



SAWNEE VILLAGE

COMMERCIAL DEVELOPMENT PARCELS

Dahlonge St & Pilgrim Mill Rd | Cumming, GA 30040

- Retail and office opportunities fronting new master planned residential development in Cumming, GA
- Sawnee Village includes new 262 multifamily rental units and 550 single family detached and attached homes
- Well located near schools, city municipalities, Lake Lanier, and Northside Hospital-Forsyth (1,100+ physicians and staff)
- Convenient access to GA-400 with new road improvements along Pilgrim Mill Road and Sawnee Drive

PARCELS AVAILABLE

A	C24-041	4.04 acres
B	C24-042	3.66 acres
C	C24-044	1.92 acres
D	C33-096	5.19 acres
E	C33-098	13.43 acres

Sawnee Village

Commercial Outparcels for Development (1.91 - 13.43 acres)

Dahlonega Street (Hwy 9) | Pilgrim Mill Road
Cumming, GA 30040
Forsyth County

PARCEL A - 4.04 ACRES

- Approved For: Indoor Amenities (26,000 SF), Restaurant (7,000 SF with 3,500 SF rooftop bar)
- Frontage: 320± feet on Dahlonega St (Hwy 9)
- Access: Dahlonega St via traffic signal Sawnee Village Blvd

PARCEL B - 3.66 ACRES

- Approved For: Retail, Restaurant, Office (32,000 SF)
- Frontage: 258± feet on Dahlonega St (Hwy 9)
- Access: Dahlonega St via traffic signal Sawnee Village Blvd and in/out on Healy Dr

PARCEL C - 1.92 ACRES

- Approved For: Retail, Restaurant, Office (20,000 SF)
- Frontage: 335± feet on Dahlonega St (Hwy 9)
- Access: Dahlonega St via traffic signal Sawnee Village Blvd and in/out on Healy Dr

PARCEL D - 5.17 ACRES

- Approved For: Retail, Restaurant, Office (21,000 SF)
- Frontage: 500± feet of frontage Pilgrim Mill Road, 286± feet on Sawnee Dr extension
- Access: Direct to Pilgrim Mill Rd and Sawnee Dr Extension



PARCEL E - 13.43 ACRES

- Approved For: Residential Living & Care Facilities (220,000 SF)
- Frontage: 1,200± feet on Sawnee Dr Extension
- Access: Direct to Pilgrim Mill Rd and Sawnee Dr Extension

[VIEW ZONING CONDITIONS](#)

[VIEW SITE SURVEY](#)

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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,194	32,326	94,081
Households	1,183	12,424	34,095
Med HH Income	\$115,039	\$137,522	\$157,944

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