

Climate
Controlled Self
Storage



OP 4



OP 3

OP 2



National Fuel User
Breaking Ground
Q2 2025



FOR LEASE OR SALE

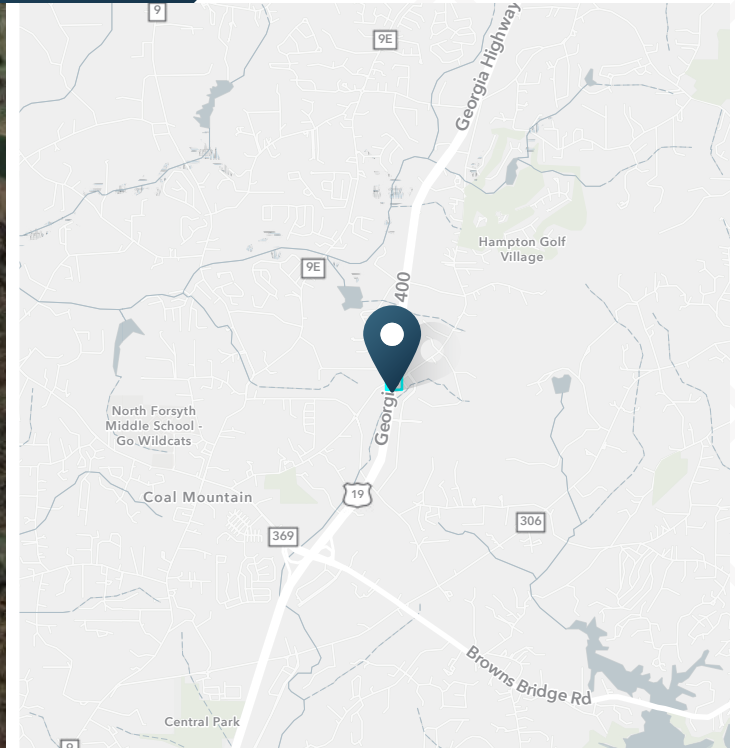
GA-400 & Settingdown Road | Cumming, GA 30041

Build-to-Suit or Ground Lease



GA-400 & Settingdown Road

Cumming, GA



FOR LEASE | BUILD-TO-SUIT OR GROUND LEASE

OP 2
.95 AC

OP 3
1.2 AC

OP 4
3.99 AC

ABOUT THE PROPERTY

- New retail development in Cumming, GA with divisible 8.75 AC available.
- Ideal for quick serve and casual dining restaurants
- Located at the First traffic signal on GA 400

JOIN THESE RETAILERS



TRAFFIC COUNTS

GA 400
Browns Bridge Rd
Year: 2022 | Source: GDOT

42,500 VPD
19,200 VPD



Climate
Controlled Self
Storage



**VERTICAL
EARTH**



OP 3

OP 2

OP 4

**National Fuel User
Breaking Ground
Q2 2025**

Drone Footage

Cumming, GA





National Fuel User
Breaking Ground Q4 2024

Settingdown Rd

400

400





North Georgia Premium Outlets
140 Outlet Stores Including:

- ANN TAYLOR BANANA REPUBLIC
- Calvin Klein COACH GAP
- Cole Haan BOSS J. CREW
- POTTERY BARN Polo Ralph Lauren
- WILLIAMS SONOMA 5th FLOOR SAKS FIFTH AVENUE OUTLET
- OshKosh 8 year old
- Timberland adidas
- LOFT

Dawson Crossroads

- Publix
- Freddy's
- PETSMART
- chili's

Dawson Marketplace

- HOBBY LOBBY
- Kroger RESTORATION HARDWARE
- ROSS DRESS FOR LESS
- petco
- Marshalls
- ULTA
- bealls
- HomeGoods
- FIVE BELOW
- DOLLAR TREE
- KIRKLAND'S
- Burlington

Matt Town Center

- Publix
- ups
- SUBWAY

Walmart Supercenter

- Guthrie's
- at&t
- BURGER KING
- 5

19,200 AADT '22

the HUMAN BEAN

- QuikTrip
- Starbucks

Lanier Commons

- Publix
- Johnny's Pizza
- ups
- O'Reilly AUTO PARTS
- NEW FACTORY

Keith Bridge Commons

- 9 goodwill
- Kroger
- SUBWAY

Lanier Crossing

- HOBBY LOBBY
- Aaron's
- Chick-fil-A
- Arby's
- Arco Zone
- Kristal
- Wendy's

Cumming 400 Shopping Center

- Publix
- BIG LOTS!
- DOLLAR TREE

Cumming Town Center

- ULTA
- Ashley
- DICK'S
- HomeGoods
- petco
- STAPLES
- BEST BUY
- TJ-MAXX
- KIRKLAND'S
- TACOMAC
- America's MATTRESS
- OLD NAVY
- FIVE BELOW
- golden corral

Merchant's Square

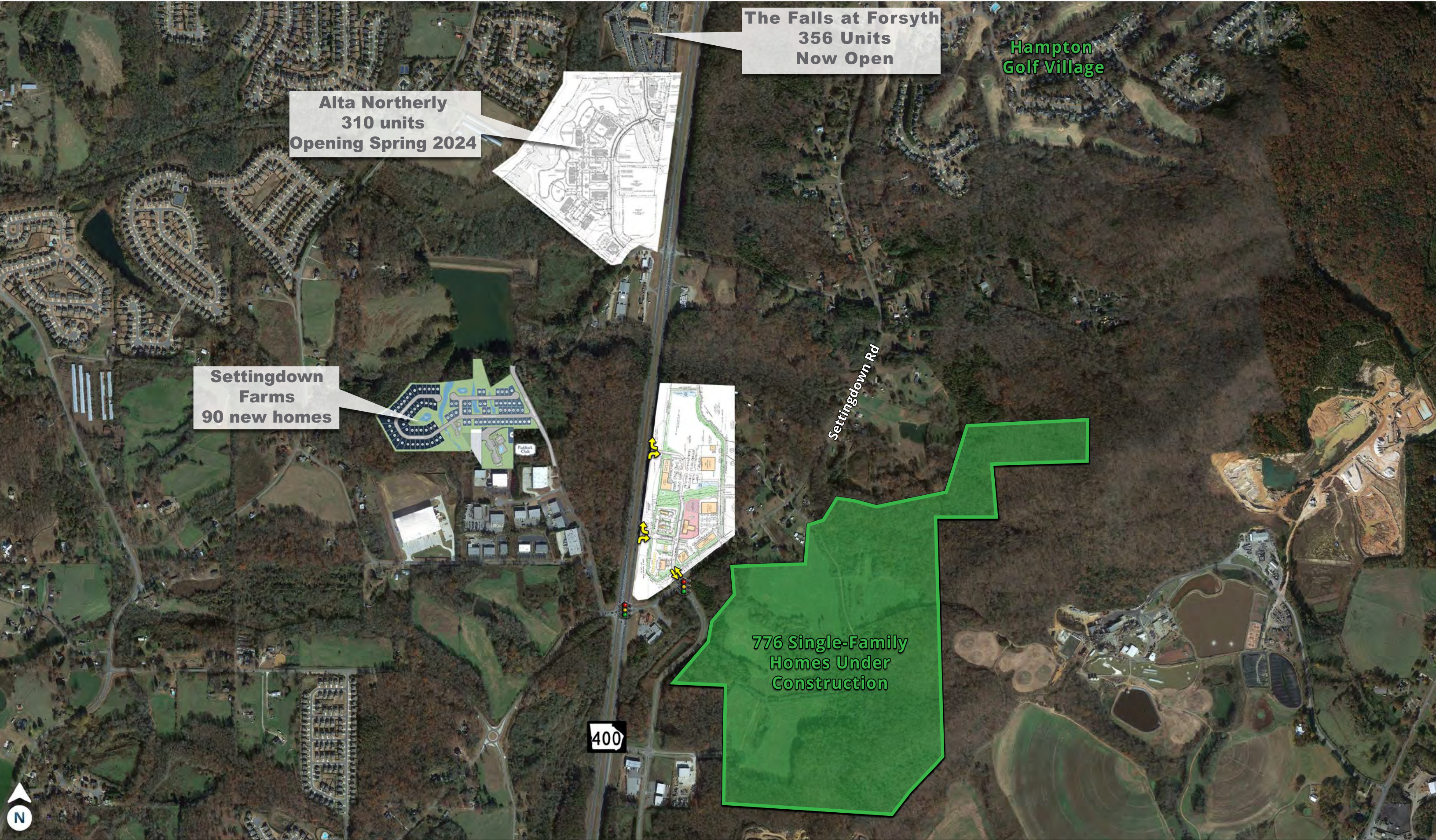
- Bargain Hunt
- planet fitness

Cumming Marketplace

- Walmart Party City
- PETSMART
- Michaels
- at&t
- OfficeMax
- POPEYES
- IHOP
- MATTRESS FIRM
- DOLLAR TREE
- Marshall's
- Charleys
- Batteries + Bulbs

Lakeland Plaza

- belk
- LA FITNESS
- UPTOWN KID-KID
- Hollywood
- bealls
- TEXAS
- McDonald's
- Applebees



The Falls at Forsyth
356 Units
Now Open

Alta Northerly
310 units
Opening Spring 2024

Settingdown Farms
90 new homes

776 Single-Family Homes Under Construction

Hampton Golf Village

Settingdown Rd

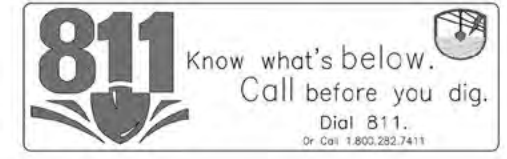
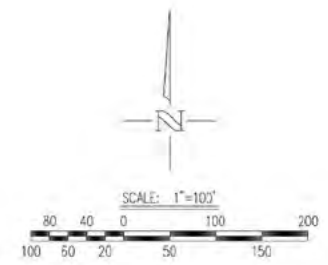
400



REVISIONS	DATE	NUMBER	COMMENTS
	07/06/2023	1	FORSYTH COUNTY SUBMITTAL

**EAST RIDGE
AT SETTINGDOWN**
LAND LOT 310, 311, & 312
14th DISTRICT, 1st SECTION
FORSYTH COUNTY, GEORGIA

**MARKETING
SITE
PLAN**
C-3
DATE: 07/13/2023

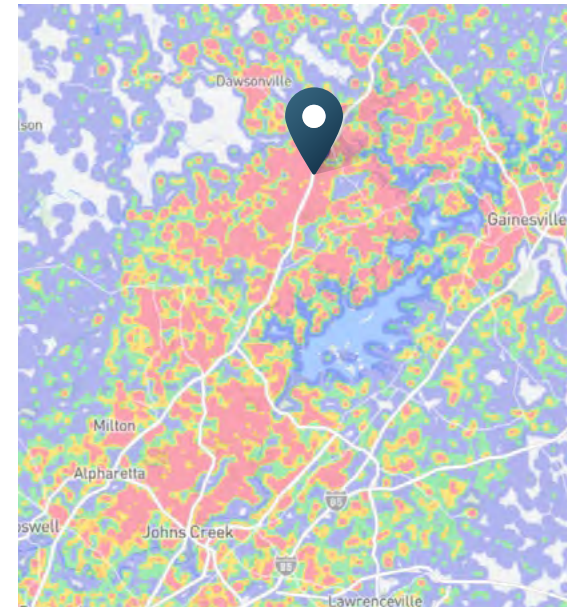


DEMOGRAPHIC HIGHLIGHTS

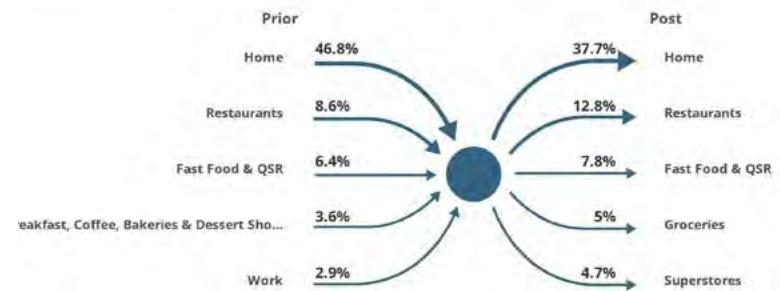
Population	1 mile	3 miles	5 miles
2023 Estimated Population	997	23,637	56,579
2028 Projected Population	1,293	25,902	63,416
Projected Annual Growth Rate 2023 to 2028	5.34%	1.85%	2.31%
Daytime Population	1 mile	3 miles	5 miles
2023 Daytime Population	673	19,016	42,848
Workers	275	7,335	14,185
Residents	398	11,681	28,663
Income	1 mile	3 miles	5 miles
2023 Est. Average Household Income	\$135,854	\$130,171	\$128,997
2023 Est. Median Household Income	\$103,596	\$105,466	\$101,085
Households & Growth	1 mile	3 miles	5 miles
2023 Estimated Households	469	7,687	19,406
2028 Estimated Households	612	8,436	21,701
Projected Annual Growth Rate 2023 to 2028	5.47%	1.88%	2.26%
Race & Ethnicity	1 mile	3 miles	5 miles
2023 Est. White	77%	76%	79%
2023 Est. Black or African American	5%	5%	4%
2023 Est. Asian or Pacific Islander	3%	4%	2%
2023 Est. American Indian or Native Alaskan	0%	1%	0%
2023 Est. Other Races	4%	6%	6%
2023 Est. Hispanic	13%	14%	13%

MOBILE DATA & FOOT TRAFFIC INSIGHTS

Trade Area | North Georgia Premium Outlets



Customer Journey | North Georgia Premium Outlets



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



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