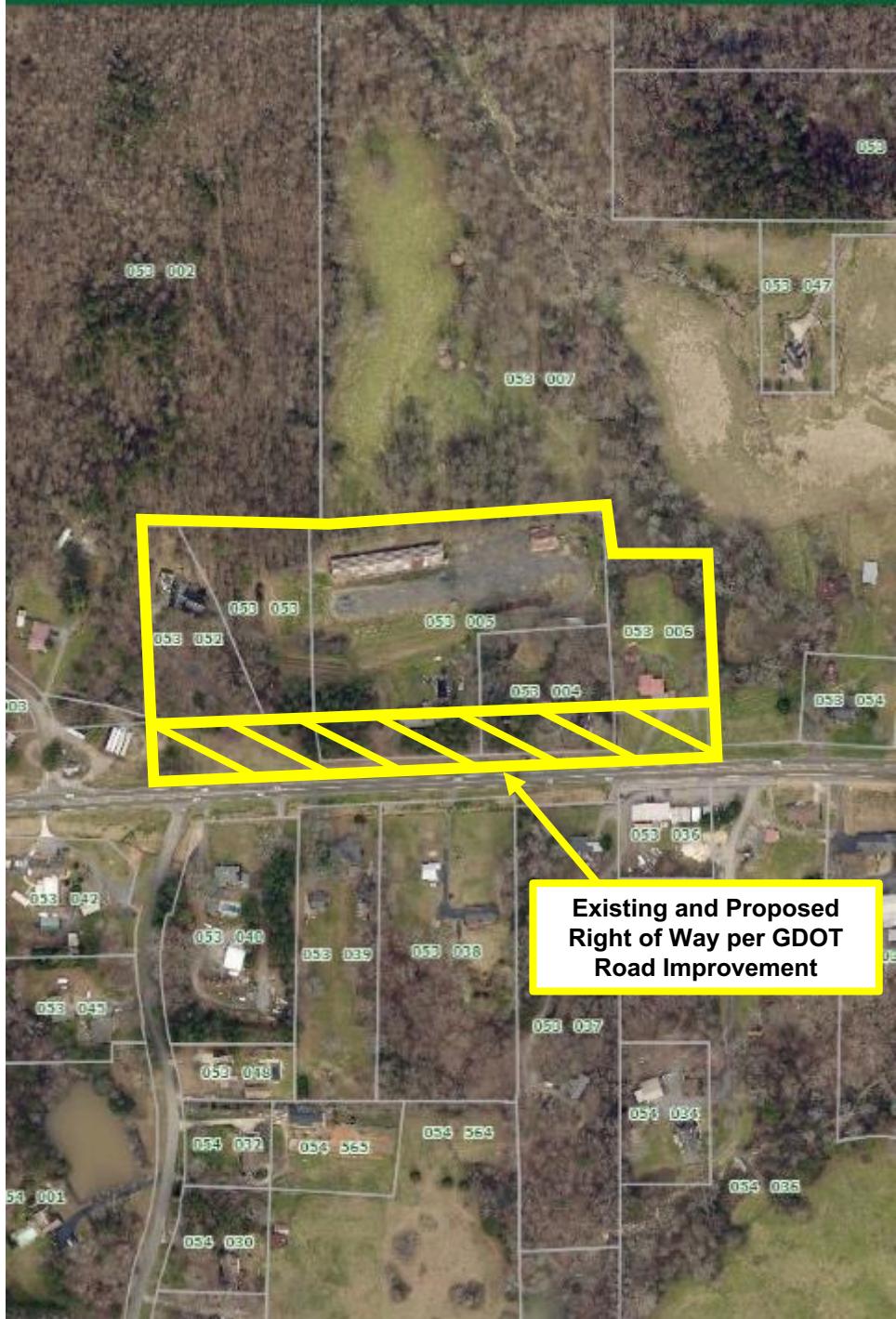


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PROPERTY OVERVIEW

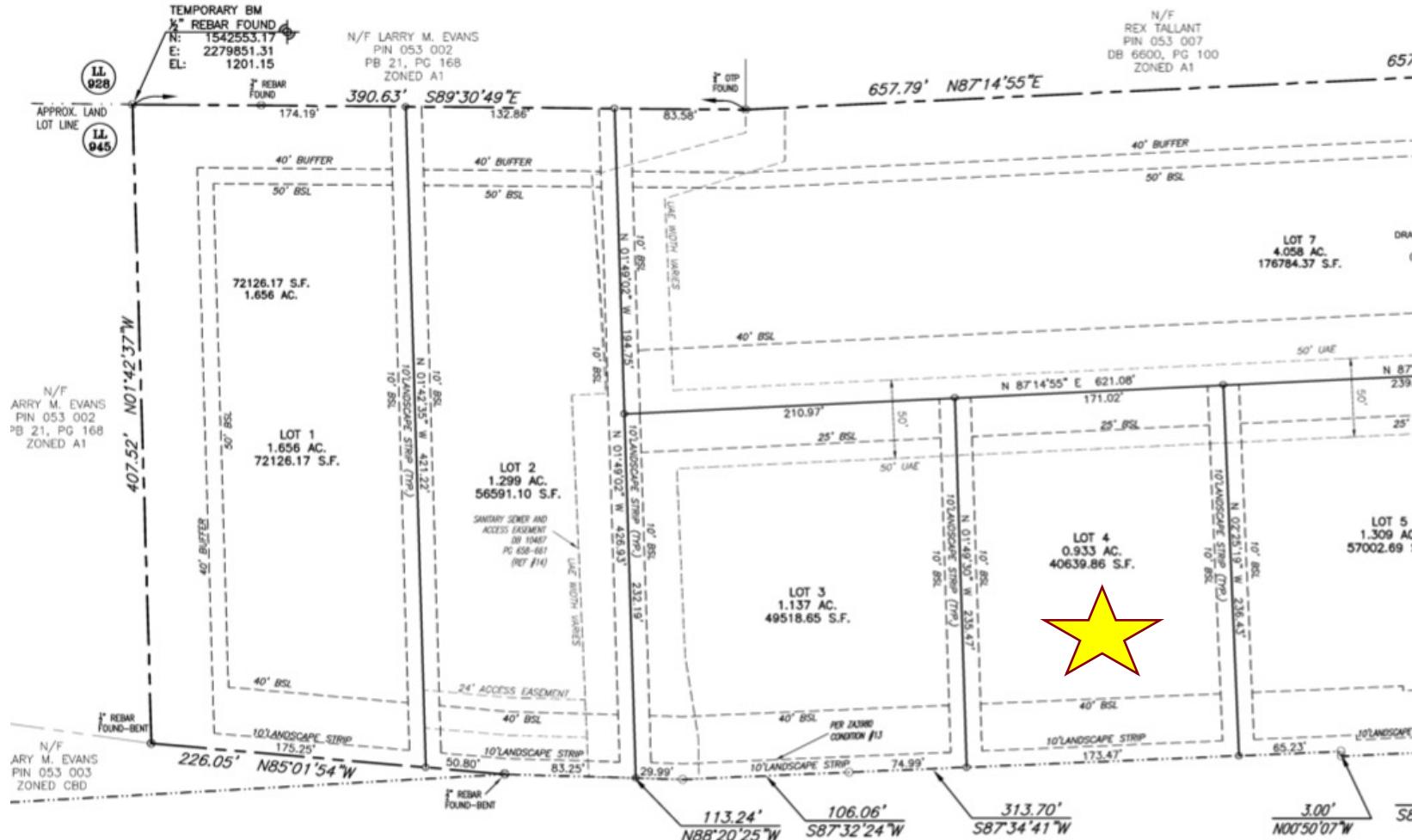
- +/- 11.82 Acres – 4 outparcels available
- Forsyth County
- All Utilities Available - Shared Detention
- GA 20 expansion will increase from 26,000 CPD to an estimated 38,000 CPD
- Parcels are zoned CBD/General Commercial Use (restaurants, bank, retail, self storage, car wash, dog day care).



APPROVED SITE PLAN



The logo for Atlanta Land Group, featuring the words "Atlanta", "Land", and "Group" stacked vertically in a bold, sans-serif font. Each word is enclosed in a red square with a black border.



FORSYTH COUNTY MONUMENT
#F6413-01
N: 1542045.519
E: 2280068.602
ELEV: 1192.83

www(3).45

PRICING



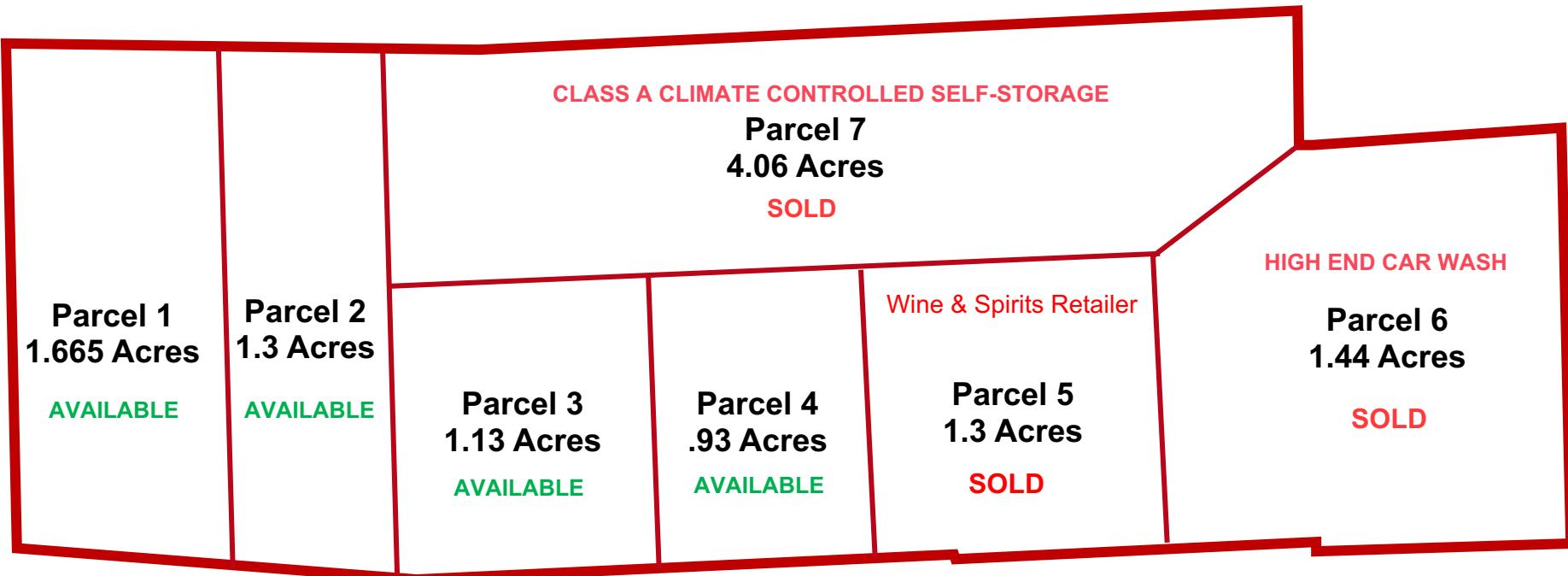
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	Approx. Acreage	Price	Ground Lease	Status
Parcel 1	1.66	\$1,179,000	n/a	Available
Parcel 2	1.3	\$1,300,000	Call for Pricing	Available
Parcel 3	1.13	\$1,500,000	Call for Pricing	Available
Parcel 4	0.93	\$1,200,000	Call for Pricing	Available
Parcel 5	1.3	\$1,600,000	n/a	Sold
Parcel 6	1.44	\$1,850,000	n/a	Sold
Parcel 7	4.06	\$3,000,000	n/a	Sold

Build To Suit Available

Ground Lease Available



NEW PUBlix SITE PLAN



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TRIBBLE CROSSING 3530 Canton Highway – Cumming, GA 30040



PROPOSED SITE PLAN

Space	Tenant	SF
A	Publix	51,908
A-1	Available	1,440
A-2	Deal Pending	1,260
A-3	Deal Pending	1,440
A-4	Nail Salon	3,900
A-5	Available	1,260
A-7	Available	2,306
B	Deal Pending	4,225
C-1	Deal Pending	2,465
C-2	Available	975
C-3	Deal Pending	1,300
C-4	Deal Pending	975
OP-1	QuikTrip	1.66 AC
OP-2	Available	3,000
OP-3	Available	3,000

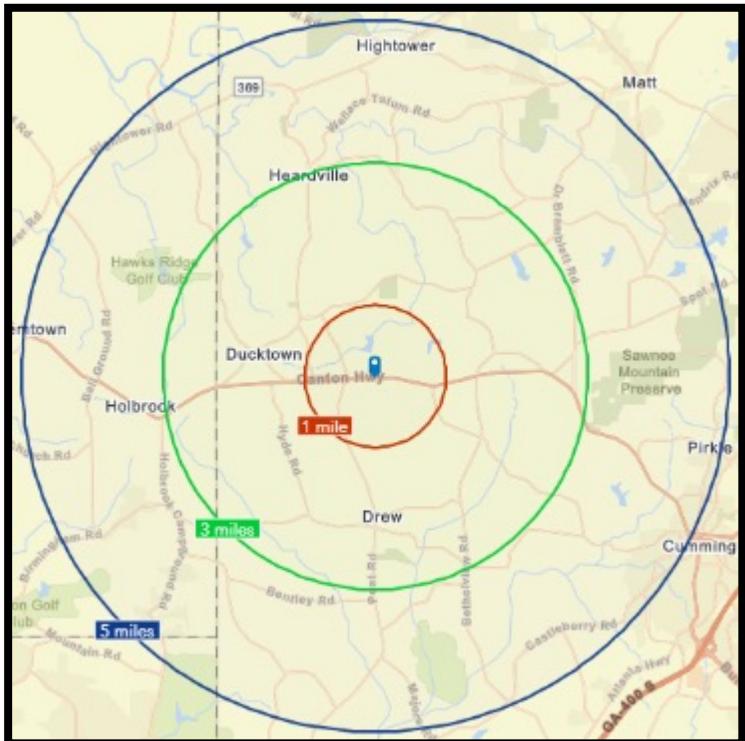
ROAD EXPANSION



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Demographics Esri 2023



	Population	# of Households	Avg Household Income	Median Age
1 Mile	3,014	1,017	\$156,264	38
1-3 Miles	37,996	12,141	\$161,621	36
3-5 Miles	85,404	28,041	\$163,755	38

