

BOLDFLEX Cumming

2570 Atlanta Hwy, Cumming, GA 30040

RETAIL

FOR LEASE



Property Highlights

 **Available July 2026**

tenant build-out negotiable

 **Flexible demising**

2,500 SF small-shop up to
32,500 SF contiguous

 Exceptional visibility
and frontage on
Atlanta Hwy (SR-9) in a
high-growth trade area

 Premium market
positioning vs.
submarket/market
averages

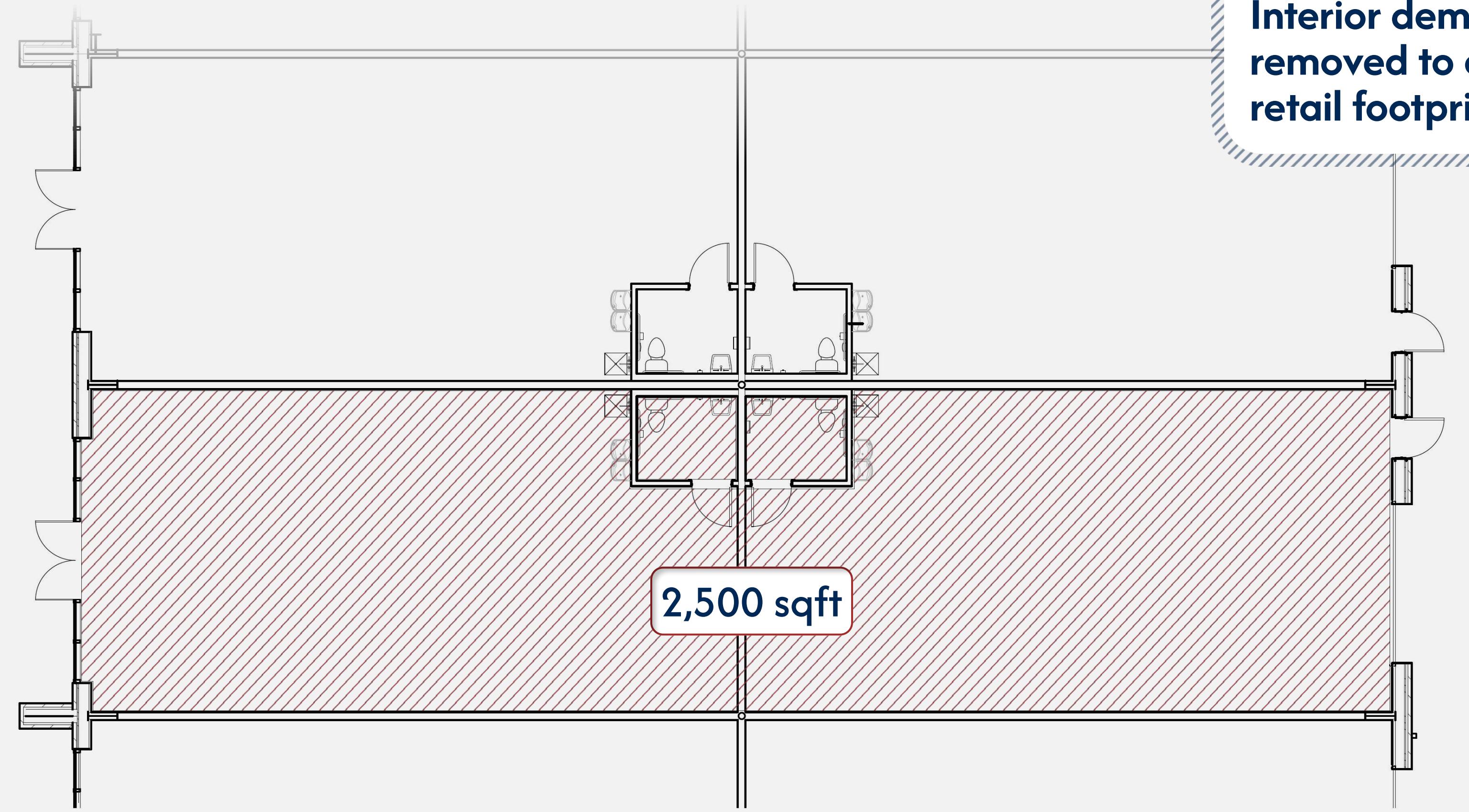
 Ample surface parking;
ideal for retail,
restaurant, showroom,
fitness, medical



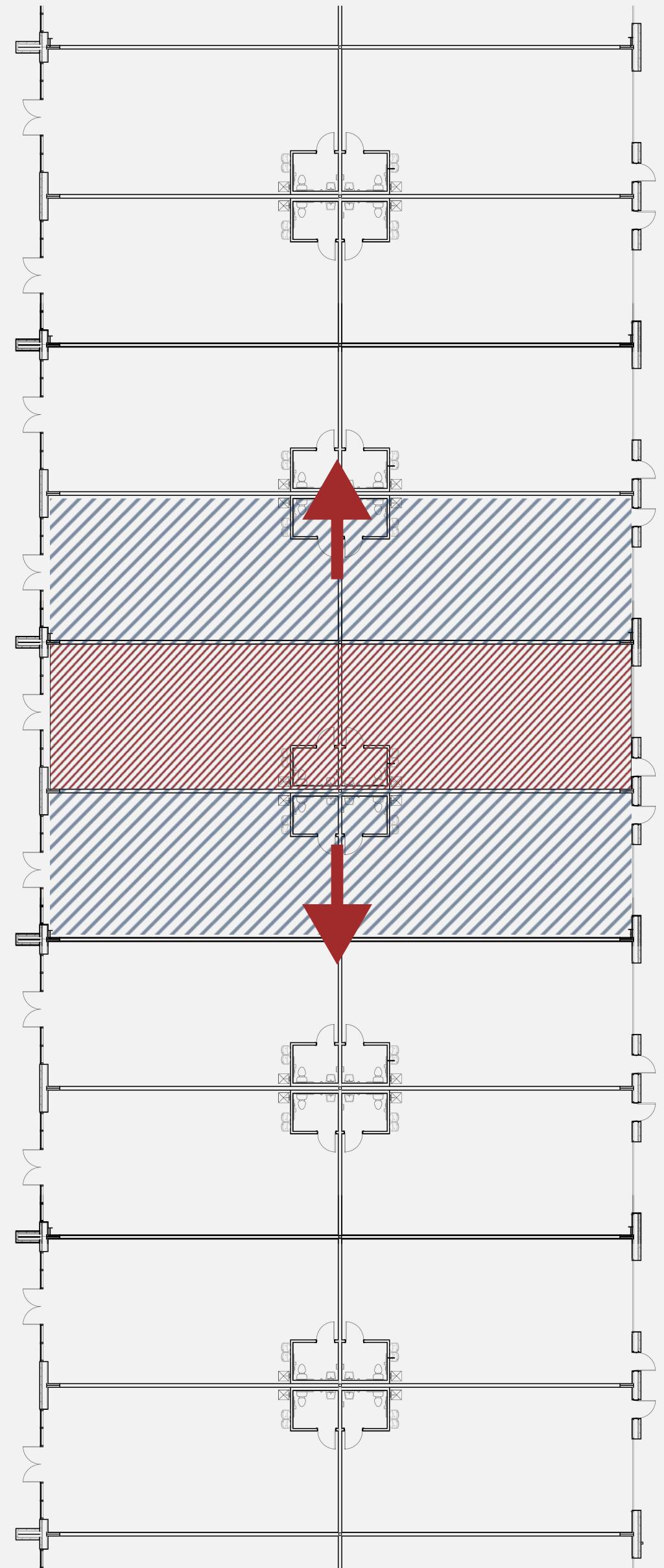
Floor Plan | Flexible Tenancy

2,500–32,500 SF; interior walls removable for larger configurations

FLOOR PLAN



Interior demising walls can be removed to create larger, open retail footprints





Comprehensive Demographics

1 Mile Radius

Population	5,452
Households	1,849
Median Household Income	\$110,826
Daytime Employees	5,242

3 Mile Radius

Population	51,948
Households	17,398
Median Household Income	\$127,095
Daytime Employees	18,493

5 Mile Radius (Expanded)

Population (2024)	144,038
Households (2024)	47,405
Median Household Income	\$157,850
Median HH Income	\$132,905
Median Age	40.0 years
Bachelor's Degree or Higher	60%

10 Mile Radius (Expanded)

Population (2024)	462,375
Households (2024)	156,354
Median Household Income	\$154,066
Median HH Income	\$127,288
Median Age	40.0 years
Growth (2024–2029)	
Population	3.1% ann.
Households	3.2% ann.

Location Advantage

"High-visibility retail in Forsyth County's fastest-growing corridor."

Direct frontage on Atlanta Hwy (SR-9)

0.8 miles to GA-400 Exit 13

Minutes from downtown Cumming

Surrounded by dense residential & employment nodes

**2570 Atlanta Hwy,
Cumming, GA 30040**

DON'T MISS THIS OPPORTUNITY
Limited availability

CONTACT US

For leasing information and to schedule a tour:

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