

# LAND FOR SALE

**SALE PRICE: \$1,250,000**

1419 Buford Highway Cumming, GA 30041



CLICK TO VIEW VIDEO

**Andrea Paulinelli**  
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METRO BROKERS**

# DISCLAIMER

**1419 BUFORD HIGHWAY**  
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## 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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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,334**

Affiliated Professionals

Based upon sales professionals  
designated as commercial in dash as of  
12/31/24.

Presence in

**158 OFFICES,  
45 COUNTRIES**

**OVER 18,400**

Transactions

**\$7.67 BILLION**

Sales Volume

**\$1.01 BILLION**

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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# PROPERTY SUMMARY

**1419 BUFORD HIGHWAY**  
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## VIDEO

### PROPERTY HIGHLIGHTS

- 320 ± feet of road frontage along Buford Road/Hwy 20, offering exceptional exposure to westbound and eastbound traffic flows.
- Daily traffic volume approx. 40,000 vehicles, ensuring high visibility and accessibility for retail, office or medical uses.
- Zoned CBD (Commercial Business District), which in the City of Cumming allows a wide array of uses including retail storefronts, professional offices, medical/health services, senior housing, daycare/schools and more — providing maximum flexibility for development.
- Utilities are onsite or in very close proximity, simplifying development logistics.

### OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	1.92 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,295	37,610	140,781
Total Population	3,746	106,576	399,629
Average HH Income	\$133,175	\$129,404	\$130,313

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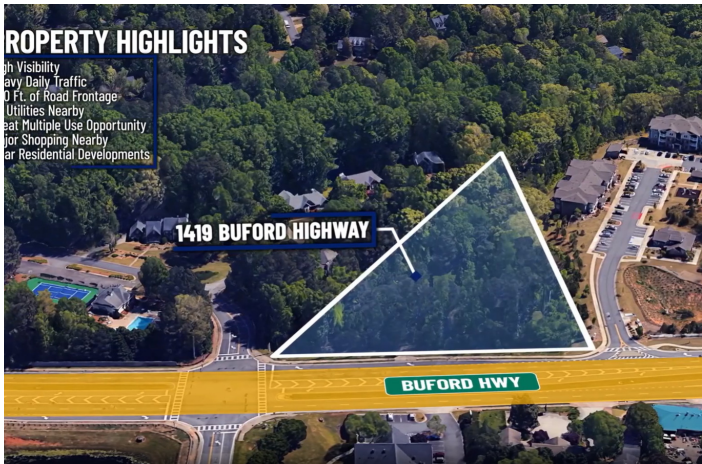
# DESCRIPTIONS

## 1419 BUFORD HIGHWAY

1419 Buford Highway Cumming, GA 30041

### PROPERTY HIGHLIGHTS

High Visibility  
Heavy Daily Traffic  
300 Ft. of Road Frontage  
Utilities Nearby  
Great Multiple Use Opportunity  
Major Shopping Nearby  
Near Residential Developments



### PROPERTY DESCRIPTION

Highly visible 1.92 acre parcel, zoned CBD (Commercial Business District) on Buford Rd (Hwy 20) in Cumming with approx. 320 feet of road frontage and daily traffic count of approx. 40,000 vehicles. Ideal for a variety of uses, including Senior Housing, Medical, School, Daycare, Retail or Offices. Previously approved concept plan for 7,000 SF office building. All utilities onsite or in close proximity. Major shopping and residential developments nearby. Population within 3 miles is 42,192 with a median household income of \$112,915.

### LOCATION DESCRIPTION

Highly visible 1.92 acre parcel, zoned CBD (Commercial Business District) on Buford Rd (Hwy 20) in Cumming with approx. 320 feet of road frontage and daily traffic count of approx. 40,000 vehicles. Located near major shopping and residential developments. Population within 3 miles is 42,192 with a median household income of \$112,915.



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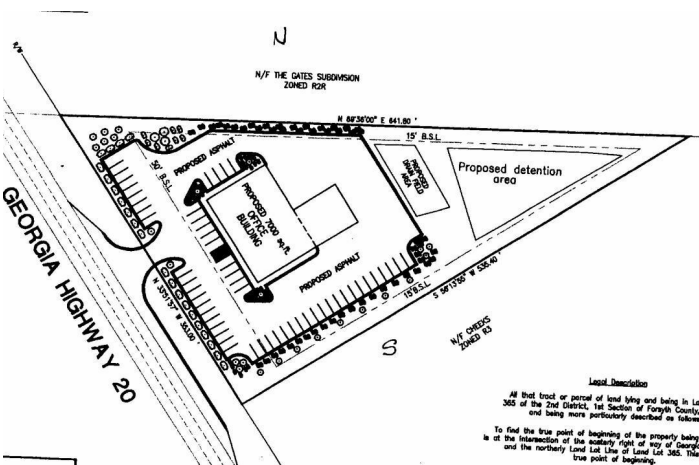
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# PROPERTY PHOTOS

**1419 BUFORD HIGHWAY**

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# LOCATION MAP

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# RETAIL MAP

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Map  
data  
©2025  
Google

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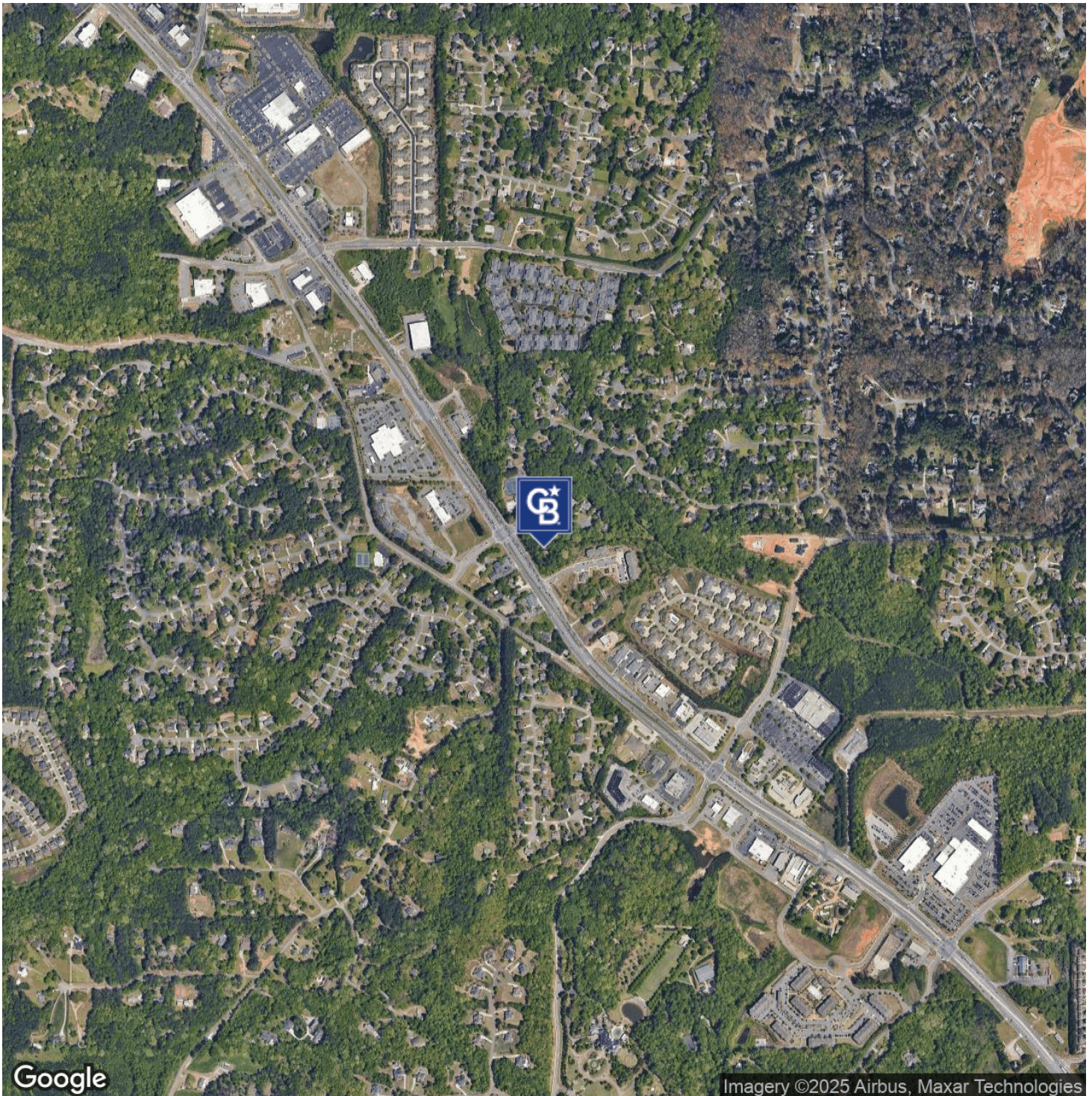


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# AERIAL MAP

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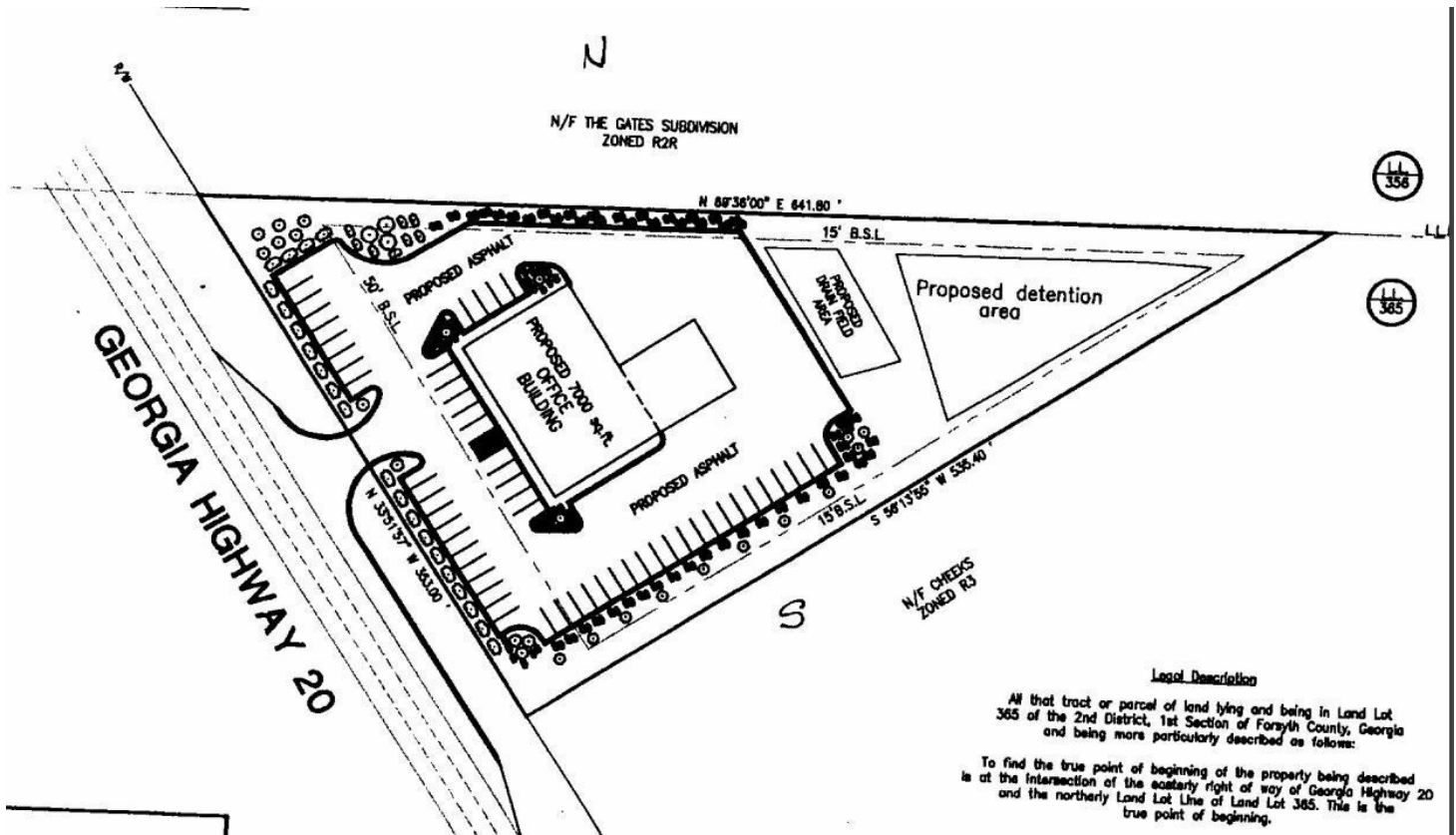


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# SITE PLANS

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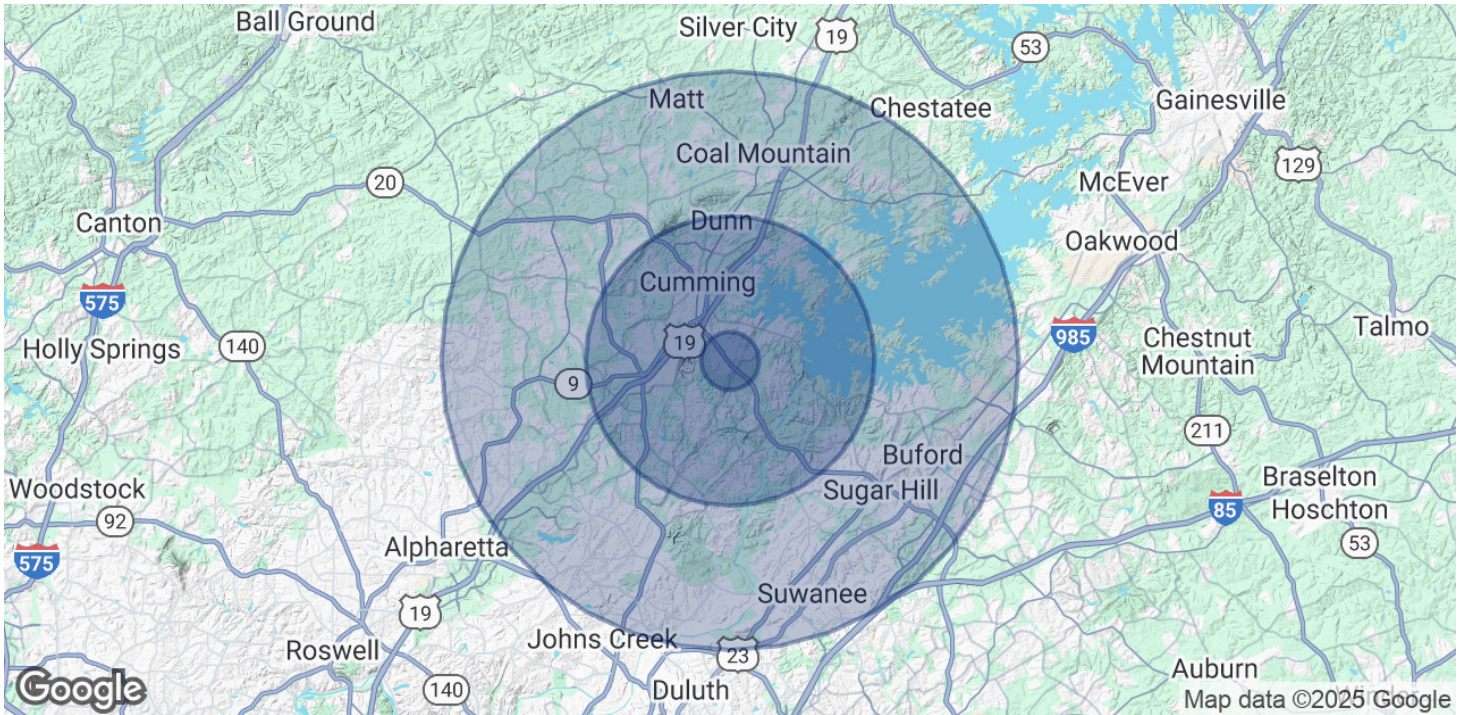
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# DEMOGRAPHICS

**1419 BUFORD HIGHWAY**

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## POPULATION

### 1 MILE

### 5 MILES

### 10 MILES

Total Population	3,746	106,576	399,629
Average Age	40.7	39.3	39.1
Average Age (Male)	38.4	38.4	37.8
Average Age (Female)	41.2	39	39.5

## HOUSEHOLDS & INCOME

### 1 MILE

### 5 MILES

### 10 MILES

Total Households	1,295	37,610	140,781
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$133,175	\$129,404	\$130,313
Average House Value	\$365,610	\$369,798	\$361,645

2020 American Community Survey (ACS)

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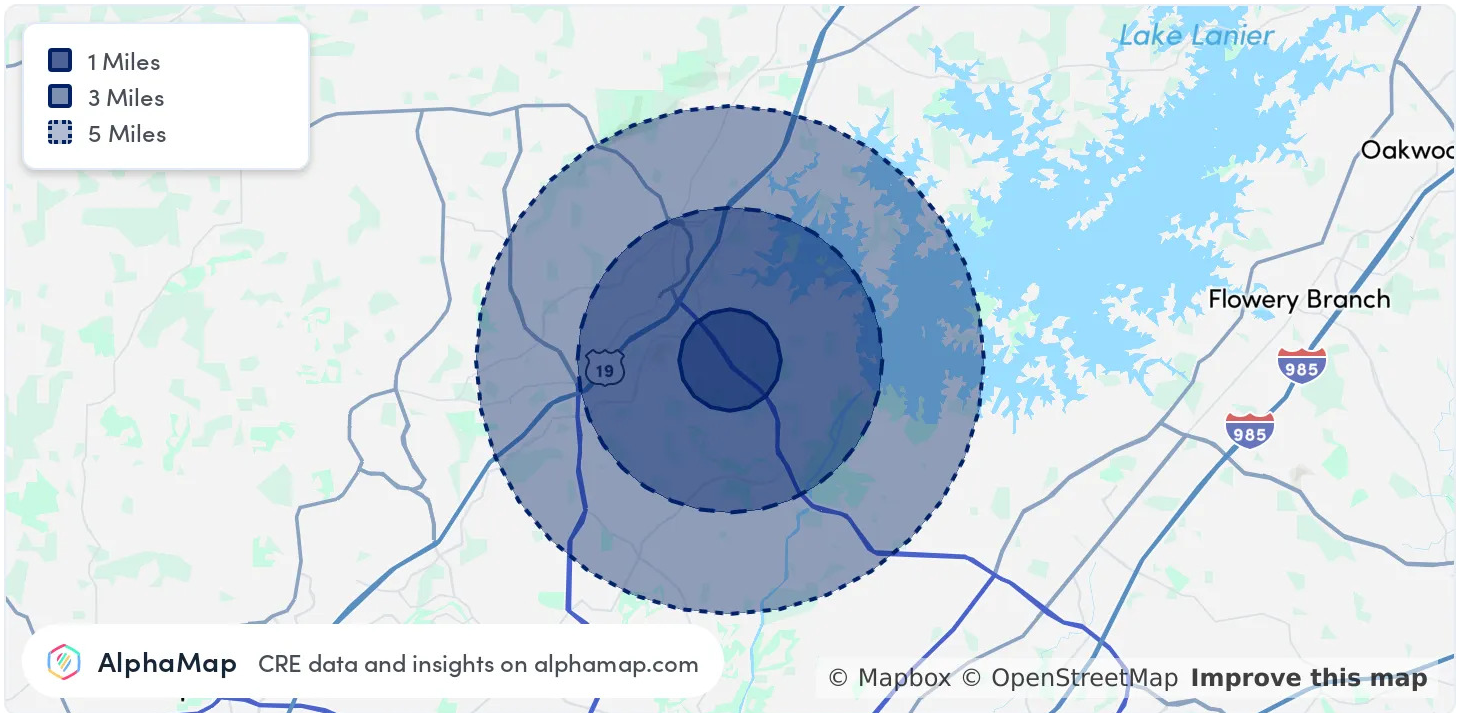
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# AREA ANALYTICS

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,965	45,513	129,762
Average Age	39	38	38
Average Age (Male)	38	38	37
Average Age (Female)	40	39	39

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,653	15,449	42,987
Persons per HH	3	2.9	3
Average HH Income	\$171,843	\$173,484	\$173,587
Average House Value	\$551,053	\$568,295	\$565,861
Per Capita Income	\$57,281	\$59,822	\$57,862

Map and demographics data derived from AlphaMap

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# MEET THE TEAM

**1419 BUFORD HIGHWAY**  
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