

**4215 Evans Road & Hwy 20
Cumming, GA – 2 acres
C Store Site**



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KW Commercial Peachtree Road
804 Town Blvd. Ste A2040
Atlanta, GA 30319
404-419-3500

Property Overview

Total Acreage: 2+ acres

Parcel ID: 009 091

County: Forsyth County

Zoning: AG 1 – Land Use Plan – Highway Business District

Access: Hwy 20 and Evans Road that connects to Post Road to the east

Utilities: Sewer 268 feet to the east on Evans Road

ADT – 16,100 cars daily

Road Frontage – 342 linear feet

Offering Price: \$2,500,000

Executive Summary

Site is located at the corner of Evans Road and Hwy 20 in west Forsyth County.

Hwy 20 is being widened to six lanes from Canton, GA to the west to Cumming, GA to the east.

Expected completion of the road is set for the summer of 2028.

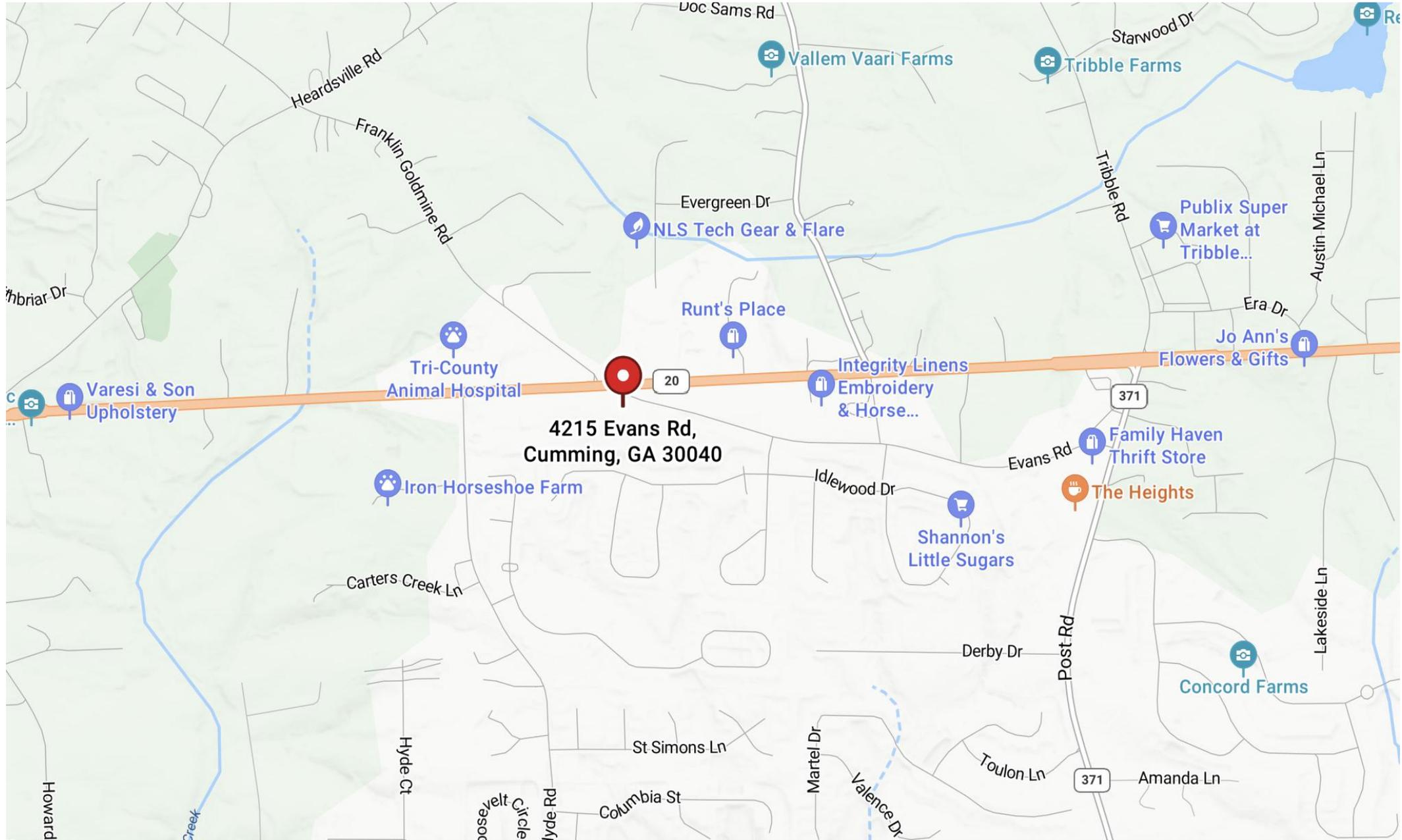
This site is located just a quarter of a mile from the intersection from Post Road and Hwy 20.

At that intersection is a new Publix retail center along with Quik Trip, Taco Bell, Chase Bank, Dunkin, Smoothie King, Piedmont Urgent Care and Town Dental.

Opposite the intersection is a Race Trac c-store.

The site is the final line of where sewer can be obtained from Forsyth County.

Aerial Map



Area Demographics – 3 Miles



Demographic and Income Profile (Esri 2025)

4225 Evans Rd, Cumming, Georgia, 30040
Ring: 3 mile radius

Prepared by Esri
Latitude: 34.23760
Longitude: -84.24195

Summary	Census 2010	2024	2029
Population	15,527	28,366	31,247
Households	5,347	9,140	10,036
Families	4,339	7,598	8,307
Average Household Size	2.90	3.09	3.10
Owner Occupied Housing Units	4,681	8,397	9,273
Renter Occupied Housing Units	666	743	762
Median Age	36.7	39.3	39.0
Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.95%		0.71%
Households	1.89%		0.71%
Families	1.80%		0.64%
Owner HHs	2.00%		0.91%
Median Household Income	1.77%		2.41%
Households by Income		2024	2029
	Number	Percent	Number
<\$15,000	126	1.4%	113
\$15,000 - \$24,999	179	2.0%	142
\$25,000 - \$34,999	181	2.0%	141
\$35,000 - \$49,999	535	5.9%	458
\$50,000 - \$74,999	817	8.9%	742
\$75,000 - \$99,999	772	8.4%	720
\$100,000 - \$149,999	2,211	24.2%	2,335
\$150,000 - \$199,999	1,702	18.6%	1,995
\$200,000+	2,616	28.6%	3,391
Median Household Income	\$143,589		\$156,758
Average Household Income	\$168,370		\$182,830
Per Capita Income	\$54,507		\$58,972

Area Demographics – 5 Miles



Demographic and Income Profile (Esri 2025)

4225 Evans Rd, Cumming, Georgia, 30040
Ring: 5 mile radius

Prepared by Esri
Latitude: 34.23760
Longitude: -84.24195

Summary	Census 2010	2024	2029
Population	45,334	75,562	83,475
Households	15,230	24,522	27,022
Families	12,689	20,623	22,631
Average Household Size	2.98	3.08	3.08
Owner Occupied Housing Units	13,662	22,735	25,172
Renter Occupied Housing Units	1,568	1,787	1,850
Median Age	37.4	40.2	39.9
Trends: 2023-2028 Annual Rate	Area	State	National
Population	2.01%		0.71%
Households	1.96%		0.71%
Families	1.88%		0.64%
Owner HHs	2.06%		0.91%
Median Household Income	1.66%		2.41%
Households by Income		2024	2029
	Number	Percent	Number
<\$15,000	836	3.4%	789
\$15,000 - \$24,999	539	2.2%	435
\$25,000 - \$34,999	429	1.7%	341
\$35,000 - \$49,999	1,111	4.5%	942
\$50,000 - \$74,999	2,080	8.5%	1,897
\$75,000 - \$99,999	1,801	7.3%	1,686
\$100,000 - \$149,999	5,229	21.3%	5,427
\$150,000 - \$199,999	4,651	19.0%	5,330
\$200,000+	7,845	32.0%	10,175
Median Household Income	\$151,774		\$164,786
Average Household Income	\$180,617		\$195,209
Per Capita Income	\$58,851		\$63,441

Area Demographics – 10 Miles



Demographic and Income Profile (Esri 2025)

4225 Evans Rd, Cumming, Georgia, 30040
Ring: 10 mile radius

Prepared by Esri
Latitude: 34.23760
Longitude: -84.24195

Summary	Census 2010	2024	2029	
Population	169,373	272,977	299,054	
Households	58,730	92,491	101,228	
Families	46,076	72,968	79,571	
Average Household Size	2.87	2.94	2.94	
Owner Occupied Housing Units	48,695	75,133	83,153	
Renter Occupied Housing Units	10,035	17,358	18,076	
Median Age	36.7	39.3	39.5	
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	1.84%		0.71%	
Households	1.82%		0.71%	
Families	1.75%		0.64%	
Owner HHs	2.05%		0.91%	
Median Household Income	2.17%		2.41%	
Households by Income		2024	2029	
	Number	Percent	Number	Percent
<\$15,000	3,740	4.0%	3,439	3.4%
\$15,000 - \$24,999	2,339	2.5%	1,885	1.9%
\$25,000 - \$34,999	2,146	2.3%	1,728	1.7%
\$35,000 - \$49,999	4,734	5.1%	4,105	4.1%
\$50,000 - \$74,999	8,643	9.3%	7,859	7.8%
\$75,000 - \$99,999	8,455	9.1%	8,125	8.0%
\$100,000 - \$149,999	19,402	21.0%	20,690	20.4%
\$150,000 - \$199,999	16,128	17.4%	18,942	18.7%
\$200,000+	26,905	29.1%	34,454	34.0%
Median Household Income		\$139,552		\$155,363
Average Household Income		\$171,838		\$186,290
Per Capita Income		\$58,182		\$63,001