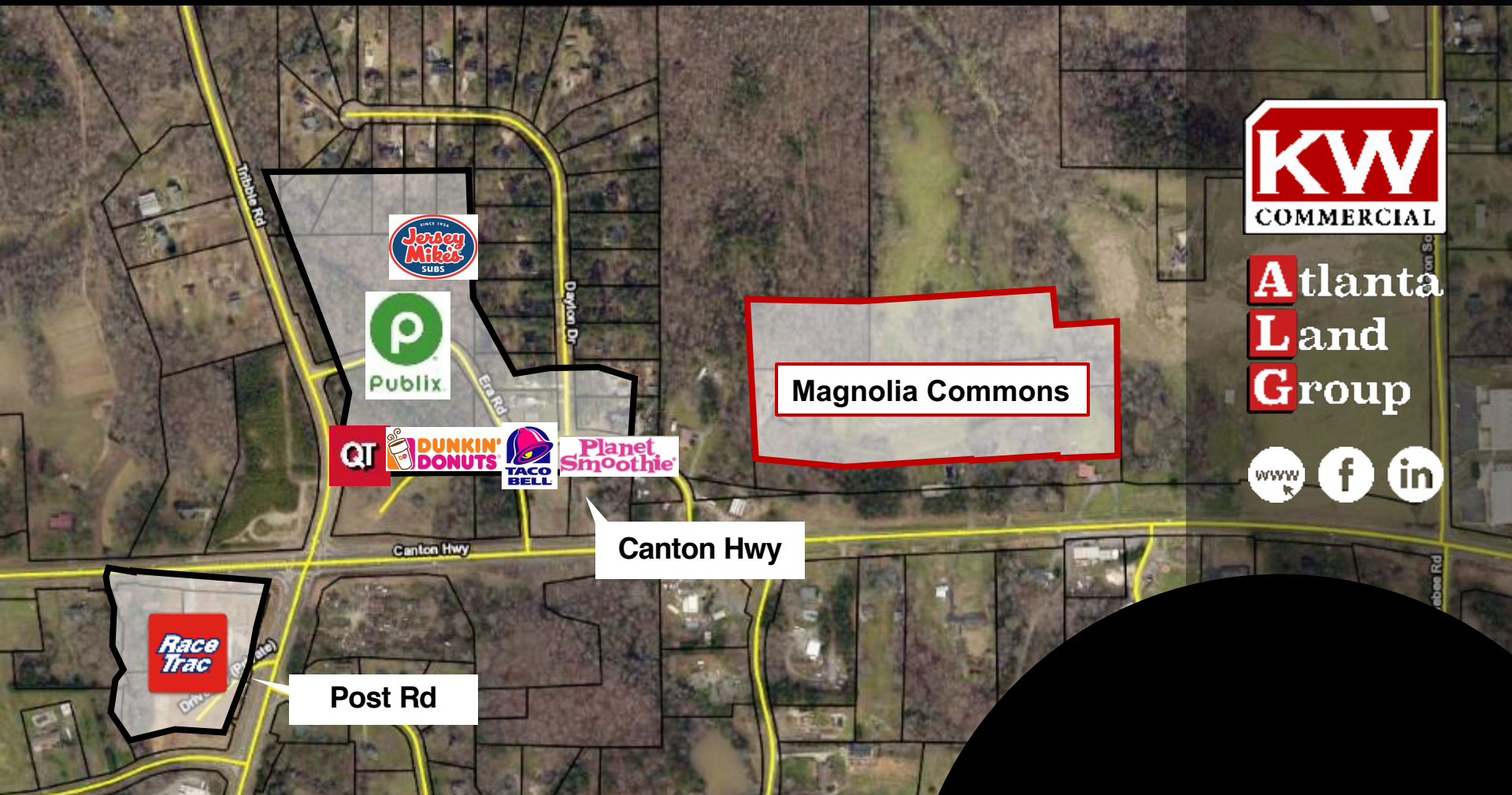




Parcel 3 – 1.13 acres - \$1,500,000

Magnolia Commons

Cumming, GA 30040

Mike Cahalan

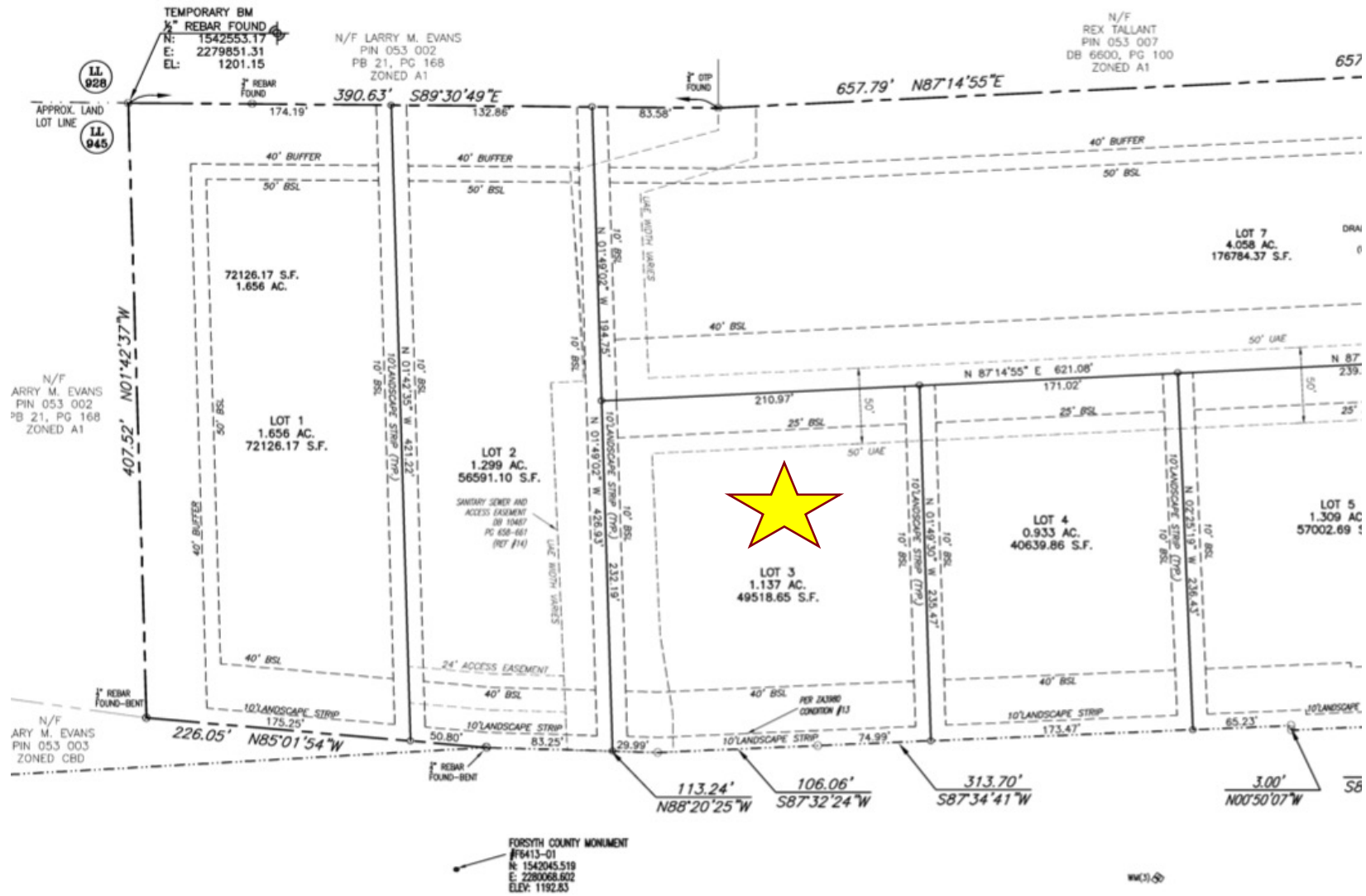
678.429.1990

mcahalan@AtlantaLandGroup.com

PROPERTY OVERVIEW

- +/- 11.82 Acres – 4 outparcels available
- Forsyth County
- All Utilities Available - Shared Detention
- GA 20 expansion will increase from 26,000 CPD to an estimated 38,000 CPD
- Parcels are zoned CBD/General Commercial Use (restaurants, bank, retail, self storage, car wash, dog day care).



**Atlanta
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Group**

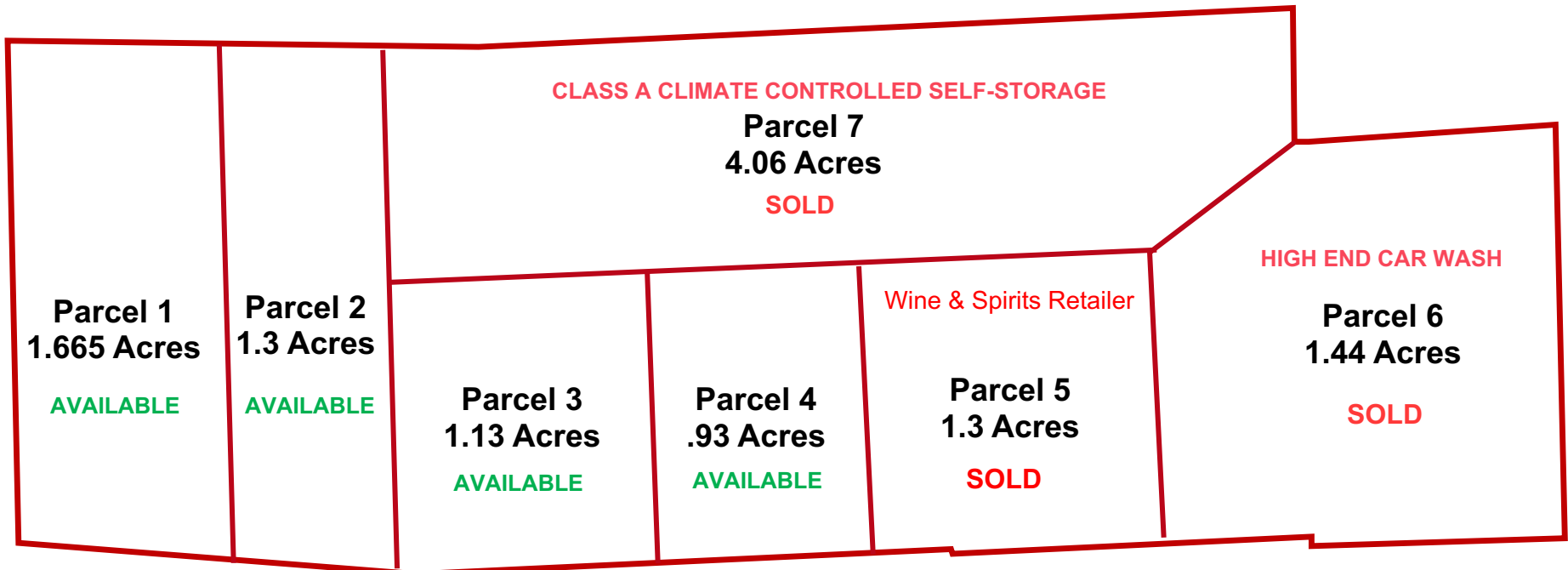
PRICING



	Approx. Acreage	Price	Ground Lease	Status
Parcel 1	1.66	\$1,179,000	n/a	Available
Parcel 2	1.3	\$1,300,000	Call for Pricing	Available
Parcel 3	1.13	\$1,500,000	Call for Pricing	Available
Parcel 4	0.93	\$1,250,000	Call for Pricing	Available
Parcel 5	1.3	\$1,600,000	n/a	Sold
Parcel 6	1.44	\$1,850,000	n/a	Sold
Parcel 7	4.06	\$3,000,000	n/a	Sold

Build To Suit Available

Ground Lease Available

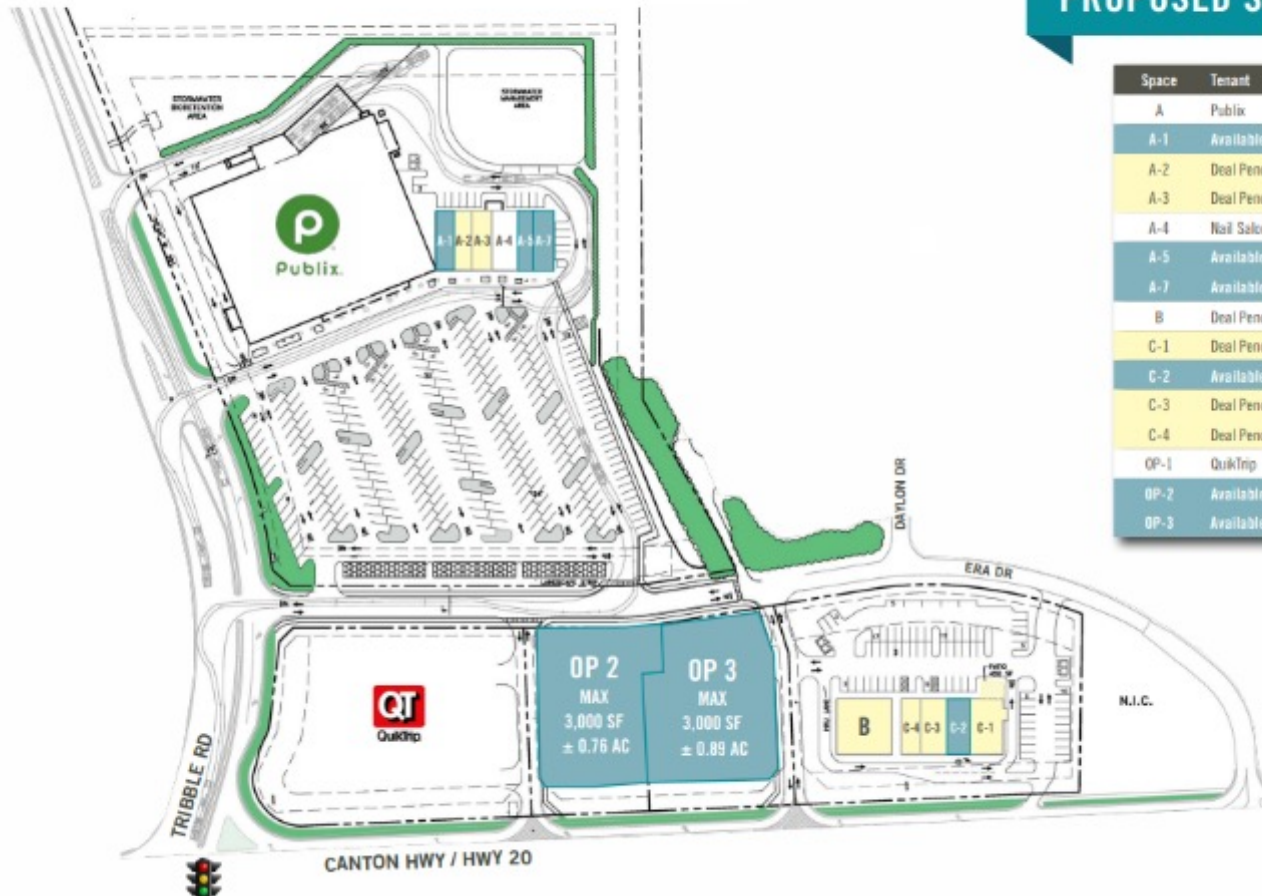


NEW PUBLIX SITE PLAN



TRIBBLE CROSSING 3530 Canton Highway – Cumming, GA 30040

PROPOSED SITE PLAN



Space	Tenant	SF
A	Publix	51,908
A-1	Available	1,440
A-2	Deal Pending	1,260
A-3	Deal Pending	1,440
A-4	Nail Salon	3,900
A-5	Available	1,260
A-7	Available	2,306
B	Deal Pending	4,225
C-1	Deal Pending	2,465
C-2	Available	975
C-3	Deal Pending	1,300
C-4	Deal Pending	975
OP-1	QuikTrip	1.66 AC
OP-2	Available	3,000
OP-3	Available	3,000

ROAD EXPANSION



Demographics Esri 2023

	Population	# of Households	Avg Household Income	Median Age
1 Mile	3,014	1,017	\$156,264	38
1-3 Miles	37,996	12,141	\$161,621	36
3-5 Miles	85,404	28,041	\$163,755	38

