

12.5+ ACRE LARGE-SCALE DEVELOPMENT OPPORTUNITY LOCATED NEAR PERFORMING LOW-COMPETITION PUBLIX SHOPPING CENTER



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

OFFERING MEMORANDUM

CUMMING PUBLIX SHADOW 2
ELMO ROAD & NAMON WALLACE
CUMMING, GA



AMIT GROVER
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INVESTMENT HIGHLIGHTS

12.5+ ACRE SIZE WITH HIGH FLEXIBILITY

- 12.5+ acre size and flexibility for major retail, wellness, or community-scale users.

EXPLOSIVE POPULATION MOMENTUM

- Forsyth County added +2.7 % population in 2023 alone (now 260,000 residents) with a median household income of \$138,000—the highest in Georgia outside the core metro.
- Long-range forecasts call for a 79 % surge in residents between 2020-2050—fuel that will double-down on daily traffic, rooftops, and spending power.

TOP-TIER DEMOGRAPHICS

- Home values approach \$494K county-wide, pointing to strong disposable income for destination retail, dining, and services.
- Forsyth County Schools rank #3 in Georgia (A+ Niche rating), a magnet for continual family in-migration and stability.

STRATEGIC TRANSPORTATION UPGRADES

- The sites front State Route 369 (Matt Highway)—recently widened to four lanes—with a new full interchange at GA 400 (Exit 18) and bridge improvements finishing 2024-25, eliminating the former at-grade bottleneck and putting the corridor 35 minutes to Atlanta's I-285.

IMMEDIATE RETAIL DEMAND DRIVERS

- Publix-anchored Matt Town Center (81,077 SF, delivered 2020) sits directly across from two of the parcels—an established traffic draw that already hosts Dunkin', Domino's, Subway, Reveille Café and other daily-needs co-tenants.
- Nearby rooftops: ±3,000 homes approved or under construction within a 3-mile ring (post-2022 Forsyth permitting data), translating to ±9,000 new residents over the next 24 months.

COUNTY-WIDE DEVELOPMENT TAILWINDS

- Forsyth consistently ranks a Top-10 “Best County to Do Business” in Georgia; Forward Forsyth economic-development incentives have recently captured HQ relocations (e.g., Alimera Sciences to 370 M Halcyon) and are courting a \$2 B mixed-use/NHL arena (“The Gathering”), projecting 9,900 permanent jobs & \$272 M annual spend county-wide

FLEXIBLE ZONING & LIMITED SUPPLY

- West Forsyth remains the last major green-field corridor inside the Atlanta MSA with County support for commercial, QSR, medical-office and neighborhood mixed-use along GA 369. Competing entitled sites are scarce; most frontage tracts are already under contract or built out.



ADDITIONAL ASSEMBLAGE
IN PROGRESS PHASE 2

CUMMING PUBlix SHADOW 2



LEGACY
Self-Storage



SUBWAY

DUNKIN'
easyvet
ups

Matt Hwy
14,100 VPD



REVEILLE
COFFEEHOUSE CAFÉ

WILKES MEAT
MARKET & DELI



OWNED PARCELS PHASE 1

LAREDO'S
TAQUERIA & GRILL



VISION SOURCE
SIGNATURE EYE CARE

MAXFIELD
MEDICAL

SAGE
DENTAL

Publix®

982.2K VISITS / YEAR
#1 PUBLIX IN 15 MI RADIUS
#4/74 GROCERY IN 15 MI



Publix

Publix is a renowned supermarket chain headquartered in Lakeland, Florida. Founded in 1930, Publix has grown into the largest employee-owned grocery retailer in the United States. With about 1,403 stores operating across eight Southeastern states as of year-end 2024 and \$59.7 billion in retail sales reported for the 2024 fiscal year, Publix remains a household name thanks to its unwavering focus on customer satisfaction and high-quality products.

Publix offers a wide range of grocery items—fresh produce, meats, bakery goods, deli selections, and household essentials—delivered in clean, well-maintained stores staffed by friendly associates. Its emphasis on the in-store experience consistently lands Publix at the top of consumer-satisfaction rankings; in 2025, it tied for the #1 spot in the American Customer Satisfaction Index survey of more than 40,000 shoppers.

Through its dedication to exceptional service, employee ownership, and community engagement, Publix continues to earn the trust and loyalty of customers across the Southeast. As it expands into new markets—most recently Kentucky—and innovates with services like online ordering and home delivery, Publix remains committed to its founding principles of delivering quality products and serving as a reliable grocery destination for families and individuals alike.

\$59.7
BILLION
REVENUE
2022

\$62
BILLION
NET
WORTH

1,476
STORES
TOTAL STORE
COUNT

LAKELAND
HEADQUARTERS
LOCATION

RANKED #1
STORE FOR
CUSTOMER SERVICE
NEWSWEEK



Publix®

982.2K VISITS / YEAR
#1 PUBLIX IN 15 MI RADIUS
#4/74 GROCERY IN 15 MI

NORTHBROOKE

AVERAGE PRICE
SUBVISION: \$748,000

BROOKVIEW
BY ASHTON WOODS

AVERAGE PRICE
SUBVISION: \$564,000
TOWNHOUSES: \$399,000



WILKES MEAT
MARKET & DELI

REVEILLE
COFFEEHOUSE CAFÉ

SAGE
DENTAL

DUNKIN'
easyvet®
ups

ZAXBY'S

MCDONALD'S

Matt Hwy
14,100 VPD

Subway



FORSYTH COUNTY

CUMMING, GEORGIA

Not long ago, Cumming, Georgia was considered just a distant suburb of Atlanta. No longer. Forsyth County has become one of the most vibrant sections of the Atlanta Metro Area. Thanks to affordable homes and great schools, Cumming and Forsyth County are among the fastest-growing residential areas in the United States (Currently ranked in Top 100 for Growth) and is expected to grow 58% from 2015 to 2030 - attracting affluent young professionals who want to shop, dine, and work close to home. Cumming is the county seat of Forsyth County, the 9th largest county in Georgia. The diversified economy includes technology, data centers, healthcare, and defense.

AFFLUENT AREA

1 IN 2
HOUSEHOLDS
HAVE INCOMES OVER
\$100,000

30% ABOVE US

HOUSEHOLD
EXPENDITURES
TREND 30% ABOVE
US AVERAGE

8 IN 10

COLLEGE EDUCATED
RESIDENTS · 50%
HAVE CHILDREN
UNDER 18

FORTUNE Top 20 Wealthiest counties in America

CNN

Top 100 fastest-growing county in America



CUMMING, GA | FORSYTH COUNTY



The subject property is located in the North Atlanta Lake community of Cumming Georgia, the County Seat of Forsyth County.



Forsyth County is one of the fastest growing counties in the country (Currently ranked #7th in Growth), and was projected expected to grow 58% from 2015 to 2030



A popular Atlanta commuting destination for high-net worth individuals, Forsyth County is currently ranked as the 16th wealthiest county in the country.



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Hartsfield-Jackson
Atlanta International Airport®

BUSIEST AIRPORT
IN THE WORLD



6.1 MILLION

MSA POPULATION

9th Most Populous MSA
in United States

\$473 BILLION

GROSS DOMESTIC PRODUCT

The largest economy in
Georgia
10th in United States

\$9 BILLION

FILM INDUSTRY

Direct Spending for Atlanta's
Established Film Industry

126,400+

NEW JOBS

Added to Atlanta Area in
last year

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 18 Fortune 500 companies that

call Atlanta home, which include the recently relocated Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 75 million passengers per year. The Atlanta film industry is booming and has become a major player in the entertainment world. In 2023, it is projected to generate a total economic impact of over \$9 billion, creating jobs and making a dynamic contribution to the Atlanta Metro economy.

PUBLIX SHADOW OPPORTUNITIES

CUMMING, GA

CONFIDENTIALITY AGREEMENT

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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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