



— THE —
COLLECTION
— AT FORSYTH —



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35 Miles North
of Downtown Atlanta



Open Air, Mixed-Use Center
Retail, Restaurant, Entertainment, Hotel, & Office



565,000 SF
80+ Retailers & Restaurants
2500+ Parking Spaces



GA-400 & Peachtree parkway
144,890 VPD



MARKET & TRADE AREA

At The Collection at Forsyth

#1 COMMUNITY for Incoming Investment | #1 WEALTHIEST County in the Georgia | GRADUATION RATE of 94% | HIGHEST TEST SCORES in the Region

	3 Mile	5 Mile	10 Mile
Population			
2025 Estimate	57,198	156,456	500,023
2030 Projection	61,939	158,760	509,182
Population by Race			
White	43.90%	49.60%	52.30%
Black	4.30%	5.20%	8.40%
Asian	40.70%	33.70%	26%
Hispanic	8.40%	8.60%	10.30%
Households			
2025 Estimate	18,574	47,740	164,065
2030 Projection	20,250	51,936	173,098
Median Age			
2025 Median Age	38.7	39.3	39.8
Avg. Household Income			
2025 Estimate	\$154,467	\$156,381	\$145,056
2030 Projection	\$194,669	\$195,707	\$197,351
Education			
% College Educated	42.20%	41.70%	39.30%

ESRI PROJECTS POPULATION
AND HOUSEHOLD GROWTH AT

2.0% ANNUALLY

within a 5 mile radius of the property, which is
double the growth rate for the Atlanta MSA.

AVERAGE HOUSEHOLD INCOME

\$156,381

within 5 miles of the property

FORSYTH COUNTY WAS NAMED

**ONE OF THE BEST PLACES IN
AMERICA TO GET AHEAD**

by Forbes Magazine

7,300 +

UNITS OF FUTURE RESIDENTIAL UNITS
ARE PLANNED IN FORSYTH COUNTY



THE
COLLECTION
AT FORSYTH

78%

OF RESIDENTS IN THE AREA
HOLD WHITE COLLAR POSITIONS.

FORSYTH COUNTY IS
EXPECTED TO HAVE ONE OF THE

**HIGHEST POPULATION
GROWTH RATES**

in the Atlanta MSA over
the next five years.

AVERAGE VEHICLES PER DAY

144,890

VPD on adjacent GA-400
and Peachtree Parkway

FORSYTH COUNTY IS HOME TO

**75+ INTERNATIONAL
COMPANIES**

and more than twenty North American
corporate company headquarters



PEACHTREE PARKWAY (38,005 VPD)

RONALD REAGAN BOULEVARD



THE
COLLECTION
AT FORSYTH

GA-400 (17,306 VPD)

400

19

141

verizon
Chick-fil-A
CARRABBA'S
ITALIAN GRILL
Red Robin
BB&T

Ground Lease

Future Development
Opportunity
+/- 14,000 SF

SECOND LEVEL
OFFICE SPACE

FUTURE RETAIL SITE PLAN





THE COLLECTION AT FORSYTH

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