

**BROOKVIEW  
BY ASHTON WOODS**  
AVERAGE PRICE  
SUBVISION: \$564,000  
TOWNHOUSES: \$399,000

**Publix**

982.2K VISITS / YEAR  
#1 PUBLIX IN 15 MI RADIUS  
#4/74 GROCERY IN 15 MI



**LEGACY 369  
SELF-STORAGE**

**FLEX OFFICE**



**COLDWELL BANKER  
COMMERCIAL  
METRO BROKERS**

**OFFERING MEMORANDUM**

**FLEX OFFICE | FORMER AUTO SITE**

**EXISTING 2-BAY FLEX OFFICE OR AUTO CONVERSION**

**ELMO ROAD • CUMMING, GA • ADJACENT TO PUBLIX TRADE AREA**



**AMIT GROVER**  
(404) 966-1019



**NORTHBROOKE**  
AVERAGE PRICE  
SUBVISION: \$748,000

**CRESCENT LANDING**  
AVERAGE PRICE  
SUBVISION: \$530,000

**FLEX OFFICE**

Vision Source  
 SIGNATURE EYE CARE  
 UPS  
 F/M  
 FIFTH AVENUE  
 MAXFIELD MEDICAL  
 REVEILLE  
 COFFEEHOUSE CAFE  
 SAGE DENTAL  
 easyvet  
 DUNKIN'



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SELF-STORAGE**



Capitol Materials, Inc.  
A LSI COMPANY

**MCDONALD'S**

**Matt Hwy**  
14,100 VPD



## EXISTING 2-BAY FLEX OFFICE OR AUTO CONVERSION



# INVESTMENT HIGHLIGHTS

## Flex Office / Service Contractor Hub

- ▶ Ideal for HVAC, plumbing, electrical, landscape or specialty trade tenants
- ▶ Two oversized drive-in bays plus storefront office/showroom

## Auto Service Reconversion

- ▶ Quick-lube, tire, or branded/independent repair shop can reopen with minimal retrofit
- ▶ Limited competing bay inventory in the North Forsyth submarket

## Location & Growth Drivers

- ▶ **Front-Row Retail Positioning** – Directly faces the brand-new Publix center, capturing daily grocery traffic and serving as a prominent pylon-like sign to 23,000+ combined VPD.
- ▶ **Infrastructure Tailwinds** – \$58 MM GA-400 Exit 18 clover-leaf and SR-369 widening (to 4 lanes) underway; completion 2023-24 will further increase throughput and regional connectivity.
- ▶ **Affluent, Expanding Trade Area** – Forsyth County median HH income \$138k (highest in GA) and population growth of 2.7 % YoY to 260k+.
- ▶ **“Green Zone” C-2/HC Zoning** – By-right commercial, medical, restaurant and automotive uses with flexible site layout and rear access for circulation.
- ▶ **Scarce Competitive Supply** – Few modern flex or drive-thru/auto pads available in North Forsyth, giving operators a first-mover advantage.

## Investment Highlights

- ▶ **Plug-&Play Asset** – Existing structure accelerates time-to-revenue vs. ground-up development.
- ▶ **Multiple Exit Strategies** – Hold as cash-flowing single-tenant asset, subdivide for pads, or execute ground-lease/sale—attractive for 1031 or merchant-builder capital.
- ▶ **Utility & Entitlement Certainty** – All services on-site, saving entitlement time and cost.

## SITE AREA

**±2.0 acres opposite Publix-anchored Matt Town Center**

## IMPROVEMENTS

**Single-story, 2-bay masonry & steel building (former auto repair)**

## ACCESS / FRONTAGE

**Signalized full-movement corner on SR-369 / Matt Hwy & Bannister Rd**

## TRAFFIC COUNTS

**15,200 VPD on SR-369 / Matt Hwy  
8,100 VPD on Bannister Rd**

## UTILITIES

**Sewer, water & power at property line (no known environmental issues)**

## VISIBILITY

**“Billboard” exposure to Publix shoppers and daily commuter traffic**



**EXISTING 2-BAY FLEX OFFICE OR AUTO CONVERSION • 2 AC ON ELMO ROAD**





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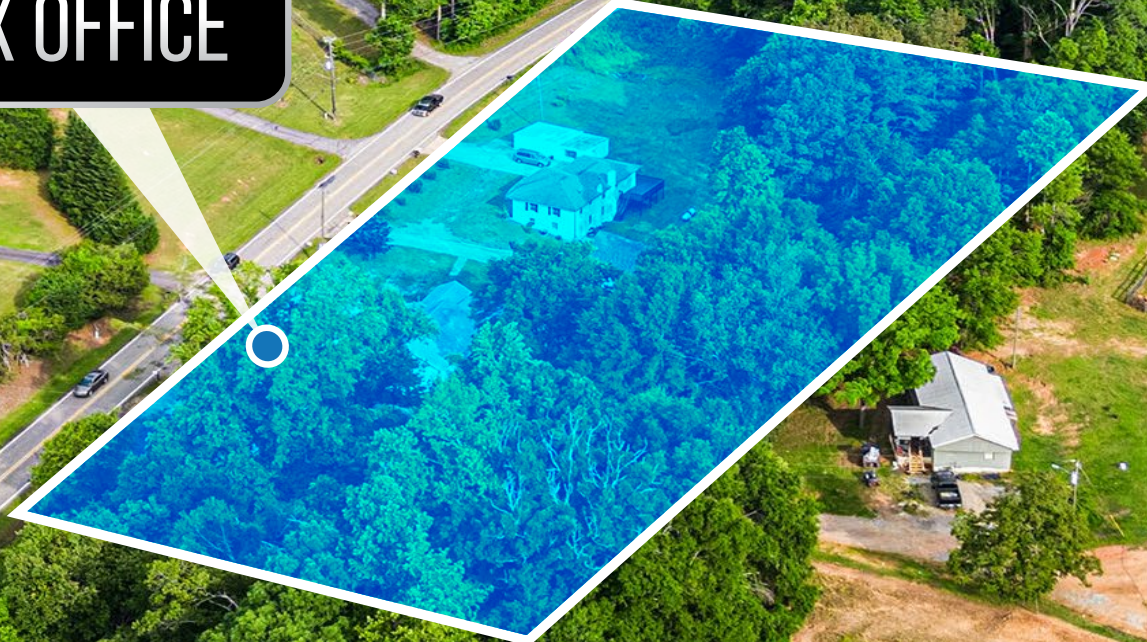
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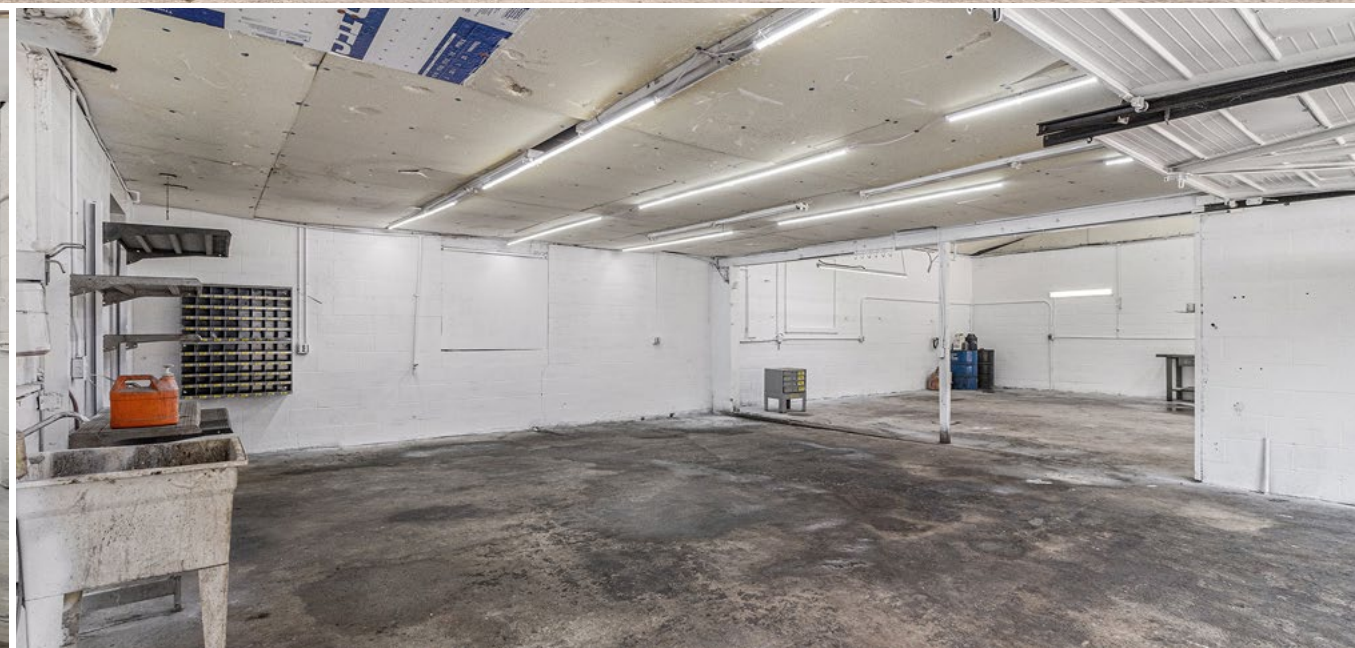


**LEGACY 369  
SELF-STORAGE**

**FLEX OFFICE**









# ADJACENT TO PUBLIX TRADE AREA • MATT TOWN CENTER



FLEX OFFICE



WILKES MEAT MARKET & DELI



Matt Hwy  
14,100 VPD

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#4/74 GROCERY IN 15 MI

**FLEX OFFICE**

**LAREDO'S**  
TAQUERIA & GRILL

**Domino's**  
Pizzeria

**F&M**  
FIFTH MAE

**Vision Source**  
SIGNATURE EYE CARE

**MAXFIELD**  
MEDICAL

**WILKES MEAT  
MARKET & DELI**

**SAGE DENTAL**

**REVEILLE**  
COFFEEHOUSE CAFE

**SUBWAY**

**NORTHBROOKE**  
AVERAGE PRICE  
SUBVISION: \$748,000

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**DUNKIN'**  
**easy**vel<sup>®</sup>

**ups**

**ZAXBY'S**

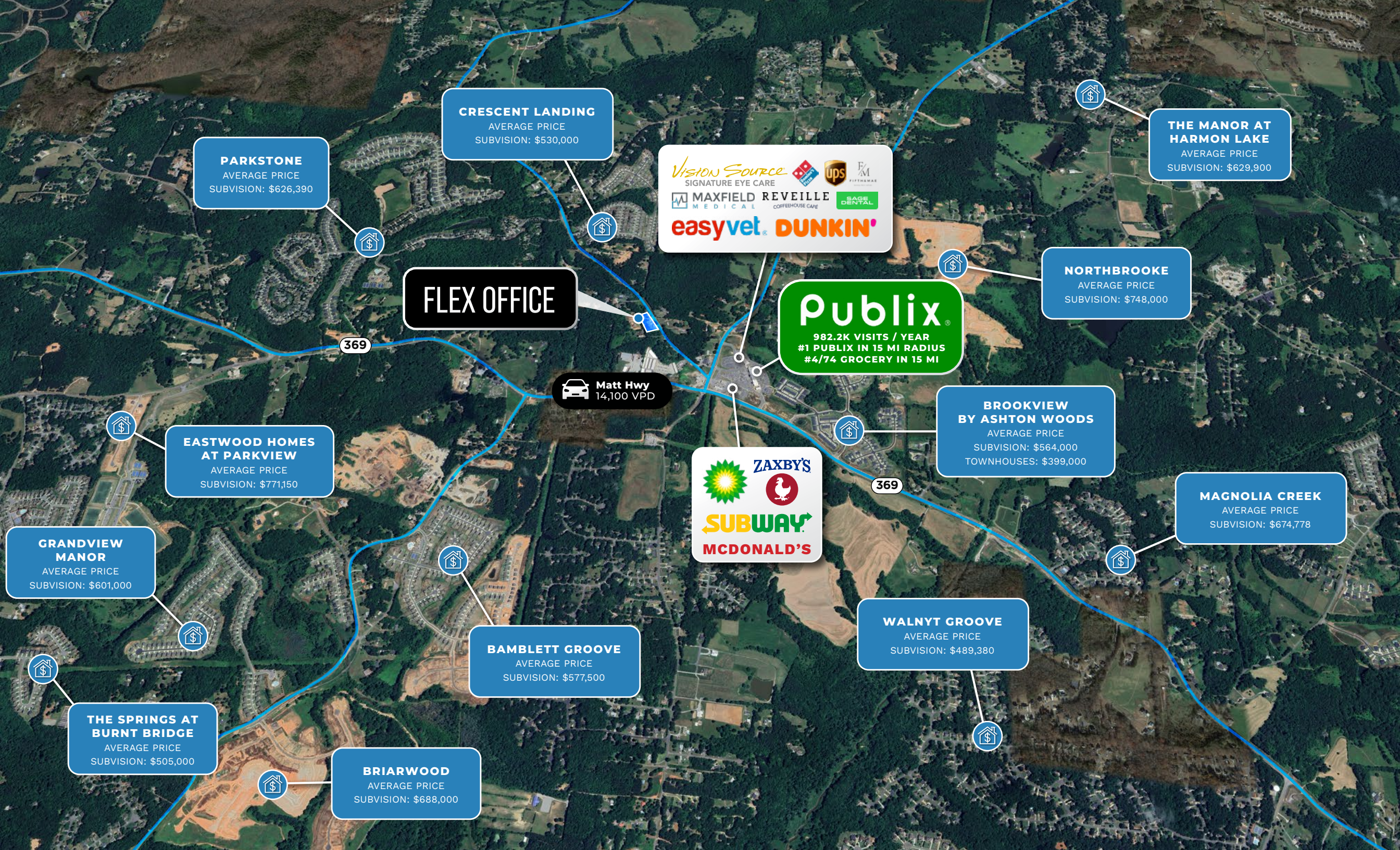
**MCDONALD'S**

**Matt Hwy**  
14,100 VPD



**1/2 MILE FROM PUBLIX SHOPPING CENTER**





**PARKSTONE**  
AVERAGE PRICE  
SUBVISION: \$626,390

**CRESCENT LANDING**  
AVERAGE PRICE  
SUBVISION: \$530,000

**THE MANOR AT HARMON LAKE**  
AVERAGE PRICE  
SUBVISION: \$629,900

**NORTHBROOKE**  
AVERAGE PRICE  
SUBVISION: \$748,000

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**MAGNOLIA CREEK**  
AVERAGE PRICE  
SUBVISION: \$674,778

**WALNYT GROOVE**  
AVERAGE PRICE  
SUBVISION: \$489,380

**BAMBLETT GROOVE**  
AVERAGE PRICE  
SUBVISION: \$577,500

**BRIARWOOD**  
AVERAGE PRICE  
SUBVISION: \$688,000

**THE SPRINGS AT BURNT BRIDGE**  
AVERAGE PRICE  
SUBVISION: \$505,000

**GRANDVIEW MANOR**  
AVERAGE PRICE  
SUBVISION: \$601,000

**EASTWOOD HOMES AT PARKVIEW**  
AVERAGE PRICE  
SUBVISION: \$771,150

**FLEX OFFICE**

VISION SOURCE SIGNATURE EYE CARE  
MAXFIELD REVEILLE MEDICAL COFFEEHOUSE CAFE  
easyvet DUNKIN' SAGE DENTAL

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ZAXBY'S  
SUBWAY MCDONALD'S

**Matt Hwy**  
14,100 VPD

369

369



# Publix

Publix is a renowned supermarket chain headquartered in Lakeland, Florida. Founded in 1930, Publix has grown into the largest employee-owned grocery retailer in the United States. With about 1,403 stores operating across eight Southeastern states as of year-end 2024 and \$59.7 billion in retail sales reported for the 2024 fiscal year, Publix remains a household name thanks to its unwavering focus on customer satisfaction and high-quality products.

Publix offers a wide range of grocery items—fresh produce, meats, bakery goods, deli selections, and household essentials—delivered in clean, well-maintained stores staffed by friendly associates. Its emphasis on the in-store experience consistently lands Publix at the top of consumer-satisfaction rankings; in 2025, it tied for the #1 spot in the American Customer Satisfaction Index survey of more than 40,000 shoppers.

Through its dedication to exceptional service, employee ownership, and community engagement, Publix continues to earn the trust and loyalty of customers across the Southeast. As it expands into new markets—most recently Kentucky—and innovates with services like online ordering and home delivery, Publix remains committed to its founding principles of delivering quality products and serving as a reliable grocery destination for families and individuals alike.

**\$59.7**  
BILLION  
REVENUE  
2022

**\$62**  
BILLION  
NET  
WORTH

**1,476**  
STORES  
TOTAL STORE  
COUNT

**LAKELAND**  
HEADQUARTERS  
LOCATION

**RANKED #1**  
STORE FOR  
CUSTOMER SERVICE  
NEWSWEEK





# FORSYTH COUNTY

CUMMING, GEORGIA

Not long ago, Cumming, Georgia was considered just a distant suburb of Atlanta. No longer. Forsyth County has become one of the most vibrant sections of the Atlanta Metro Area. Thanks to affordable homes and great schools, Cumming and Forsyth County are among the fastest-growing residential areas in the United States (Currently ranked in Top 100 for Growth) and is expected to grow 58% from 2015 to 2030 - attracting affluent young professionals who want to shop, dine, and work close to home. Cumming is the county seat of Forsyth County, the 9th largest county in Georgia. The diversified economy includes technology, data centers, healthcare, and defense.

## AFFLUENT AREA

1 IN 2  
HOUSEHOLDS  
HAVE INCOMES OVER  
\$100,000

## 30% ABOVE US

HOUSEHOLD  
EXPENDITURES  
TREND 30% ABOVE  
US AVERAGE

## 8 IN 10

COLLEGE EDUCATED  
RESIDENTS · 50%  
HAVE CHILDREN  
UNDER 18

**FORTUNE** Top 20 Wealthiest counties in America



Top 100 fastest-growing county in America

ECONOMIC DRIVERS





# CUMMING, GA | FORSYTH COUNTY



The subject property is located in the North Atlanta Lake community of Cumming Georgia, the County Seat of Forsyth County.



Forsyth County is one of the fastest growing counties in the country (Currently ranked #7th in Growth), and was projected expected to grow 58% from 2015 to 2030



A popular Atlanta commuting destination for high-net worth individuals, Forsyth County is currently ranked as the 16th wealthiest county in the country.



Home values approach \$494K county-wide, pointing to strong disposable income for destination retail, dining, and services. Forsyth County Schools rank #3 in Georgia (A+ Niche rating), a magnet for continual family in-migration and stability.

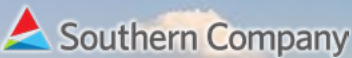


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12.3 Million Visitors





Mercedes-Benz



BUSIEST AIRPORT  
IN THE WORLD



**6.1 MILLION**

**MSA POPULATION**

9th Most Populous MSA  
in United States

**\$473 BILLION**

**GROSS DOMESTIC PRODUCT**

The largest economy in  
Georgia  
10th in United States

**\$9 BILLION**

**FILM INDUSTRY**

Direct Spending for Atlanta's  
Established Film Industry

**126,400+**

**NEW JOBS**

Added to Atlanta Area in  
last year

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 18 Fortune 500 companies that

call Atlanta home, which include the recently relocated Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 75 million passengers per year. The Atlanta film industry is booming and has become a major player in the entertainment world. In 2023, it is projected to generate a total economic impact of over \$9 billion, creating jobs and making a dynamic contribution to the Atlanta Metro economy.







# Four-Story Class-A Medical Office Building

### CONCEPT

- ▶ 60,000 SF (≈15,000 SF plates) steel-frame MOB with glass curtain-wall façade, covered patient drop-off, and structured parking at 4.5/1,000 ratio.
- ▶ Target tenant mix: multi-specialty clinic, imaging center, orthopedics, women's health, urgent care, ancillary pharmacy/café.
- ▶ Option to lease full or portion of building.

### Rationale

- ▶ Demographic Fit: Affluent, insured households drive above-average elective-care demand; 40 % population growth since 2010 points to long-term patient pipeline.
- ▶ Provider Expansion Trend: Regional health systems (e.g., Northside, Wellstar) are pushing “hub-and-spoke” outpatient campuses north along GA-400.
- ▶ Visibility & Way-Finding: 60-ft building height allows branding readable from Matt Hwy and Publix parking field—critical for referral capture.
- ▶ Capital Markets: Core-plus buyers continue to pay premiums for well-leased suburban MOBs (<6 % cap), giving developers an attractive exit on stabilization.

### Execution Milestones

- ▶ Site Design (0-3 mo): Confirm floorplate & ramp geometry; preserve 0.6 acres for future retail out-parcel or parking expansion.
- ▶ Pre-Leasing (3-12 mo): Secure anchor tenant (≥20,000 SF) to unlock construction debt; leverage hospital relationships.
- ▶ Permitting & GMP (9-15 mo): Coordinate with GDOT on curb-cut reconfiguration tied to SR-369 widening.
- ▶ Delivery (24-30 mo): Shell completion Q2 20XX; tenant build-outs Q3-Q4.





# FLEX OPPORTUNITY

## ELMO ROAD • CUMMING, GA

### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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# LOCATED IN MARKET AREA OF HIGH PERFORMING LOW-COMPETITION PUBLIX SHOPPING CENTER



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