

CUMMING, GEORGIA

COMMERCIAL PARCELS AVAILABLE

Post Rd (SR 371) at Kelly Mill Road, Cumming, Forsyth County, Georgia



2015 Demographic Summary (esri)

	1 mile	3 mile	5 mile
Population	5,772	33,607	69,147
Pop Growth (15-20)	5.24%	3.84%	3.18%
Housing Value (13)	\$262,263	\$241,490	\$231,074
Avg. HH Income	\$131,179	\$127,760	\$115,586
Median Age	33.9	37.0	37.2
Households	1,787	10,975	23,532

2010 Traffic Study

Post Rd (SR 371)	14,676
Kelly Mill Rd	8,380

- Commercial Land available
- Pad-ready, Zoned CBD
- Lease or Build-to-Suit
- Tremendous area growth
- Excellent Access and Visibility
- Upscale Growth Corridor
- Nearby schools and library

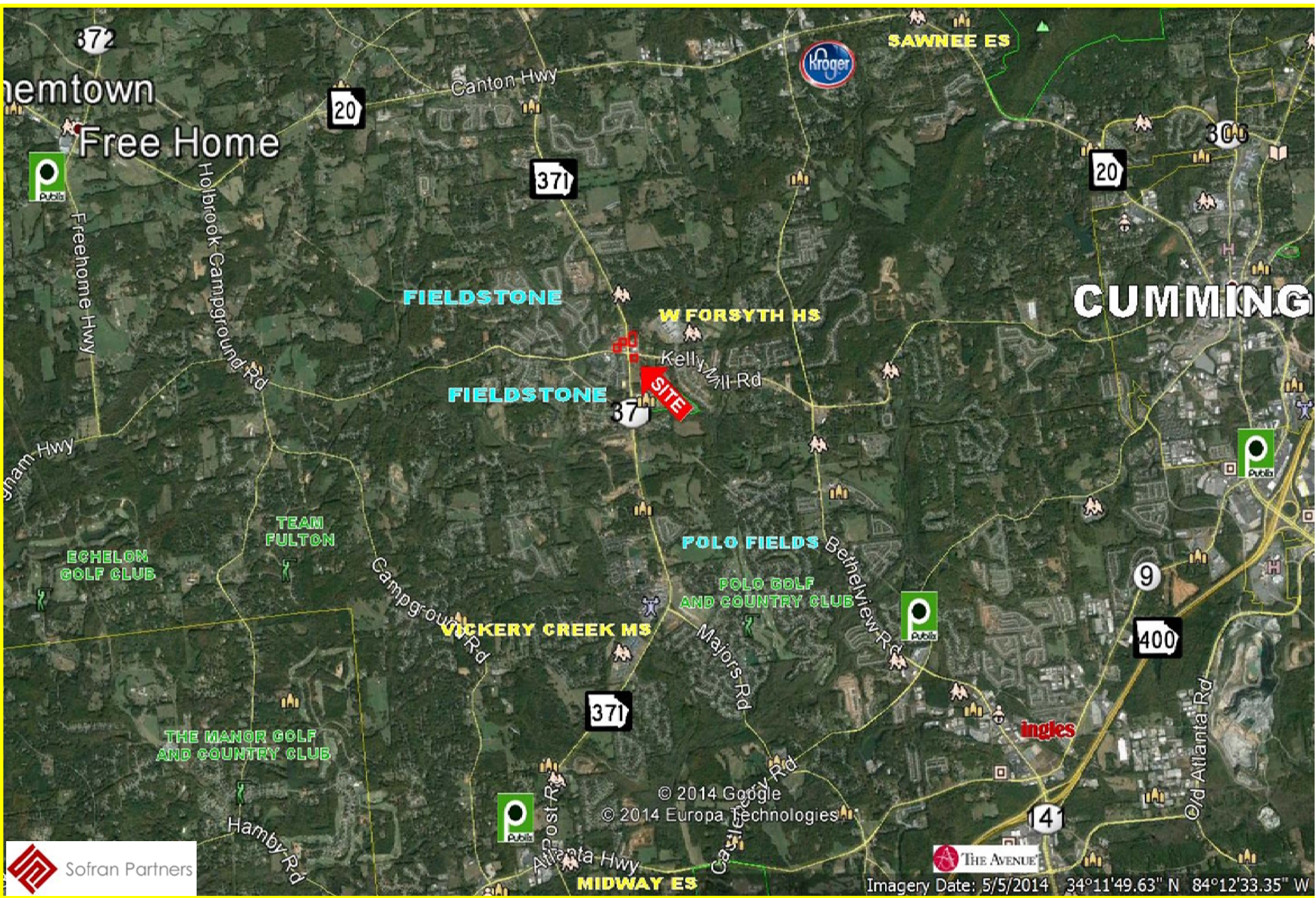


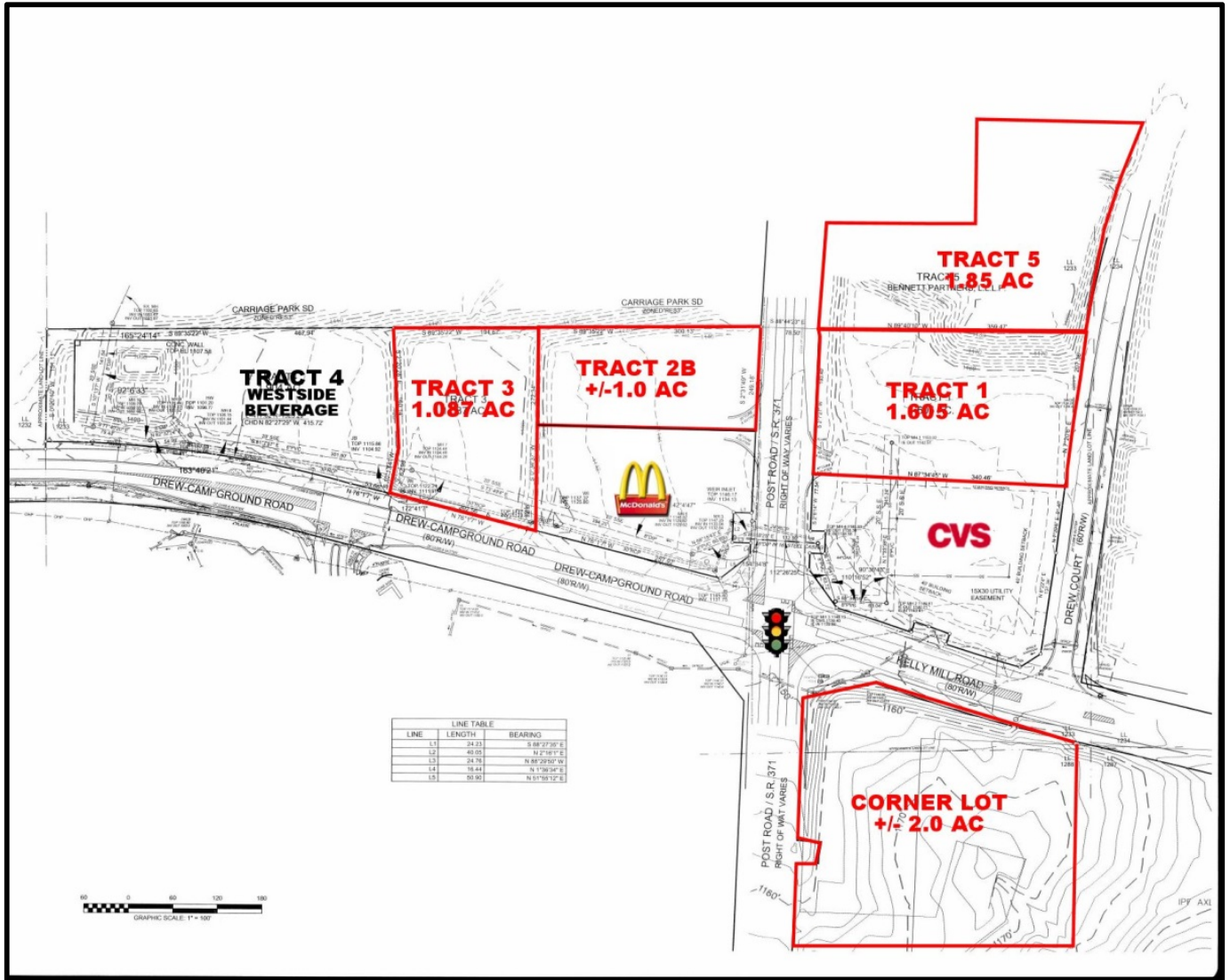
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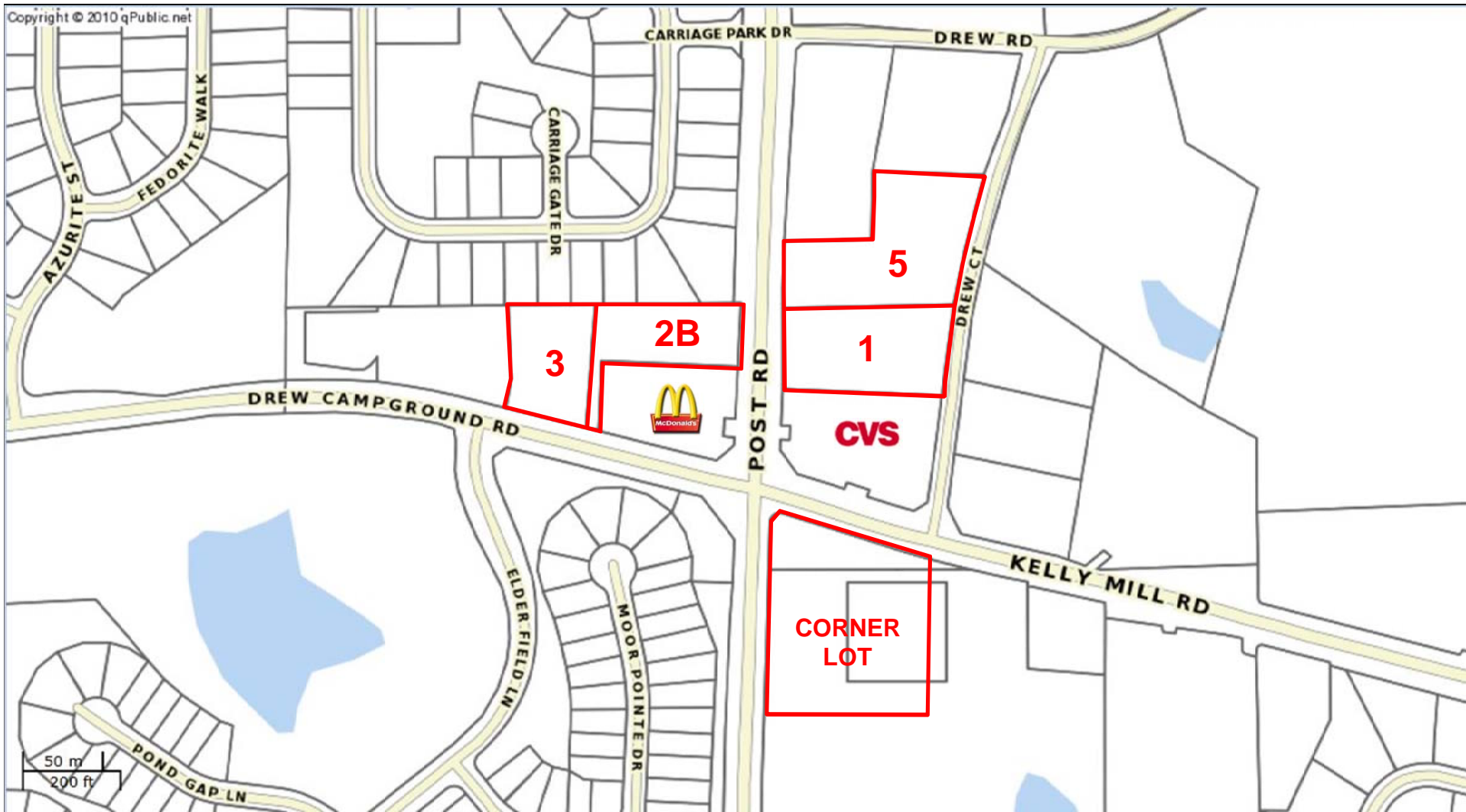
bmartin@sofranpartners.com



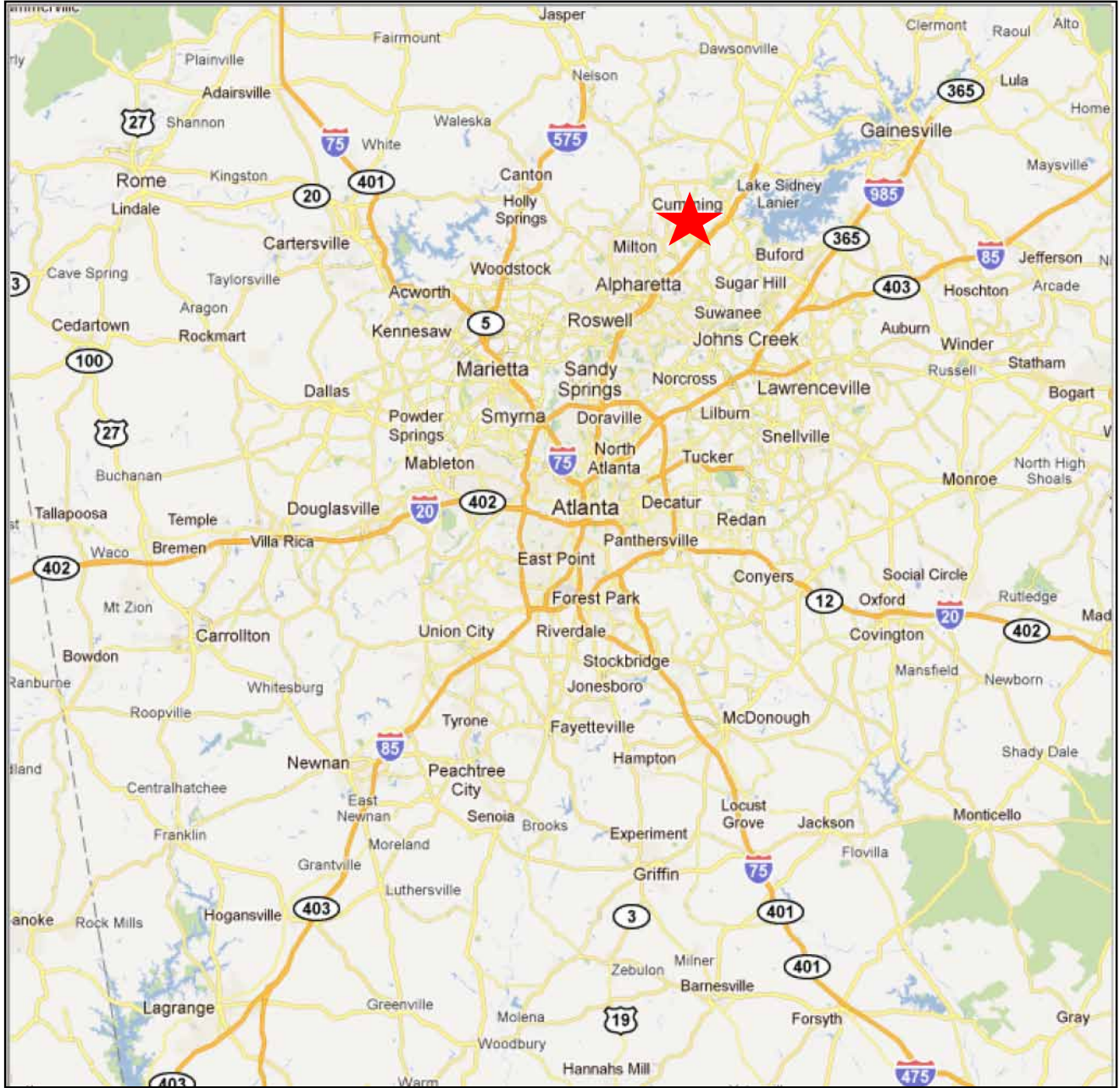


OUTLOT	ACRES	
TRACT 1	1.605	
TRACT 2	1.000	McDonalds
TRACT 2B	+/- 1.000	
TRACT 3	1.087	
TRACT 5	1.850	
CORNER LOT	+/- 2.00	

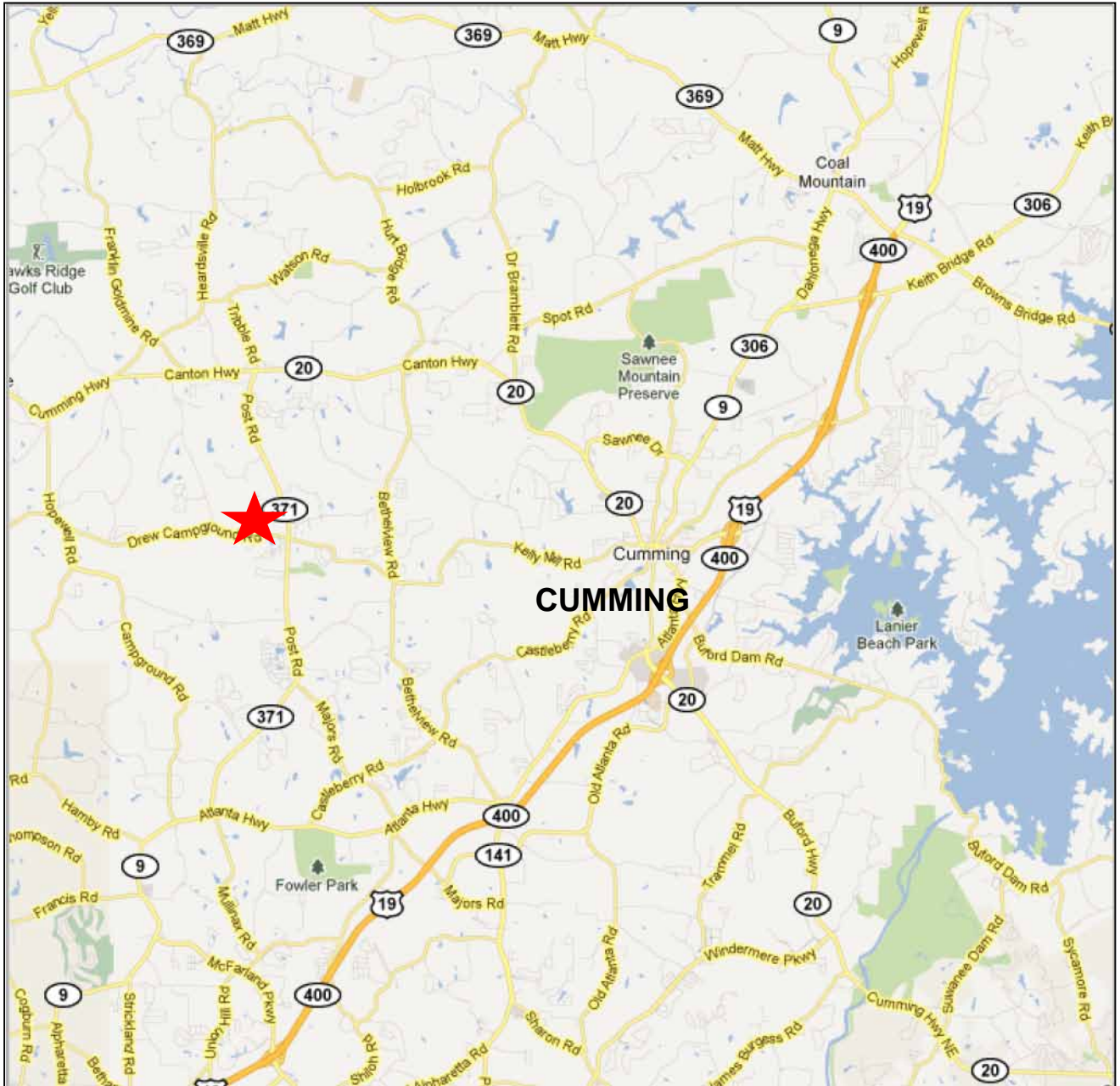
TAX MAP



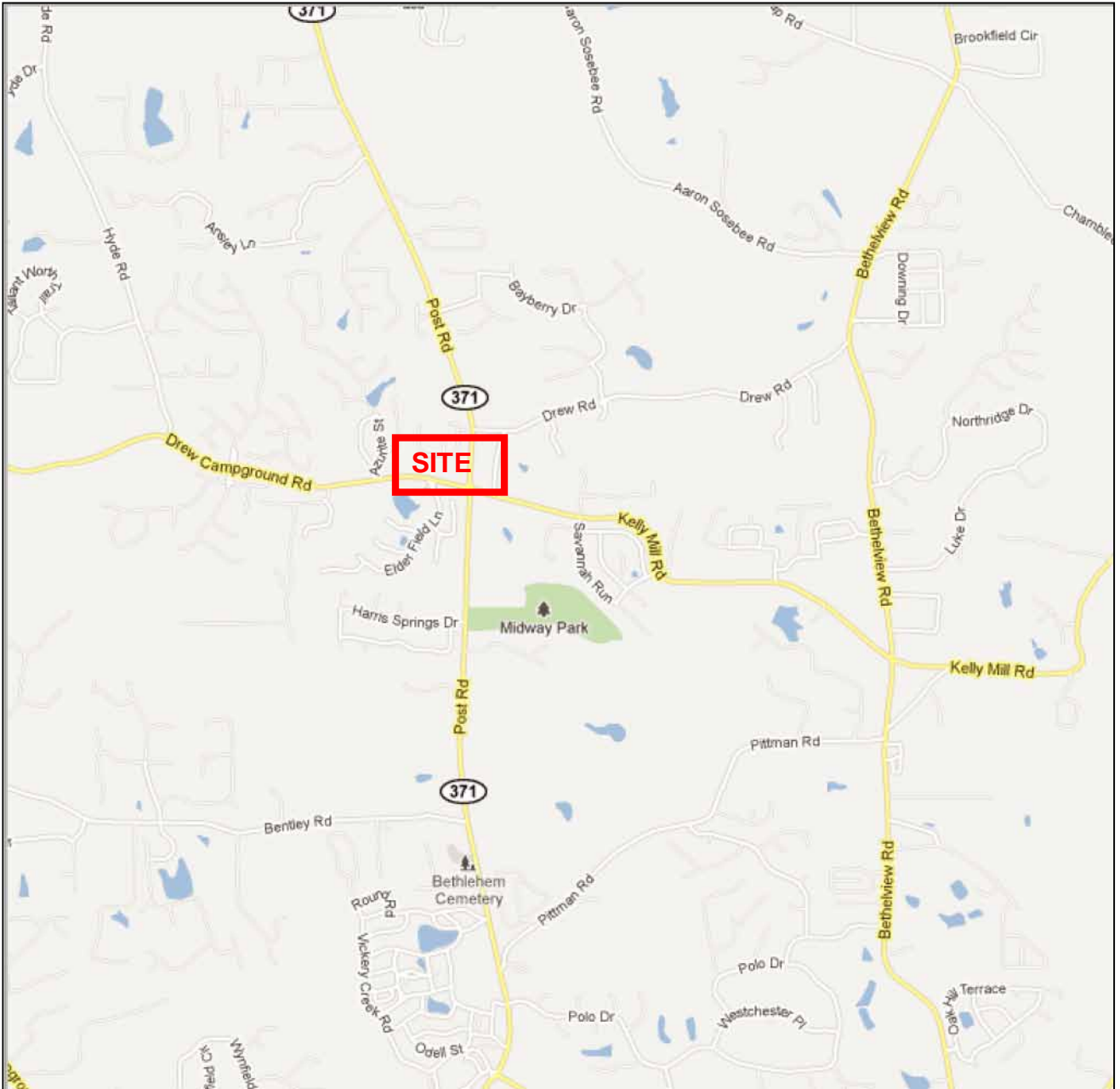
GEORGIA STATE MAP



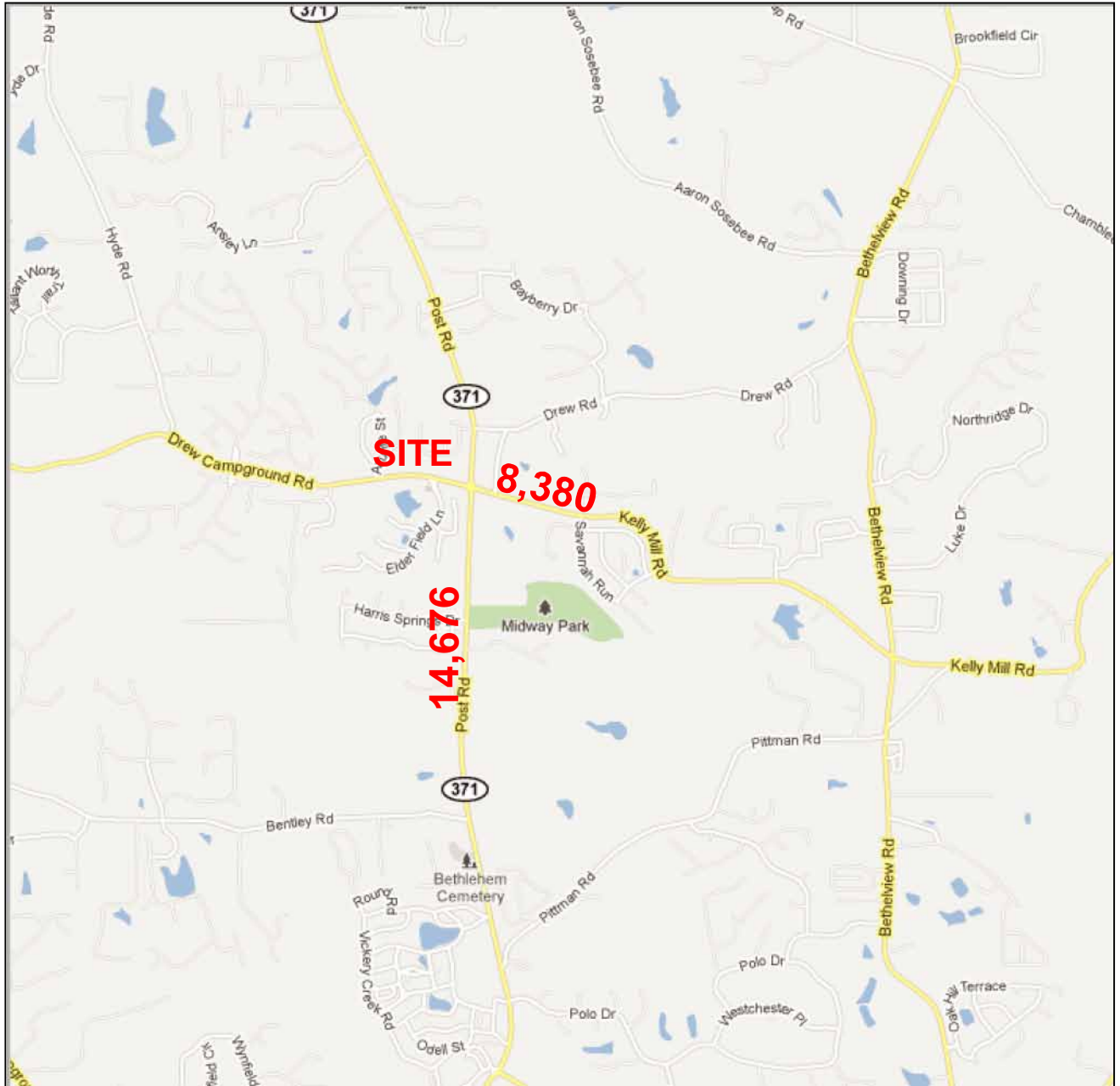
CUMMING AREA MAP



SITE MAP



2010 TRAFFIC STUDY

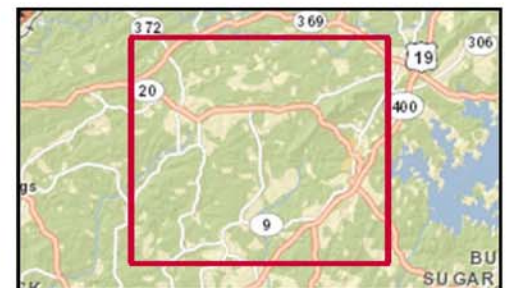
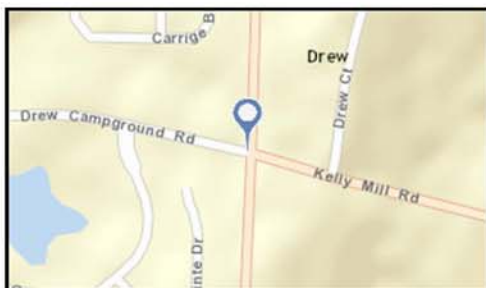
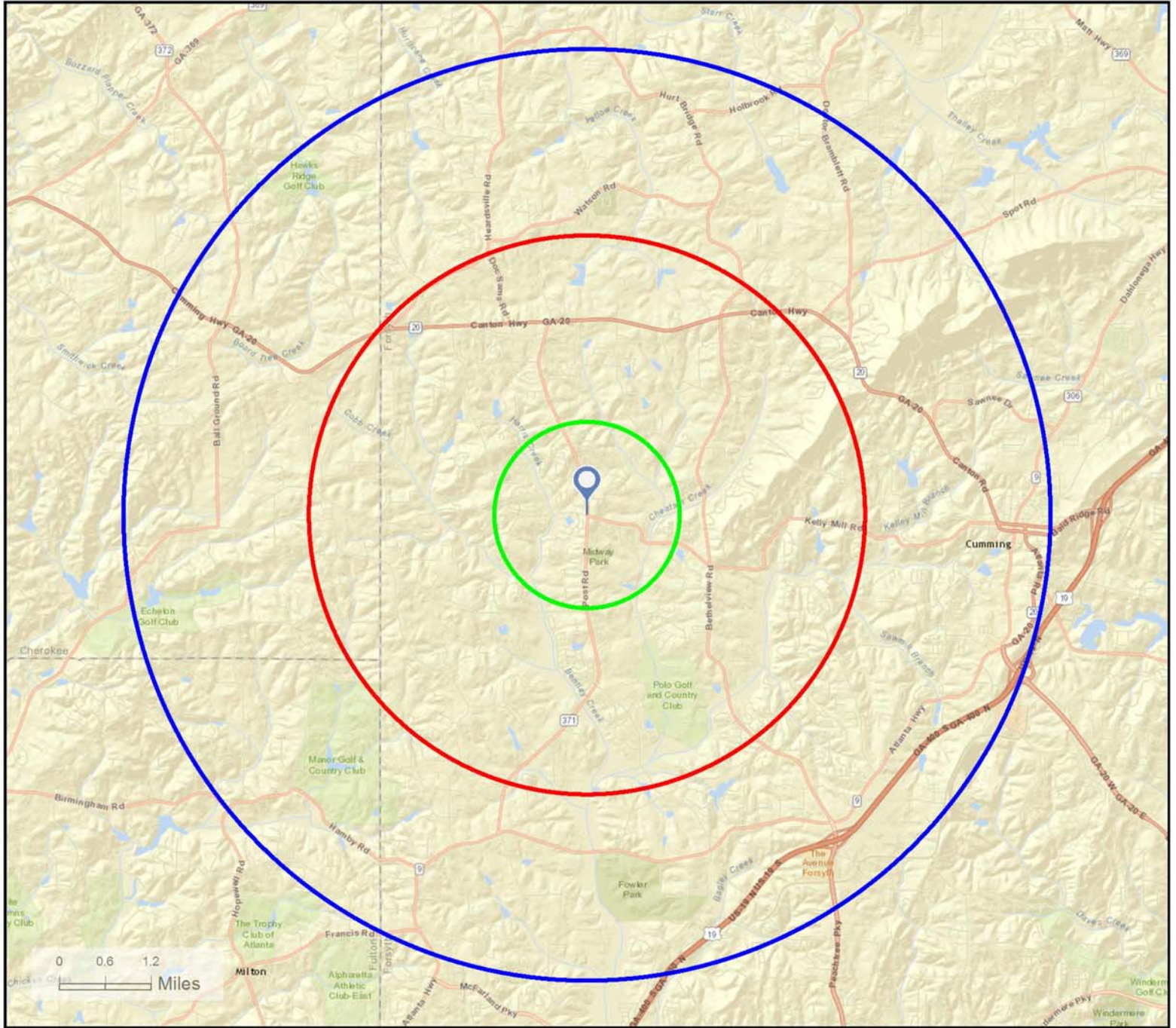




Site Map

Drew Corners
4887 Post Rd, Cumming, Georgia, 30040
Rings: 1, 3, 5 mile radii

Prepared by Sofran Partners
Latitude: 34.20839
Longitude: -84.21978

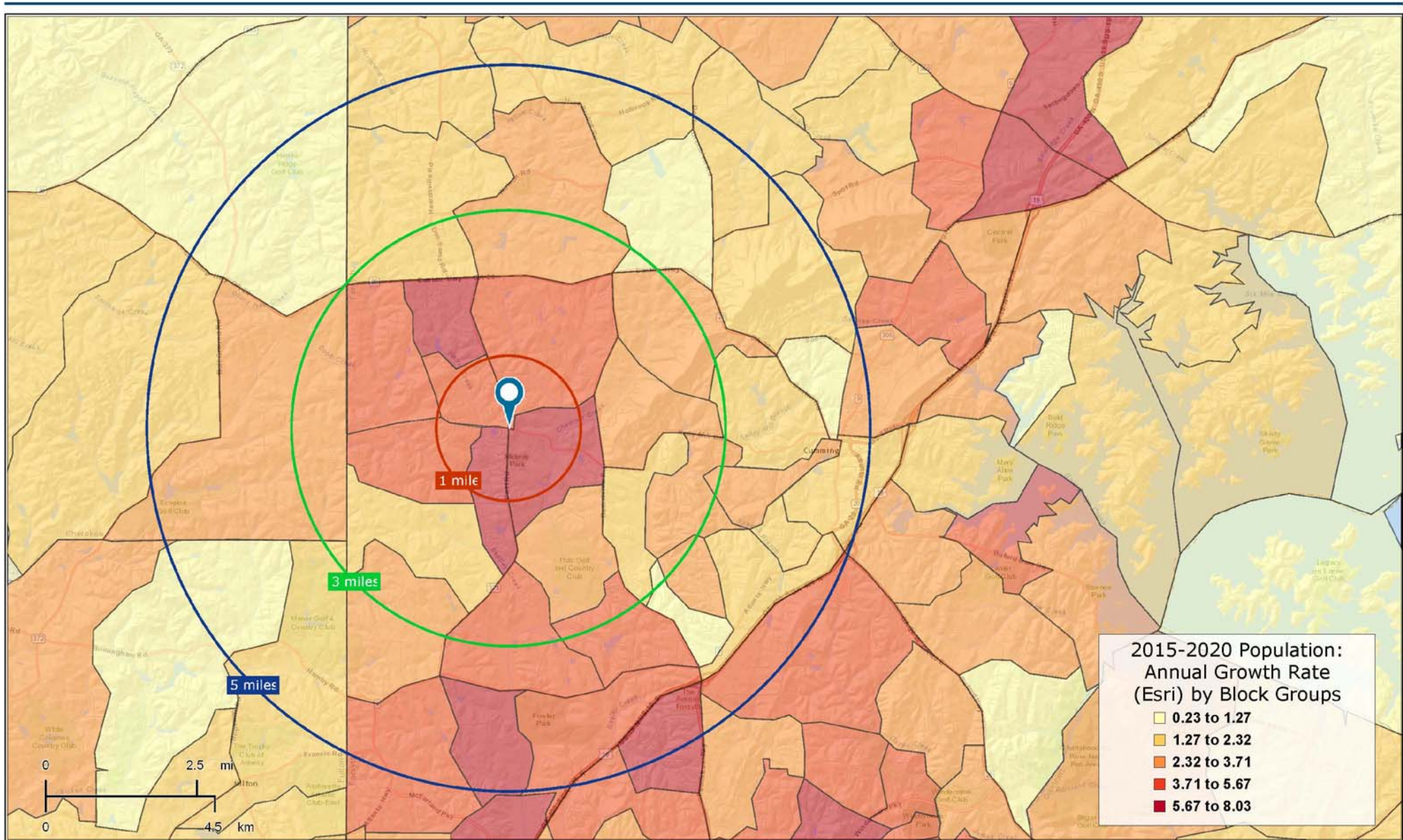


June 10, 2015



Population Growth

2015-2020 Population: Annual Growth Rate (Esri) by Block Groups



June 10, 2015



Executive Summary

Drew Corners
4887 Post Rd, Cumming, Georgia, 30040
Rings: 1, 3, 5 mile radii

Prepared by Sofran Partners

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	1 mile	3 miles	5 miles
Population			
2000 Population	1,359	14,903	34,081
2010 Population	4,076	27,421	59,495
2015 Population	5,772	33,607	69,147
2020 Population	7,452	40,577	80,846
2000-2010 Annual Rate	11.61%	6.29%	5.73%
2010-2015 Annual Rate	6.85%	3.95%	2.91%
2015-2020 Annual Rate	5.24%	3.84%	3.18%
2015 Male Population	49.4%	49.7%	49.7%
2015 Female Population	50.6%	50.3%	50.3%
2015 Median Age	33.9	37.0	37.2

In the identified area, the current year population is 69,147. In 2010, the Census count in the area was 59,495. The rate of change since 2010 was 2.91% annually. The five-year projection for the population in the area is 80,846 representing a change of 3.18% annually from 2015 to 2020. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 33.9, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	80.2%	84.3%	81.7%
2015 Black Alone	3.9%	3.2%	3.9%
2015 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2015 Asian Alone	11.3%	7.2%	6.6%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	2.3%	2.9%	5.3%
2015 Two or More Races	2.0%	2.1%	2.1%
2015 Hispanic Origin (Any Race)	7.5%	8.2%	11.9%

Persons of Hispanic origin represent 11.9% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 46.9 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	471	5,222	11,861
2010 Households	1,287	9,086	20,492
2015 Total Households	1,787	10,975	23,532
2020 Total Households	2,296	13,185	27,405
2000-2010 Annual Rate	10.57%	5.69%	5.62%
2010-2015 Annual Rate	6.45%	3.66%	2.67%
2015-2020 Annual Rate	5.14%	3.74%	3.09%
2015 Average Household Size	3.23	3.06	2.92

The household count in this area has changed from 20,492 in 2010 to 23,532 in the current year, a change of 2.67% annually. The five-year projection of households is 27,405, a change of 3.09% annually from the current year total. Average household size is currently 2.92, compared to 2.88 in the year 2010. The number of families in the current year is 18,374 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Drew Corners
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Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$100,723	\$98,012	\$89,445
2020 Median Household Income	\$113,867	\$110,518	\$102,121
2015-2020 Annual Rate	2.48%	2.43%	2.69%
Average Household Income			
2015 Average Household Income	\$131,179	\$127,760	\$115,586
2020 Average Household Income	\$147,801	\$145,822	\$131,172
2015-2020 Annual Rate	2.41%	2.68%	2.56%
Per Capita Income			
2015 Per Capita Income	\$41,400	\$41,835	\$39,236
2020 Per Capita Income	\$46,403	\$47,510	\$44,346
2015-2020 Annual Rate	2.31%	2.58%	2.48%

Current median household income is \$89,445 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$102,121 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$115,586 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$131,172 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$39,236 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$44,346 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	487	5,375	12,311
2000 Owner Occupied Housing Units	431	4,726	10,084
2000 Renter Occupied Housing Units	40	496	1,777
2000 Vacant Housing Units	16	153	450
2010 Total Housing Units	1,351	9,552	21,760
2010 Owner Occupied Housing Units	1,163	8,259	17,350
2010 Renter Occupied Housing Units	124	827	3,142
2010 Vacant Housing Units	64	466	1,268
2015 Total Housing Units	1,877	11,524	24,927
2015 Owner Occupied Housing Units	1,579	9,754	19,419
2015 Renter Occupied Housing Units	208	1,221	4,114
2015 Vacant Housing Units	90	549	1,395
2020 Total Housing Units	2,393	13,772	28,884
2020 Owner Occupied Housing Units	2,018	11,660	22,575
2020 Renter Occupied Housing Units	278	1,525	4,829
2020 Vacant Housing Units	97	587	1,479

Currently, 77.9% of the 24,927 housing units in the area are owner occupied; 16.5%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 21,760 housing units in the area - 79.7% owner occupied, 14.4% renter occupied, and 5.8% vacant. The annual rate of change in housing units since 2010 is 6.23%. Median home value in the area is \$290,025, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 1.22% annually to \$308,114.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

June 10, 2015

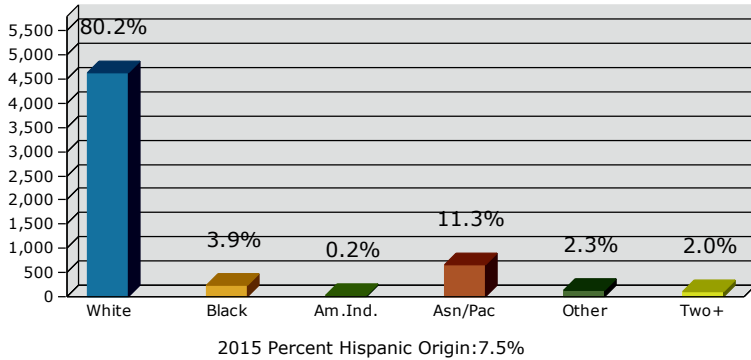


Graphic Profile

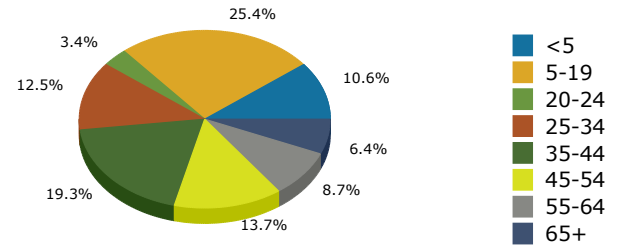
Drew Corners
 4887 Post Rd, Cumming, Georgia, 30040
 Ring: 1 mile radius

Prepared by Sofran Partners
 Latitude: 34.20839
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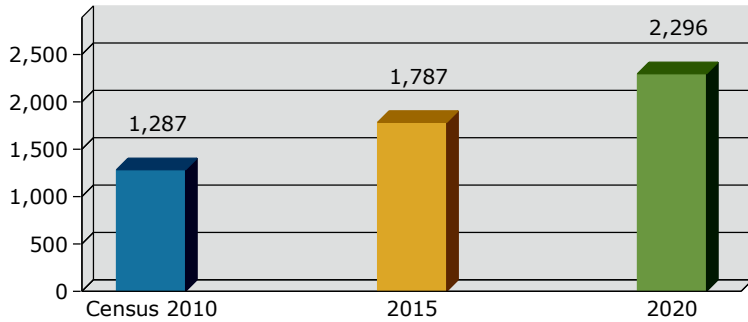
2015 Population by Race



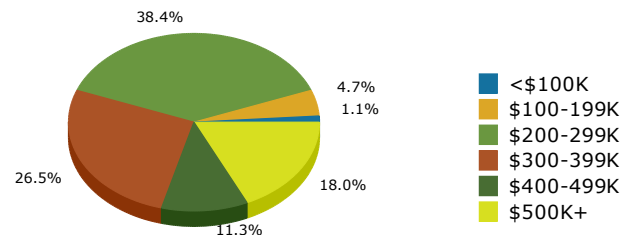
2015 Population by Age



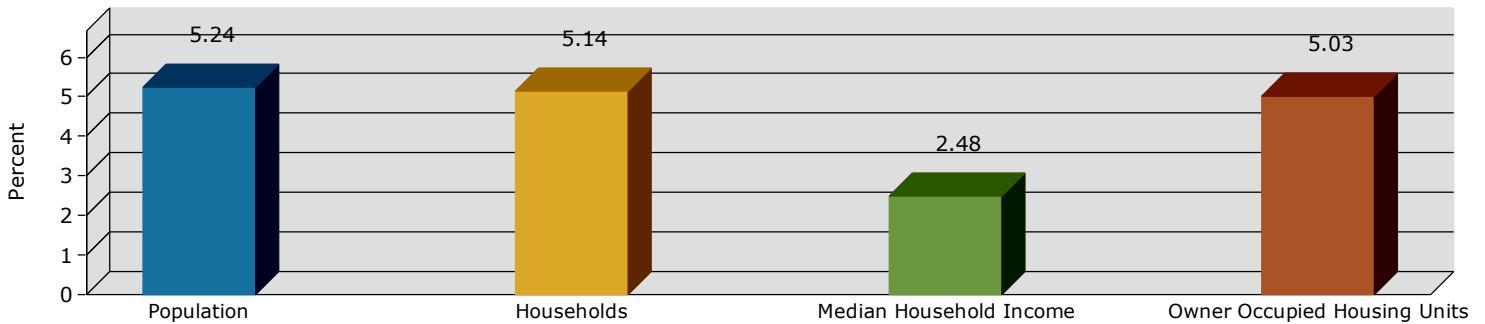
Households



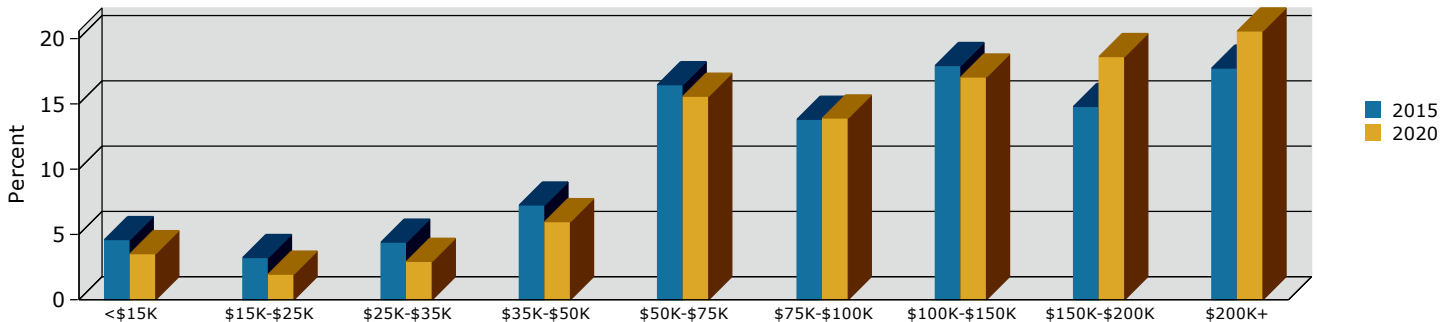
2015 Home Value



2015-2020 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

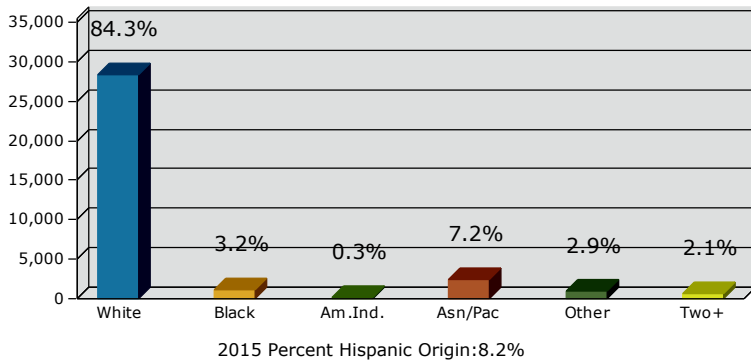


Graphic Profile

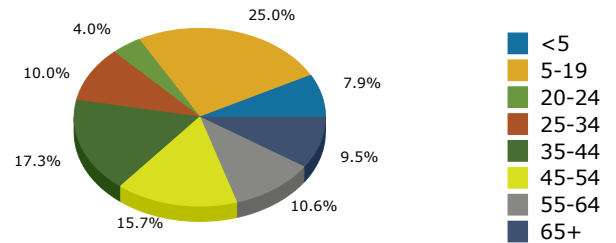
Drew Corners
 4887 Post Rd, Cumming, Georgia, 30040
 Ring: 3 mile radius

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 Latitude: 34.20839
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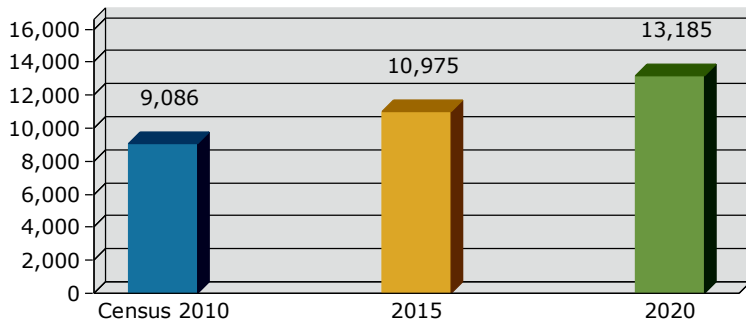
2015 Population by Race



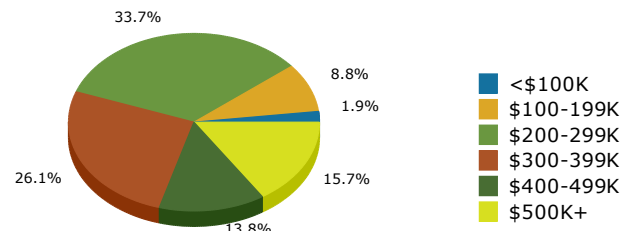
2015 Population by Age



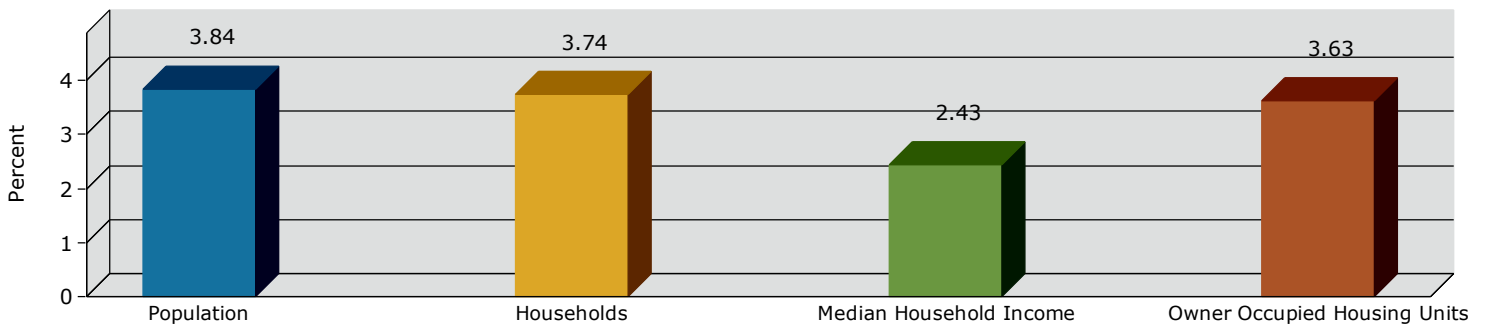
Households



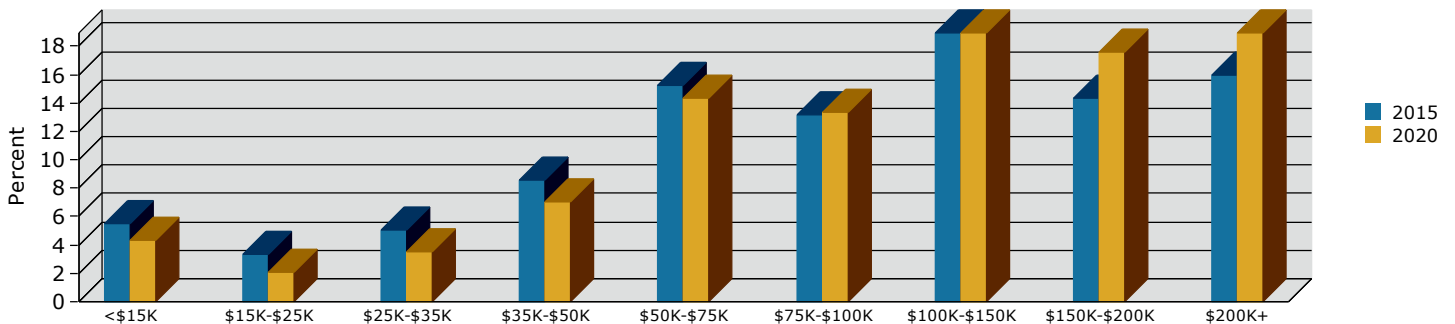
2015 Home Value



2015-2020 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

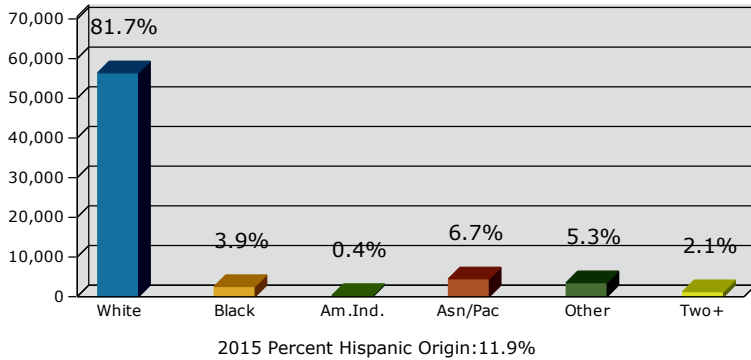


Graphic Profile

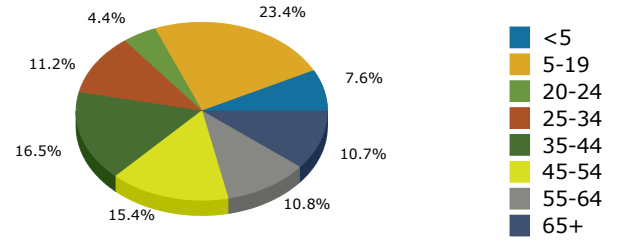
Drew Corners
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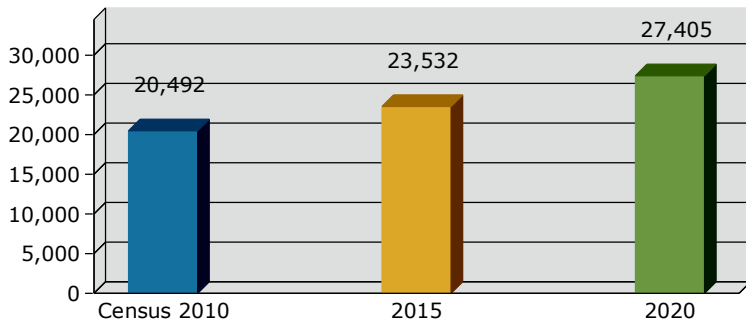
2015 Population by Race



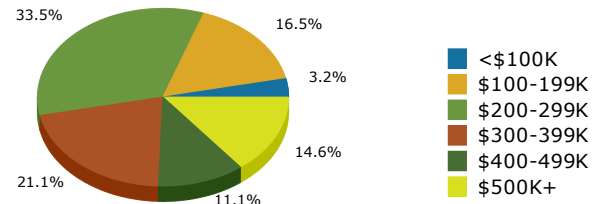
2015 Population by Age



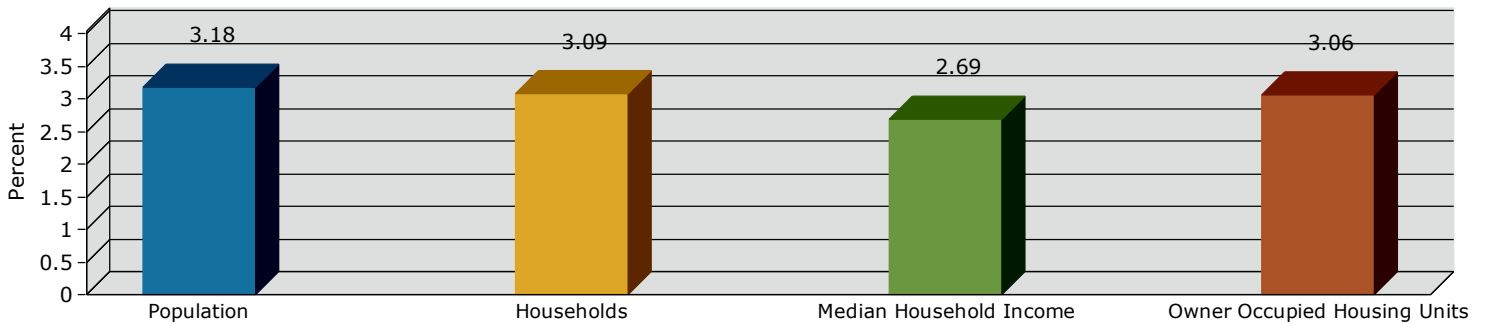
Households



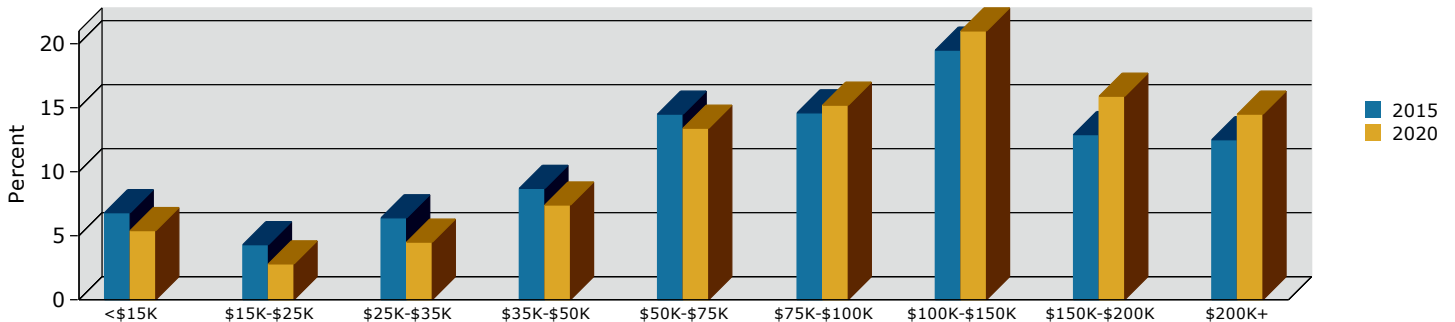
2015 Home Value



2015-2020 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.