

# 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



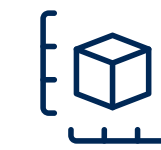
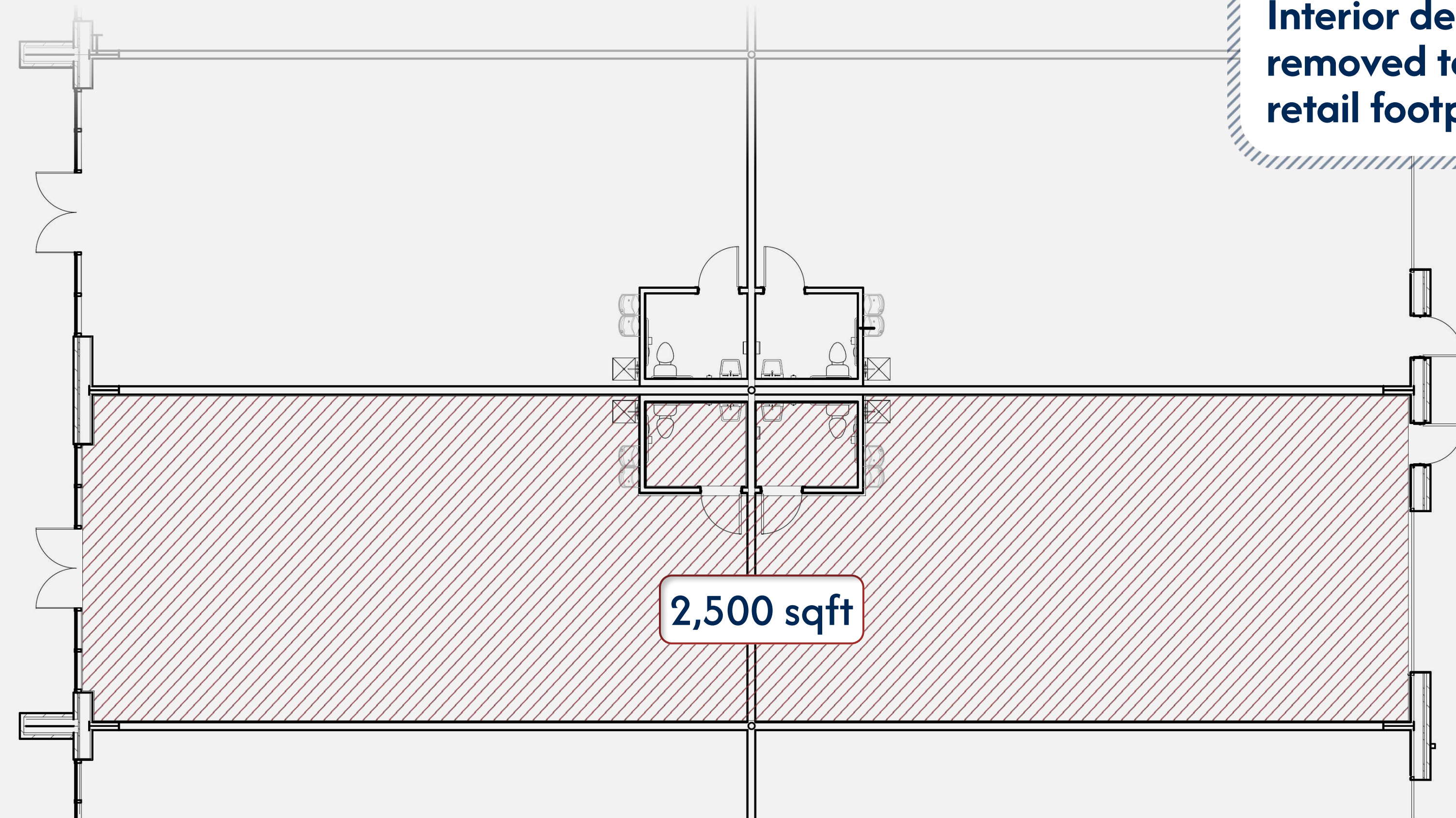
Architectural Renderings of BOLDFLEX Cumming



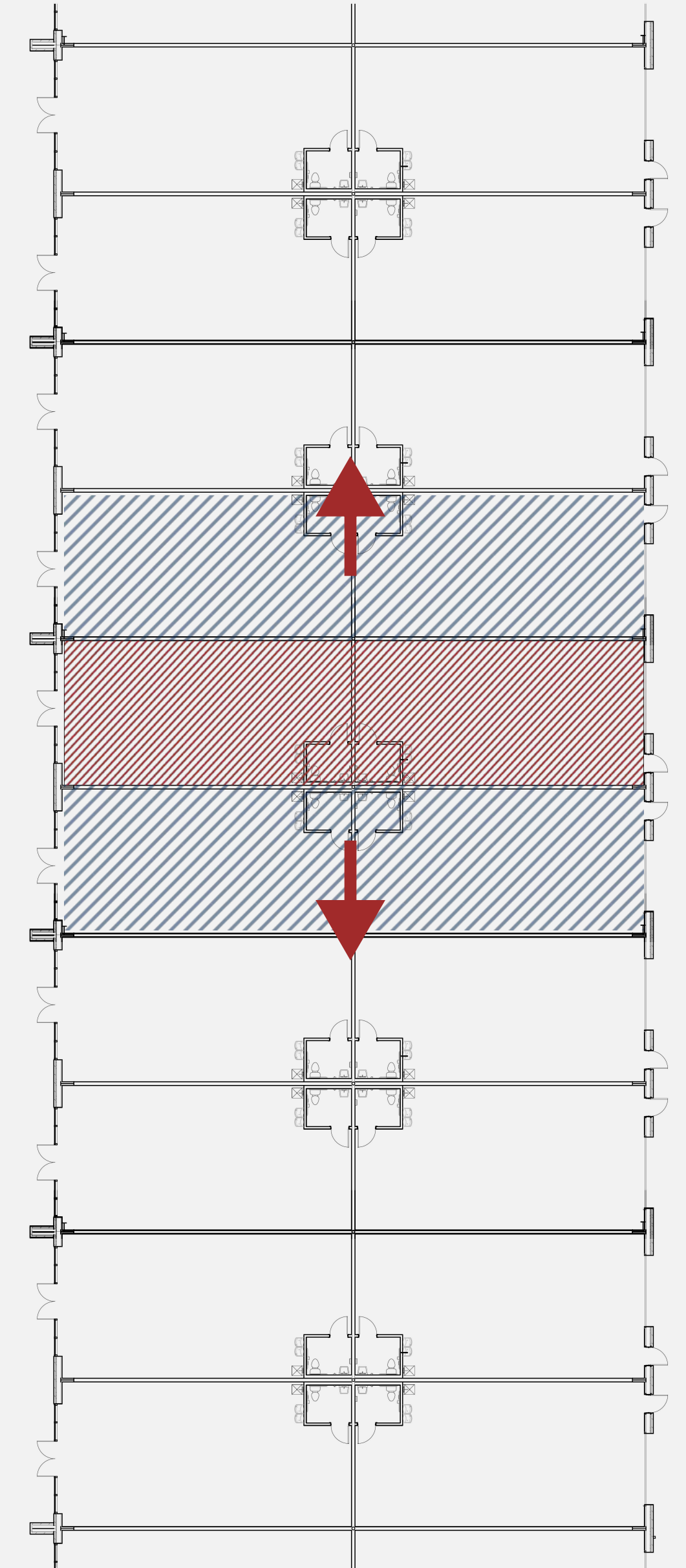
# Floor Plan | Flexible Tenancy

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
<b>Growth (2024–2029)</b>	
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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