

# BEXLEY WESTSHORE

1500 WESTSHORE DR, CUMMING, GA 30041





# PROPERTY HIGHLIGHTS

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- 362 total Bexley Westshore apartment units  
(Rent \$2,145/mo for 2 bd)
- 156 Detached Single Family Homes on-site (\$630K+)
- Adjacent parcels slated for hotel and additional retail/office
- Dedicated traffic signal



# CURRENTLY AVAILABLE

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- Suite 1100 - 2,752 sq ft
- End cap space with floor to ceiling windows
- Dedicated patio space, and adjacent green space
- Tenant Improvement Allowance provided, amount based on use





# AERIAL





# DEMOGRAPHICS AND AREA HIGHLIGHTS

|                         | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------------|-----------|-----------|-----------|
| 2024 Population         | 3,098     | 38,271    | 92,887    |
| 2024 Households         | 1,189     | 14,164    | 32,101    |
| Avg Household Income    | \$111,637 | \$122,347 | \$141,829 |
| Median Household Income | \$89,634  | \$91,485  | \$109,601 |

- 2,230 residential units delivered or under development in 2024/2025 within a 7 minute drive.
- 48% of population within 3 miles have bachelor's degree, or higher

Top 20 Affluent Counties in  
America (& #1 in Georgia)

- US Census

Top 20 Fastest-Growing Counties  
in America (& #1 in Georgia)

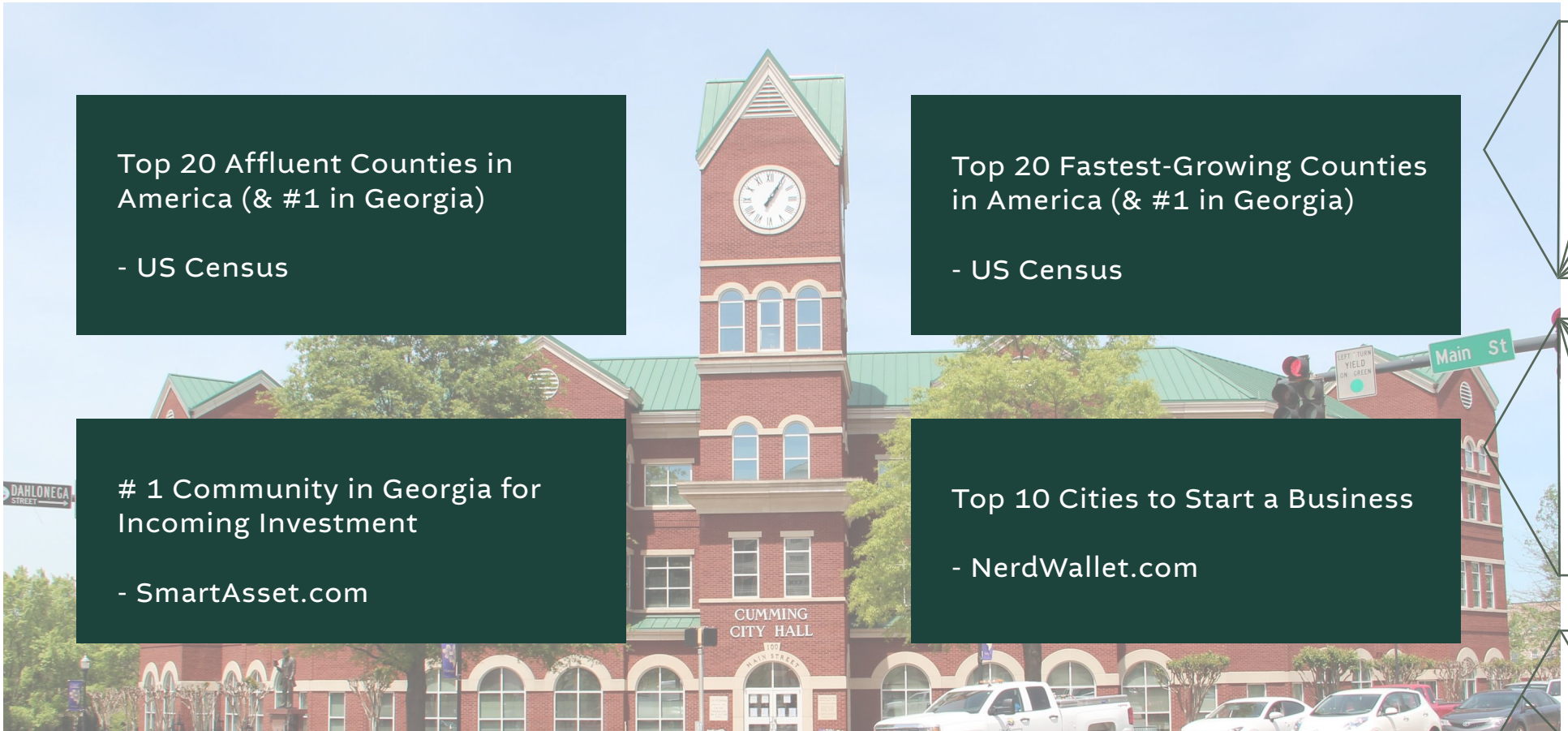
- US Census

# 1 Community in Georgia for  
Incoming Investment

- SmartAsset.com

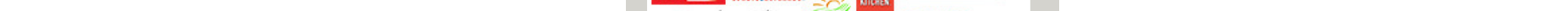
Top 10 Cities to Start a Business

- NerdWallet.com



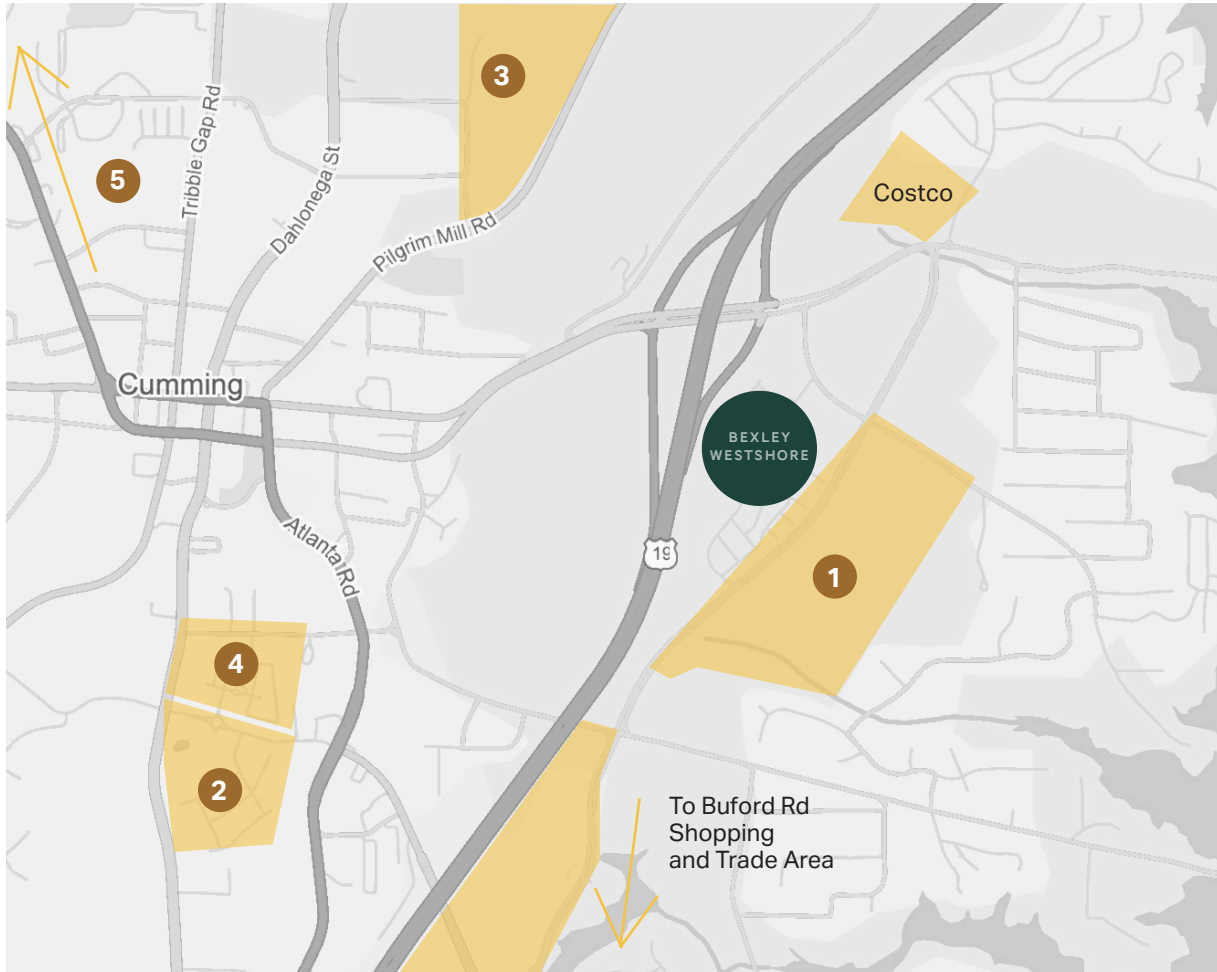


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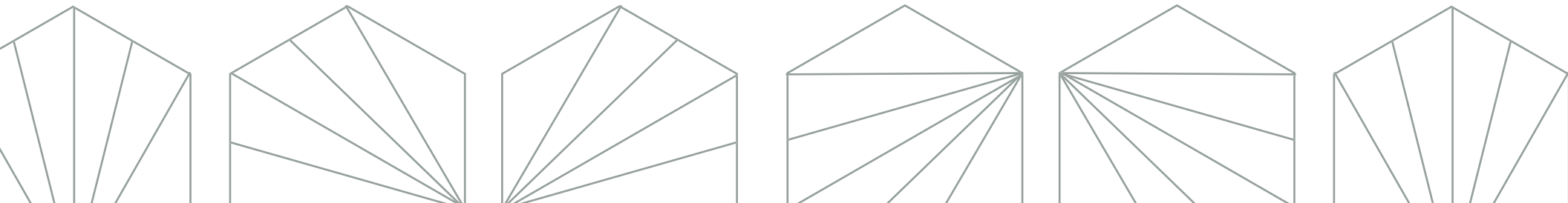


# AERIAL



## Nearby New Residential Development

- 1 Providence Marketplace Development (1 min.)**
  - 500 single family dwellings
  - Development underway
- 2 Brackley (5 min.)**
  - 116 Single family homes - \$575K to \$700K
  - Delivered
- 3 Sawnee Village + Palisades (6 min.)**
  - 317 Single family homes - \$430K to \$650K with up to \$900K+
  - 262 Apartment units - \$2,325/mo for 2 bd
  - Partially delivered
- 4 Foundry at Mashburn Village (5 min.)**
  - 320 Apartment units - \$1,953/mo for 2 bd
  - Delivered
- 5 Brookside Heights (8 min.)**
  - 210 Apartment units - \$1,755/mo for 1 or 2 bd
  - Delivered





# SITE PLAN

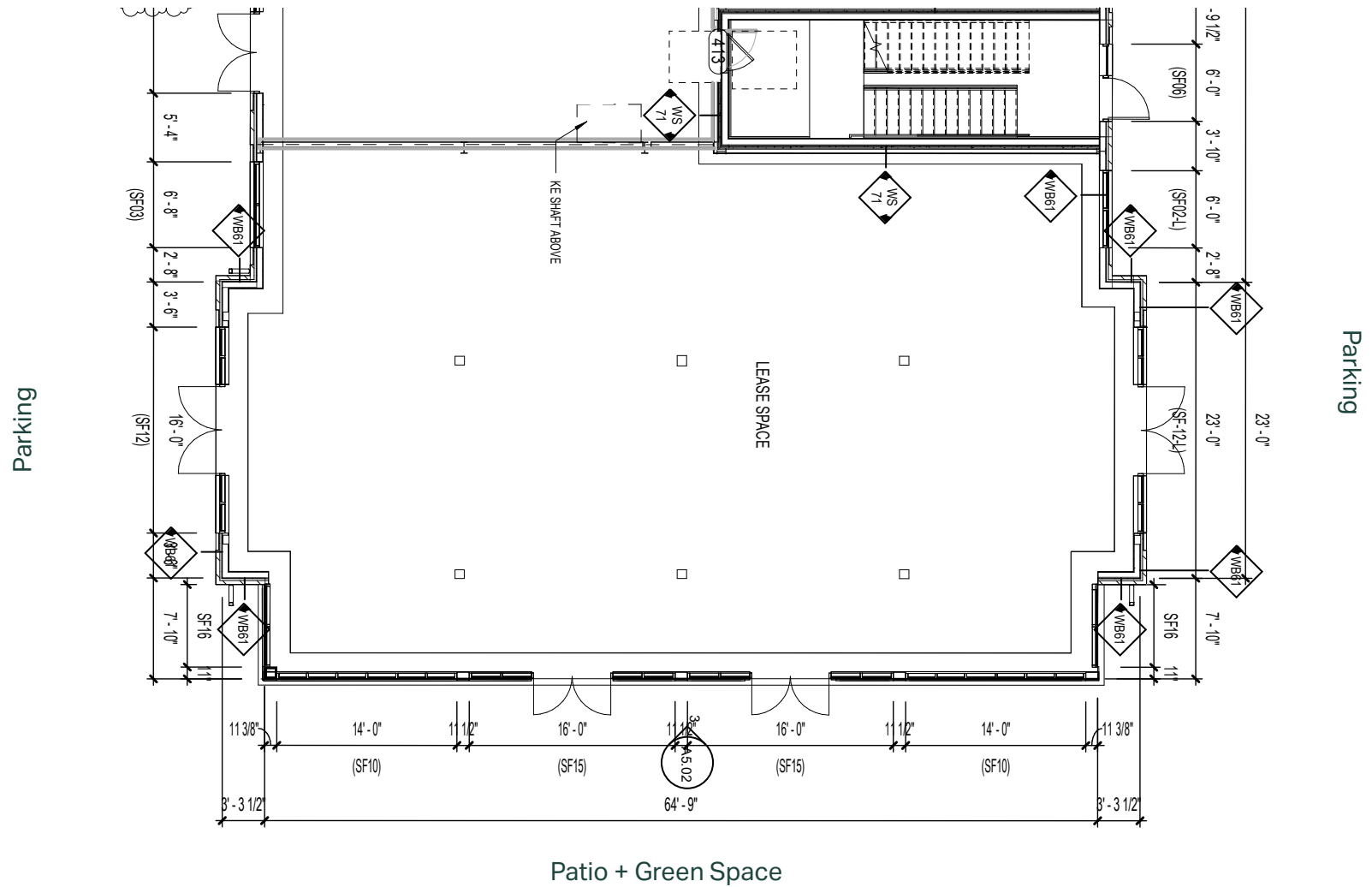


## BEXLEY WESTSHORE

362 apartments units  
156 single family homes

- Retail
- Single Family
- Apartments
- Suite 1100 - For Lease
- Slated For Future Development
- Slated For Future Development Retail & Office

# FLOOR PLAN-SUITE 1100







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