

GA 400 - 12,311 SF Commercial Building Complex

6470 Georgia Highway 400, Cumming, GA 30028

OFFERING SUMMARY



PROPERTY DESCRIPTION

Norton Commercial & Acreage Group is proud to present 6470 Georgia Highway 400, a well-located commercial property positioned along one of Forsyth County's most active and high-visibility corridors in Cumming, Georgia, with average daily traffic exceeding 39,000 vehicles. The site offers excellent frontage, exposure, and full utility service, making it suitable for a broad range of commercial and institutional uses.

The property includes approximately 12,311 square feet of improvements distributed across three separate buildings on 2.41 Acres, allowing for flexible occupancy strategies. Constructed in the early 2000s and enhanced through selective updates in 2022, the buildings are designed to accommodate modern users while retaining adaptability for future configurations. The property is zoned Central Business District (CBD), supporting a variety of professional, medical, assembly, and specialty commercial uses, subject to local approvals.

One building of approximately 2,016 square feet is currently leased, providing immediate income, while the remaining two multi-level buildings totaling roughly 6,554 square feet and 3,741 square feet offer opportunities for owner occupancy, additional leasing, or repositioning. This layout creates an attractive option for investors seeking cash flow with upside or users requiring a campus-style setting.

LOCATION DESCRIPTION

The property is located along GA Highway 400 at the Forsyth County / Dawson County line, placing it within a rapidly growing commercial and retail trade area. The surrounding corridor has experienced significant growth driven by expanding residential development and increasing retail demand.

The site is positioned near the North Georgia Premium Outlets and surrounding retail destinations, one of the region's strongest commercial nodes, attracting consistent consumer traffic from across North Georgia and the Atlanta metropolitan area. The property also benefits from convenient access to downtown Cumming, Dawsonville, and the greater Atlanta region, reinforcing its appeal for a wide range of commercial users and investors.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	2.41 Acres
Building Size:	12,311 SF (3 Buildings)

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AERIAL MAP/PHOTOS



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MAIN BUILDING - INTERIOR PHOTOS



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SECONDARY BUILDING - INTERIOR PHOTOS



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Executive Summary

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Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	1,868	13,921	27,739
2020 Population	2,640	19,145	38,608
2025 Population	3,103	25,290	47,110
2030 Population	3,534	29,578	54,400
2010-2020 Annual Rate	3.52%	3.24%	3.36%
2020-2025 Annual Rate	3.13%	5.45%	3.86%
2025-2030 Annual Rate	2.64%	3.18%	2.92%

Age			
2025 Median Age	38.1	38.0	38.4
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	78.0%	79.7%	79.3%
Black Alone	4.3%	3.9%	3.7%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	3.0%	3.0%	3.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	4.2%	3.9%	4.1%
Two or More Races	10.0%	8.9%	9.1%
Hispanic Origin	11.6%	10.8%	11.0%
Diversity Index	50.5	47.6	48.4

Households			
2010 Total Households	677	4,973	9,717
2020 Total Households	910	6,716	13,295
2025 Total Households	1,049	8,850	16,259
2030 Total Households	1,195	10,396	18,821
2010-2020 Annual Rate	3.00%	3.05%	3.18%
2020-2025 Annual Rate	2.74%	5.40%	3.91%
2025-2030 Annual Rate	2.64%	3.27%	2.97%
2025 Average Household Size	2.93	2.83	2.88
Wealth Index	145	114	124

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	28.3%	27.2%	27.3%
Median Household Income			
2025 Median Household Income	\$128,759	\$108,551	\$113,047
2030 Median Household Income	\$142,668	\$123,021	\$129,437
2025-2030 Annual Rate	2.07%	2.53%	2.74%
Average Household Income			
2025 Average Household Income	\$156,642	\$130,481	\$137,670
2030 Average Household Income	\$170,475	\$144,416	\$153,088
Per Capita Income			
2025 Per Capita Income	\$53,989	\$45,013	\$47,771
2030 Per Capita Income	\$58,720	\$49,943	\$53,220
2025-2030 Annual Rate	1.69%	2.10%	2.18%
Income Equality			
2025 Gini Index	38.5	40.1	40.9
Socioeconomic Status			
2025 Socioeconomic Status Index	53.7	50.3	52.5
Housing Unit Summary			
Housing Affordability Index	85	88	88
2010 Total Housing Units	717	5,460	10,994
2010 Owner Occupied Hus (%)	79.0%	80.5%	81.3%
2010 Renter Occupied Hus (%)	20.8%	19.5%	18.7%
2010 Vacant Housing Units (%)	5.6%	8.9%	11.6%
2020 Housing Units	953	7,211	14,426
2020 Owner Occupied HUs (%)	79.0%	78.5%	79.3%
2020 Renter Occupied HUs (%)	21.0%	21.5%	20.7%
Vacant Housing Units	7.8%	7.2%	7.9%
2025 Housing Units	1,136	9,569	17,600
Owner Occupied Housing Units	78.5%	78.5%	77.8%
Renter Occupied Housing Units	21.4%	21.5%	22.2%
Vacant Housing Units	7.7%	7.5%	7.6%
2030 Total Housing Units	1,269	11,018	20,123
2030 Owner Occupied Housing Units	931	7,970	14,445
2030 Renter Occupied Housing Units	264	2,426	4,376
2030 Vacant Housing Units	74	622	1,302