

The Collection at Forsyth

Academy Sports+Outdoors AMC DSW  
 LOFT CHICO'S WILD CAFE BARNES & NOBLE  
 Bath & Body Works WHITE BLACK  
 VICTORIA'S SECRET sunglass hut CVS pharmacy mellow MUSHROOM  
 TRUIST CARRABBA'S TINDRUM ASIA CAFE  
 JIM N NICK'S Chick-fil-A DRESS UP M. HAZLOV'S  
 BAR-B-Q atlanta BREAD  
 Red Robin Marble SLAB & GREAT AMERICAN cookies  
 ALTAR'D STATE CAVA

89,700 AADT '23

19 400

ARIANA HOME FURNISHINGS & DESIGN

WAFFLE HOUSE

Chevron

SITE

FIRST WATCH CHASE

Brannon Crossing

CHOPSTICKS SHUCKIN' SHACK OYSTER BAR  
 ROSATI'S FRIDA MEXICAN CUISINE  
 MATTRESS FIRM Starbucks SMOOTHIE KING  
 T-Mobile crumbl cookies

HOME 2 FAIRFIELD INN & SUITES Marriott

Peachtree Pkwy

FOR SUBLEASE

Arby's Sublease  
 365 Peachtree Pkwy | Cumming, GA

Bank of America Portillo's WHOLE FOODS  
 RaceTrac Wendy's FIVE GUYS BODY20  
 PetfolkOVME [solidcore] one medical

Bank OZK BURGER KING  
 ExtraSpace Storage DUNKIN'

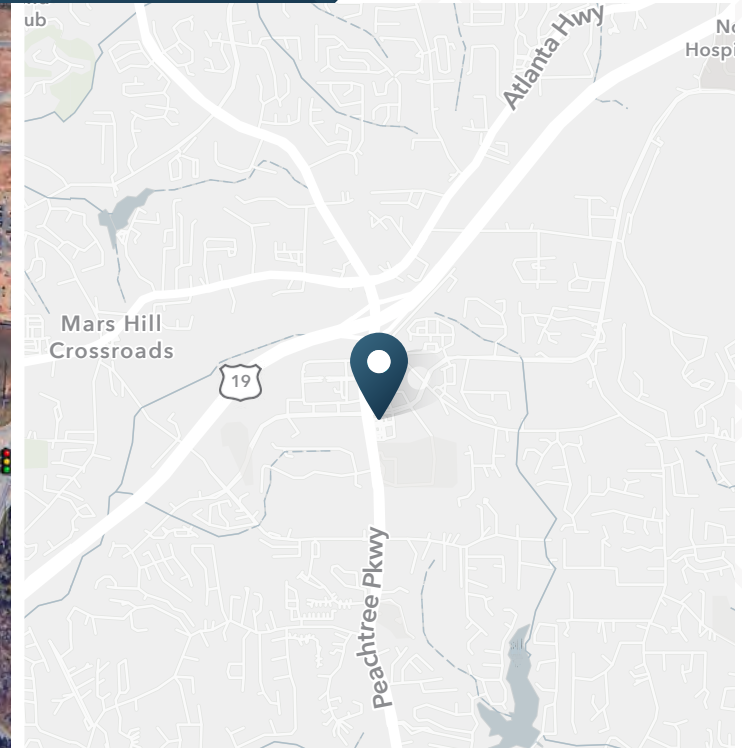
41,800 AADT '23

SRS



# Arby's Sublease

365 Peachtree Pkwy | Cumming, GA 30041



0.64 AC

Available

\$115,000

NNN

2/28/2039

Term Expiration

## ABOUT THE PROPERTY

- 2,400 SF
- Former QSR w/ Drive-Thru
- Full access to Peachtree Pkwy w/ over 41k VPD
- Directly across from The Collection at Forsyth

## TRAFFIC COUNTS

GA-400, W of Site

83,300 AADT

Peachtree Parkway adjacent to Site

40,500 AADT

Ronald Reagan Blvd, E of Site

19,100 AADT

Year: 2023 | Source: GDOT

## JOIN THESE RETAILERS











41,800 AADT '23



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365 Peachtree Pkwy | Cumming, GA



## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 mile	3 miles	5 miles
2023 Estimated Population	4,255	55,350	146,249
2028 Projected Population	4,730	59,736	157,627
Projected Annual Growth Rate 2023 to 2028	2.14%	1.54%	1.51%

### Daytime Population

2023 Daytime Population	9,033	53,074	153,791
Workers	6,779	24,515	78,828
Residents	2,254	28,559	74,963

### Income

2023 Est. Average Household Income	\$143,540	\$171,554	\$175,509
2023 Est. Median Household Income	\$110,182	\$131,461	\$136,495

### Households & Growth

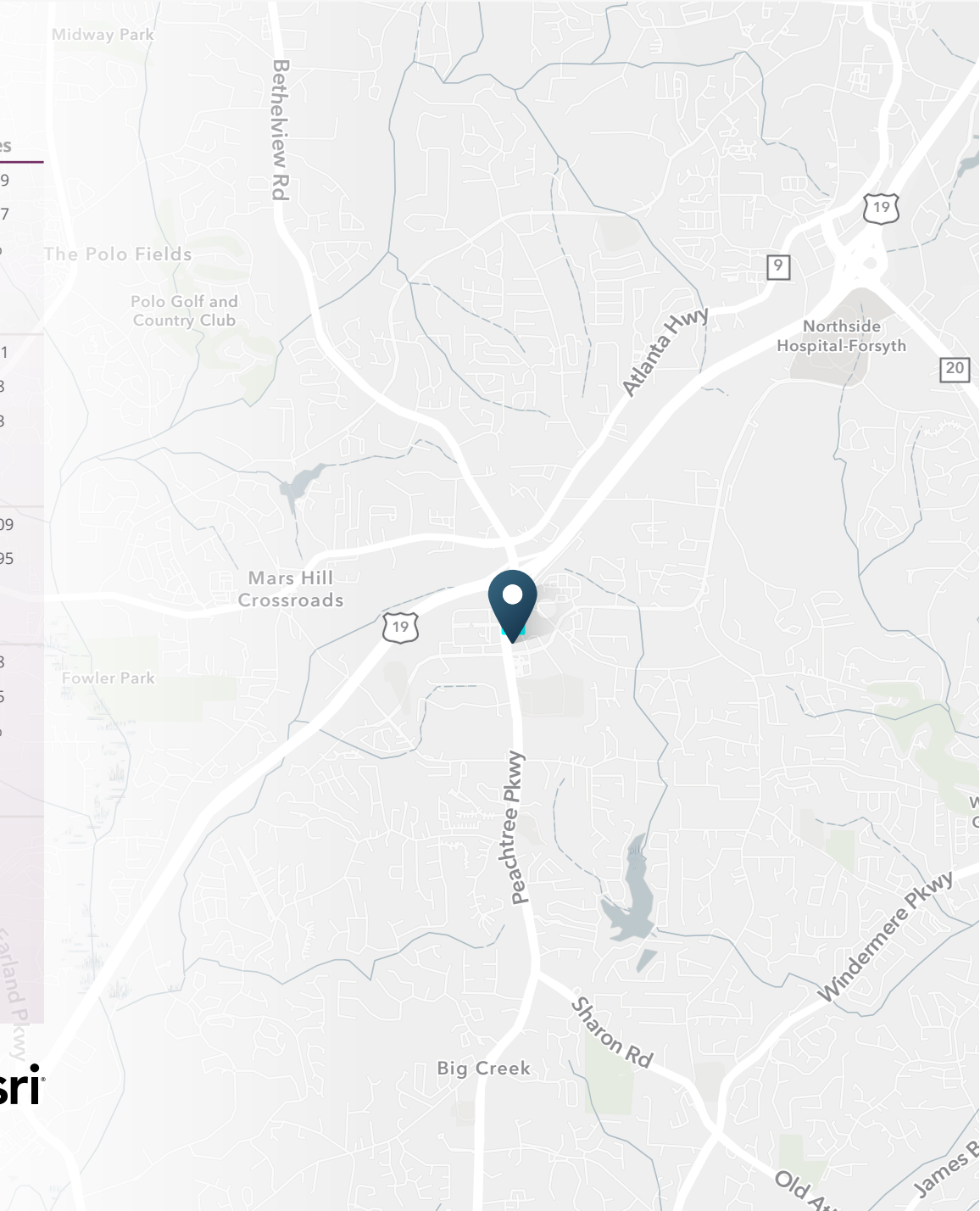
2023 Estimated Households	1,451	18,081	48,098
2028 Estimated Households	1,595	19,413	51,675
Projected Annual Growth Rate 2023 to 2028	1.91%	1.43%	1.45%

### Race & Ethnicity

2023 Est. White	52%	52%	58%
2023 Est. Black or African American	4%	4%	5%
2023 Est. Asian or Pacific Islander	28%	31%	25%
2023 Est. American Indian or Native Alaskan	1%	0%	0%
2023 Est. Other Races	16%	12%	12%
2023 Est. Hispanic (Any Race)	14%	10%	10%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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