

LAND FOR SALE

SALE PRICE: \$1,250,000

1419 Buford Highway Cumming, GA 30041



OFFERING SUMMARY

Sale Price:	\$1,250,000
Available SF:	
Lot Size:	1.92 Acres
Price / Acre:	\$651,042
Zoning:	CBD
Market:	Atlanta
Submarket:	N Fulton/Forsyth County Submarket

LOCATION OVERVIEW

Highly visible 1.92 acre parcel, zoned CBD (Commercial Business District) on Buford Rd (Hwy 20) in Cumming with approx. 320 feet of road frontage and daily traffic count of approx. 40,000 vehicles. Located near major shopping and residential developments. Population within 3 miles is 42,192 with a median household income of \$112,915.

PROPERTY HIGHLIGHTS

- 320 ± feet of road frontage along Buford Road/Hwy 20, offering exceptional exposure to westbound and eastbound traffic flows.
- Daily traffic volume approx. 40,000 vehicles, ensuring high visibility and accessibility for retail, office or medical uses.
- Zoned CBD (Commercial Business District), which in the City of Cumming allows a wide array of uses including retail storefronts, professional offices, medical/health services, senior housing, daycare/schools and more — providing maximum flexibility for development.
- Utilities are onsite or in very close proximity, simplifying development logistics.

OTHER RESOURCES

Andrea Paulinelli
(678) 320-4800

Patrick Bell
(678) 288-5072

Lakisha Smith
(678) 320-4800



**COLDWELL BANKER
COMMERCIAL**
METRO BROKERS