

OFFERING MEMORANDUM

COMMERCIAL LAND - HWY 9 - CUMMING

725 Atlanta Hwy (Hwy 9) Cumming, GA 30040



Elliott Kyle

404.812.8927
ekyle@skylineseven.com

Chase Murphy

404.812.8925
cmurphy@skylineseven.com

skylineseven.com
404.812.8910

800 Mt. Vernon Highway NE Suite 425
Atlanta, GA 30328

Executive Summary

Sale Price

\$1,390,000

Offering Summary

Lot Size:	1.39 Acres
Zoning:	CBD
Market:	Cumming / Alpharetta

Property Highlights

- Excellent opportunity to acquire a 1.39-acre commercial parcel along highly traveled Atlanta Highway (Hwy 9).
- Located at a prominent corridor in Cumming with 14,000 cars passing per day, a thriving and fast-growing suburb of North Atlanta with easy access to GA 400.
- Commercial Business District (CBD) zoning already in place with multiple approved variances, streamlining future development.
- Nearly adjacent to a newly constructed Chick-fil-A relocation restaurant.
- Robust demographics with 125,000+ residents within a 5-mile radius.
- Exceptional income profile with a 2024 average household income of \$160,000 within 5 miles, highlighting strong consumer buying power.
- Proximity to major national retailers, shopping centers, restaurants, and dense residential neighborhoods.
- Road widening currently in process with completion in early 2028. Access is through an easement with Georgia United Credit Union next door and not a curb cut to Atlanta Hwy.



Property Description

Strategically positioned along the heavily traveled Atlanta Highway (Hwy 9), this 1.39-acre commercial parcel offers a rare opportunity to secure a highly visible site in one of Cumming's most rapidly expanding commercial corridors. Zoned Commercial Business District (CBD) with multiple approved variances, the property is development-ready and designed to support a wide range of commercial uses. Its high-quality architectural requirements to ensure a premium presence for any future retailer, service provider, or professional user.

With strong frontage and the ability to install monument signage, the site delivers excellent brand exposure to consistent commuter traffic flowing between Cumming, Alpharetta, and surrounding North Fulton/Forsyth communities. A good indicator of the immediate area is that Chick-fil-A recently relocated to this nearly adjacent location.

Cumming, Georgia



Established Retail Corridor | Forsyth County, Atlanta MSA



Strategic Corridor Connectivity



Affluent & High-Growth Demographics



Strong Education & Workforce Base



Proximity to Major Employment & Healthcare Drivers

Strategically positioned along Atlanta Highway (GA-9), a primary commercial corridor in Forsyth County, the subject property benefits from strong visibility, consistent traffic patterns, and direct connectivity to GA-400 and the greater Atlanta Metropolitan Statistical Area (MSA). Forsyth County is one of the fastest-growing and most affluent counties in Georgia, driven by sustained residential development, top-performing public schools, and a highly educated workforce.

Cumming serves as a key suburban retail hub within North Metro Atlanta, supported by high household incomes, continued population growth, and proximity to major employment corridors. The surrounding area features a stable mix of national and local retailers, grocery anchors, and daily-needs tenants, supporting consistent consumer demand and long-term retail viability.



THE COLLECTION
AT FORSYTH



The Collection at Forsyth

NH
NORTHSIDE HOSPITAL
FORSYTH



Northside Hospital Forsyth

SPROUTS
FARMERS MARKET



Sprouts

Subject Property



Retailer Map



Retailer Map



Aerial Photo



Aerial Photo



Aerial Photo



Aerial Photo



Aerial Photo



Site Plan - Restaurant & Retail

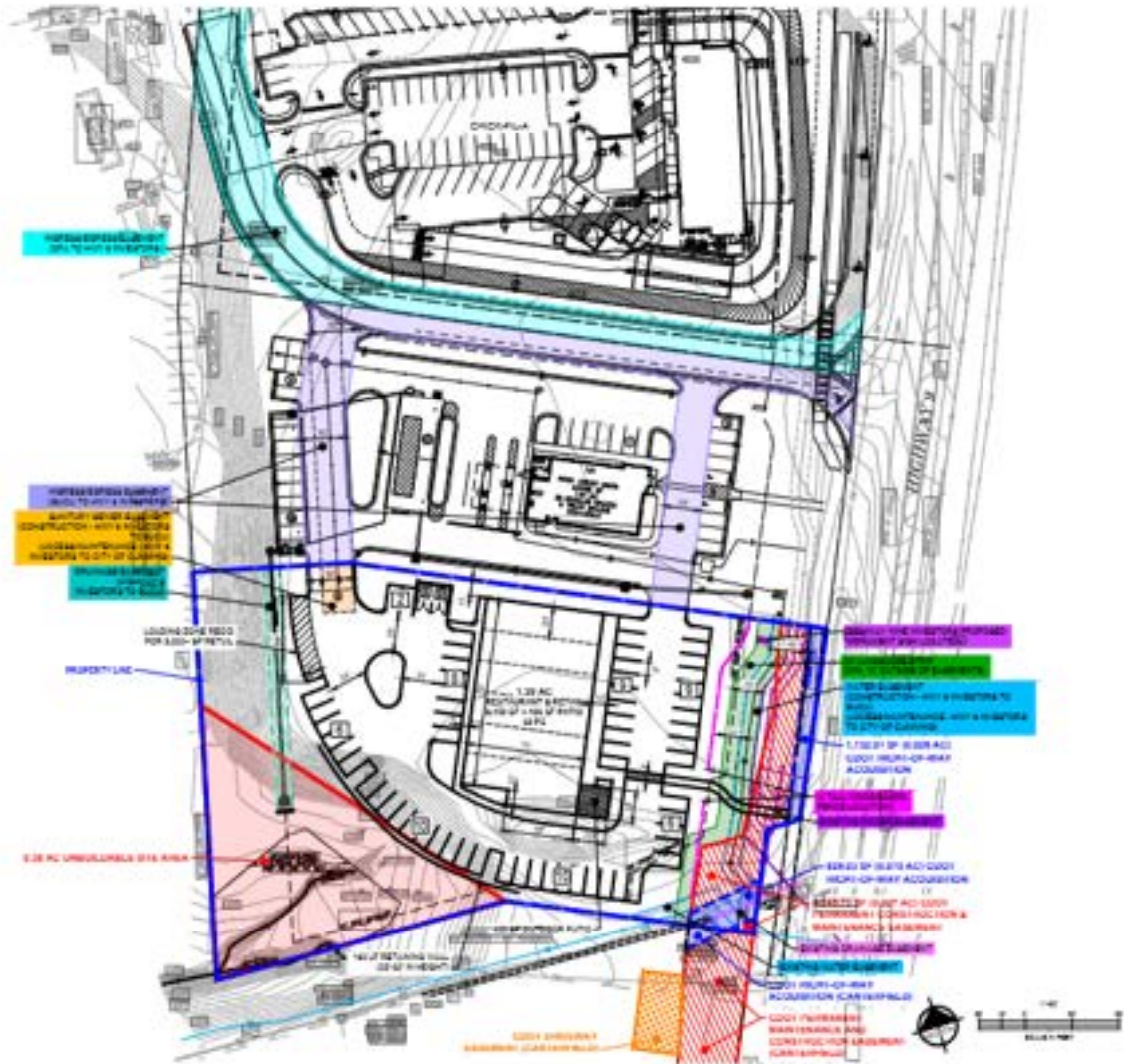
PROJECT DATA

SITE DATA	
HIGHWAY NINE INVESTORS, LLC TOTAL SITE AREA	1.91 AC
(LESS) UNBUILDABLE SITE AREA	0.39 AC
Hwy 9 INVESTORS BUILDABLE SITE AREA	1.52 AC
(LESS) DDOT ROW ACQUISITION AREA	0.046 AC
(LESS) DDOT PERMANENT EASEMENT AREA	0.057 AC
Hwy 9 INVESTORS (NET) BUILDABLE SITE AREA	1.42 AC

RESTAURANT & RETAIL DATA

RESTAURANT	1,300 SF + 400 SF PATIO
RETAIL	7,300 SF
TOTAL RESTAURANT & RETAIL	8,400 SF + 400 SF PATIO
RESTAURANT PARKING REQUIRED (8 SPACES @ 1,000 SF)	15 SPACES
RETAIL PARKING REQUIRED (4 SPACES @ 1,000 SF)	30 SPACES
TOTAL PARKING REQUIRED (8 SPACES @ 1,000 SF)	45 SPACES
TOTAL RESTAURANT & RETAIL PARKING PROVIDED (8 SPACES @ 1,000 SF)	80 SPACES

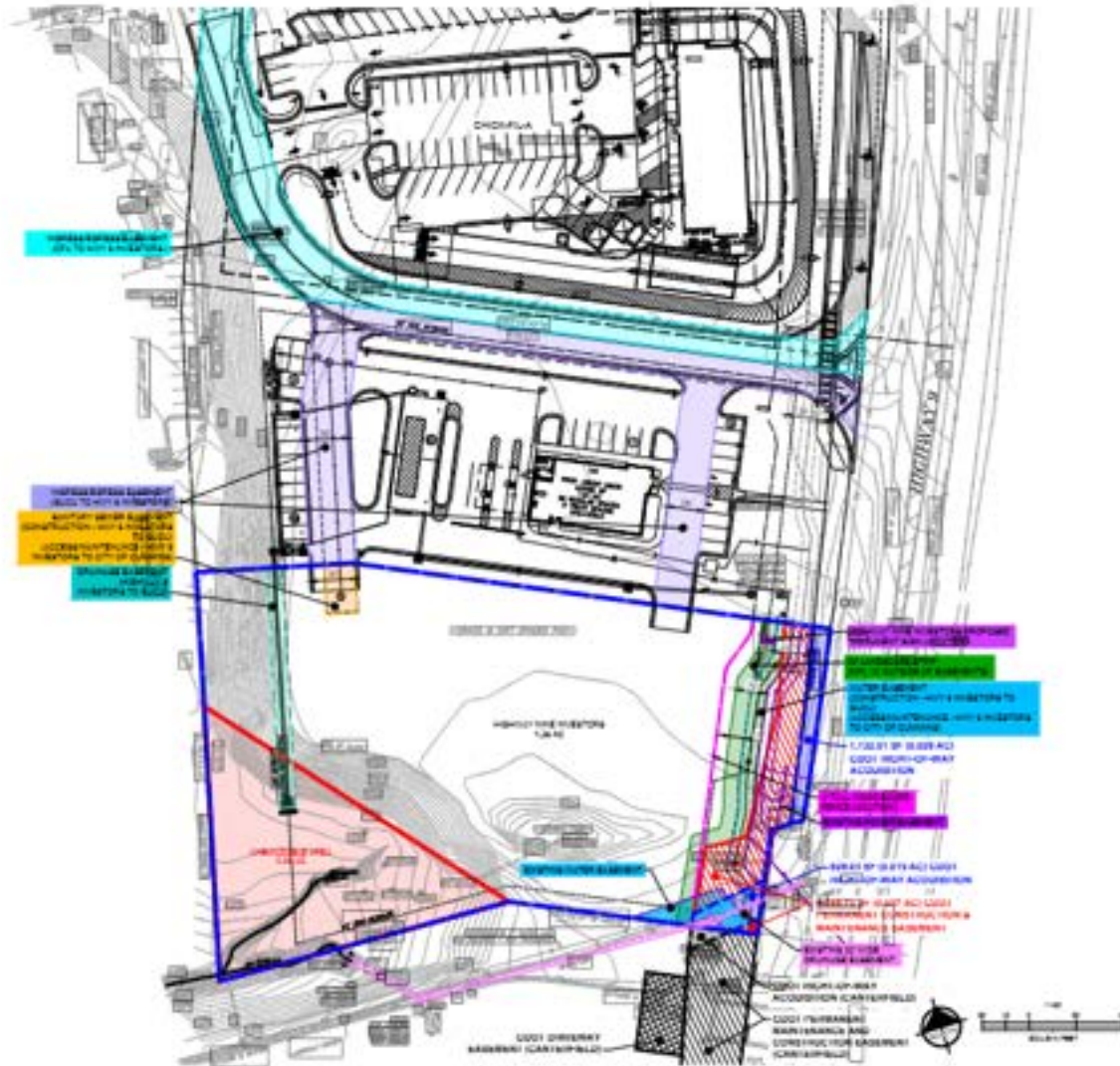
HIGHWAY NINE INVESTORS, LLC
RESTAURANT & RETAIL EXHIBIT
HIGHWAY 9, CUMMING, GEORGIA
FEBRUARY 28, 2025



Site Plan - Graded Commercial Pad

PROJECT DATA

SITE DATA	
HIGHWAY NINE INVESTORS, LLC TOTAL SITE AREA	1.91 AC.
LESS: UNBUILDABLE SITE AREA	0.38 AC.
HWTY 9 INVESTORS BULDABLE SITE AREA	1.53 AC.
LESS: GOOT ROW ACQUISITION AREA	0.048 AC.
LESS: GOOT PERMANENT BASEMENT AREA	0.097 AC.
HWTY 9 INVESTORS (NET) BULDABLE SITE AREA	1.39 AC.



HIGHWAY NINE INVESTORS, LLC
 1.39 ACRE GRADED COMMERCIAL PAD
 HIGHWAY 9, CUMMING, GEORGIA.
 FEBRUARY 21, 2025

Zoning Restrictions

The Following Uses Shall Not Be Permitted On Subject Property:

- Convenience stores, with gasoline pumps
- Gas stations
- Bars, lounges, nightclubs, provided this shall not preclude a restaurant such as, but not limited to, a restaurant like Applebee's from having a bar.
- 24 hour businesses
- Hotels or motels
- Theaters
- Electronic games playing centers
- Adult novelty stores
- Adult entertainment centers
- Pool halls
- Pawn shops
- Tattoo parlors
- Massage parlors
- Auto repair shop
- Auto oil change shop
- Auto sales lot - used or new cars



Surrounding Area



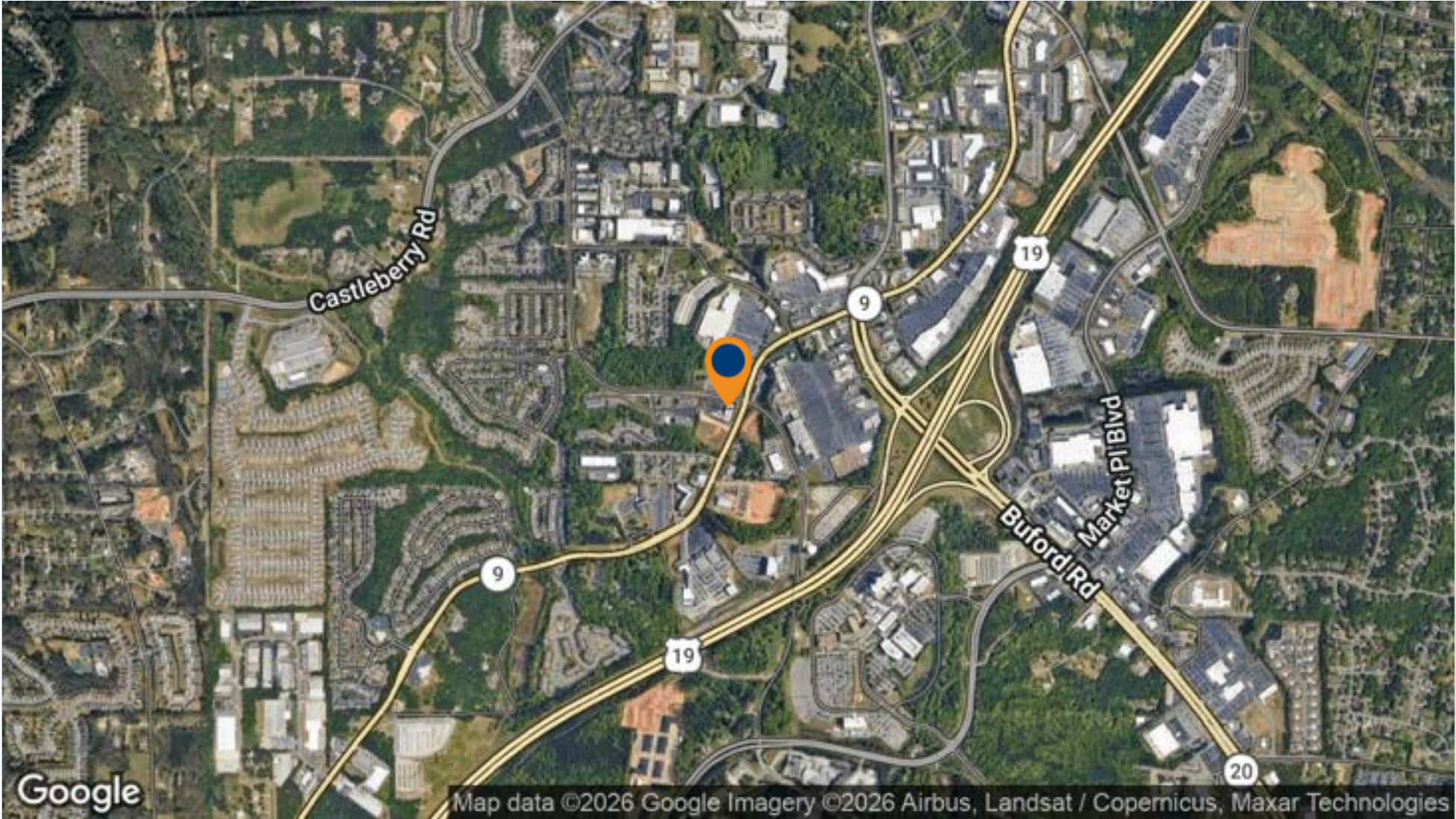
Surrounding Area



Surrounding Area



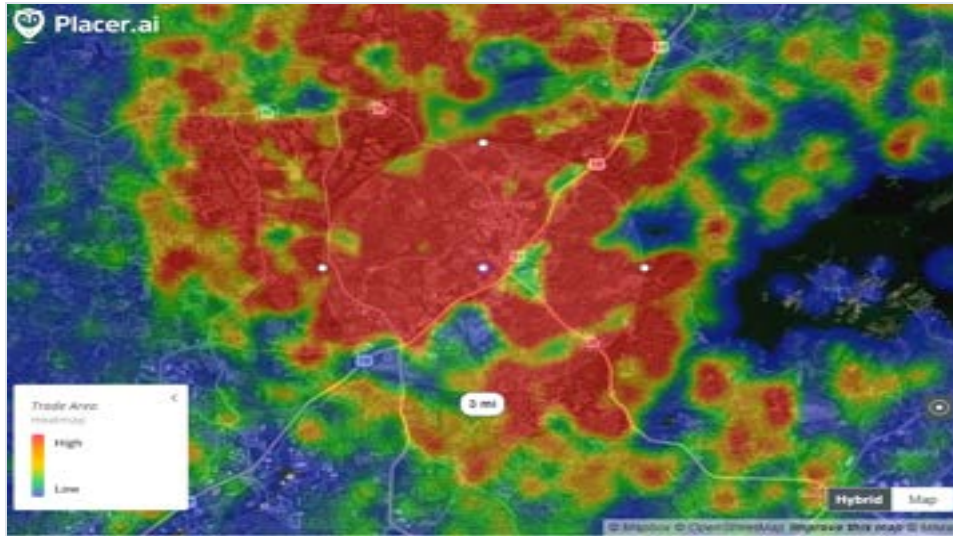
Regional Map



Location Map

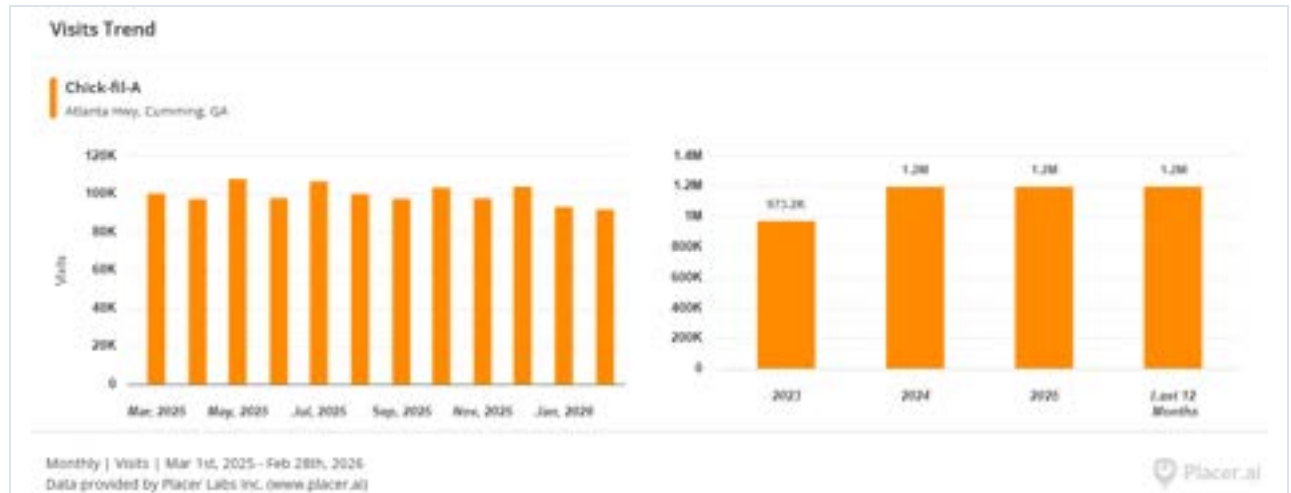


Foot Traffic Insights - Chick-fil-A



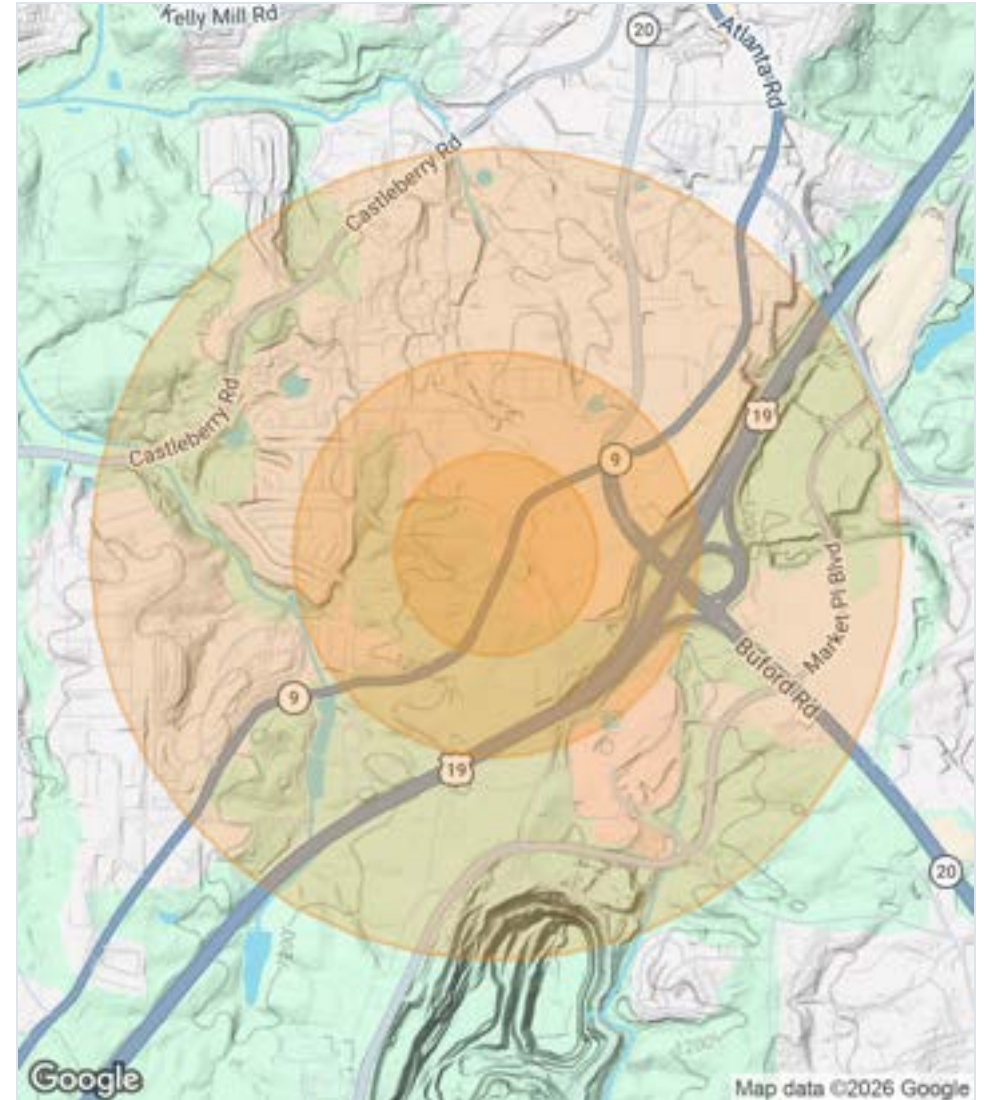
Metrics 05/01/2025-02/28/2026

Estimated # of Visits:	1.2M
Average Visit Frequency:	5
Average Dwell Time	14 min
Visits Yo2Y:	+22.8%
Visits Yo3Y:	+58.9%
Market:	Atlanta
Submarket:	N Fulton/Forsyth County



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2024 Population	9,860	45,385	124,945
2020 Population	7,001	36,959	102,453
5 Year Projected	11,530	53,888	147,278
Households			
2024 Population	3,648	15,837	42,271
2020 Population	2,721	13,466	35,162
5 Year Projected	4,300	18,881	49,959
Income			
2024 Average Household Income	\$125,177	\$142,423	\$159,529
5 Year Projected	\$163,669	\$186,681	\$208,639



Advisor Biographies Page



Elliott Kyle

SVP | Partner

ekyle@skylineseven.com

404.812.8927

Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



Chase Murphy

SVP | Partner

cmurphy@skylineseven.com

404.812.8925

Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

FULL-SERVICE COMMERCIAL REAL ESTATE

LOCAL INSIGHT. NATIONAL REACH.

VALUE MAXIMIZED

Your goals drive us to maximize return on your investment.

SERVICE PERSONALIZED

Communication. Responsiveness. Results.

Your needs inspire us to go above and beyond.

RELATIONSHIPS BUILT

Our team approach enables success.

LEASING

INVESTMENT SALES

PROPERTY MANAGEMENT

TENANT REPRESENTATION



GET IN TOUCH

skylineseven.com

404.812.8910

info@skylineseven.com

800 Mt. Vernon Highway NE,

Atlanta, GA 30328

facebook.com/skylinesevenre

[linkedin.com/company/
skyline-seven-real-estate](https://linkedin.com/company/skyline-seven-real-estate)

Disclaimer

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Skyline Seven Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Skyline Seven Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Skyline Seven Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Skyline Seven Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Skyline Seven Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.