

BOAT STORAGE FACILITY

4500 KEITH BRIDGE ROAD, CUMMING, GA 30041



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Ackerman & Co.



Disclaimer

Ackerman & Co ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk throughs are to be conducted by appointment only.

Contact Broker for additional information.

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Executive Summary

Ackerman & Co is pleased to present for sale **4500 Keith Bridge Road in Cumming, GA**. The property currently operates as a boat storage and repair business. Located between Lake Lanier and GA-400, this property has easy accessibility via Exit 18 and Browns Bridge Road and is only a 8-minute drive to the nearest boat ramp at Six Mile Creek, offering easy lake access to customers. The property is serviced by public water and is within the county's future sewer expansion plans. As of February 2024, Forsyth County is applying for a \$25 million grant to help widen Keith Bridge Road from GA-400 to Parks Road. A project aimed at relieving congestion for more than 22,000 daily drivers. The initial improvement project design includes widening the road to four lanes and adding 5-foot wide sidewalks, shared-use bike lanes and a raised median.

BUILDING INFORMATION

Address:	4500 Keith Bridge Road Cumming, GA 30041
Year Built:	1979
Improvement Size:	3,744 SF
Land Size:	3.58 acres
Zoning:	CBD - Forsyth County
Frontage:	250 FT
Boat Storage Capacity:	260

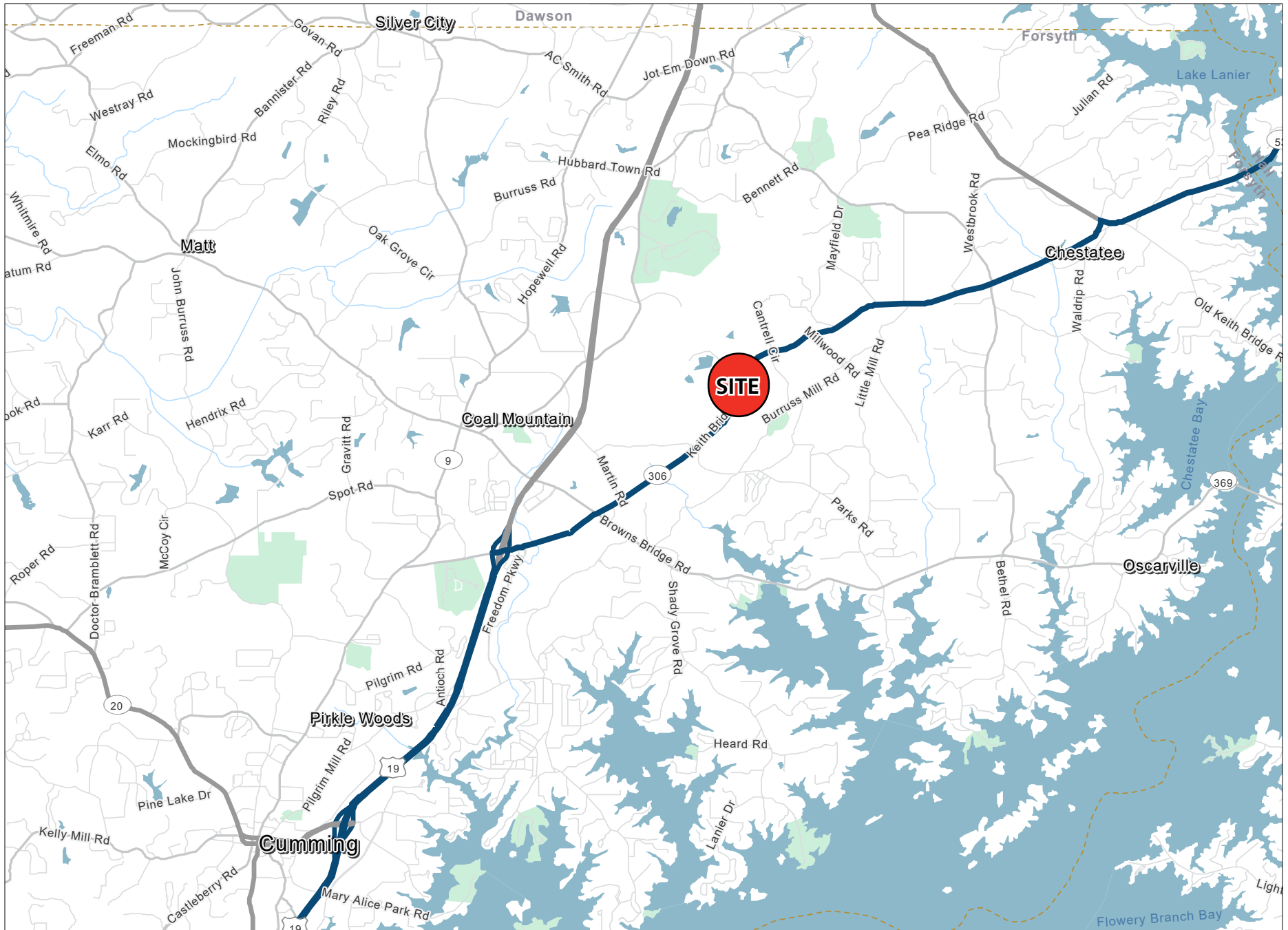
OFFERING SUMMARY

Sale Price:	\$1,975,000
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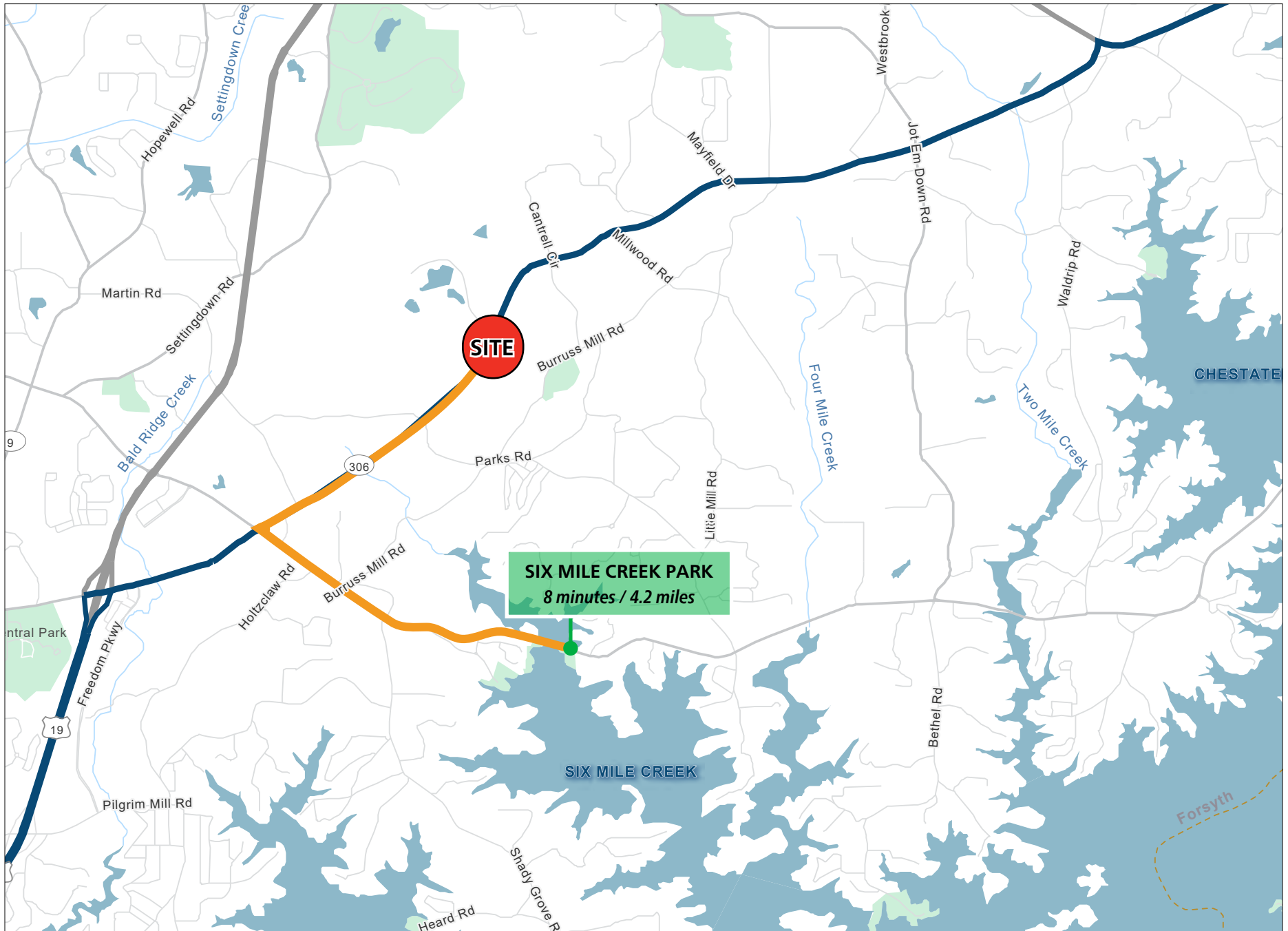




Location Map



Location Map



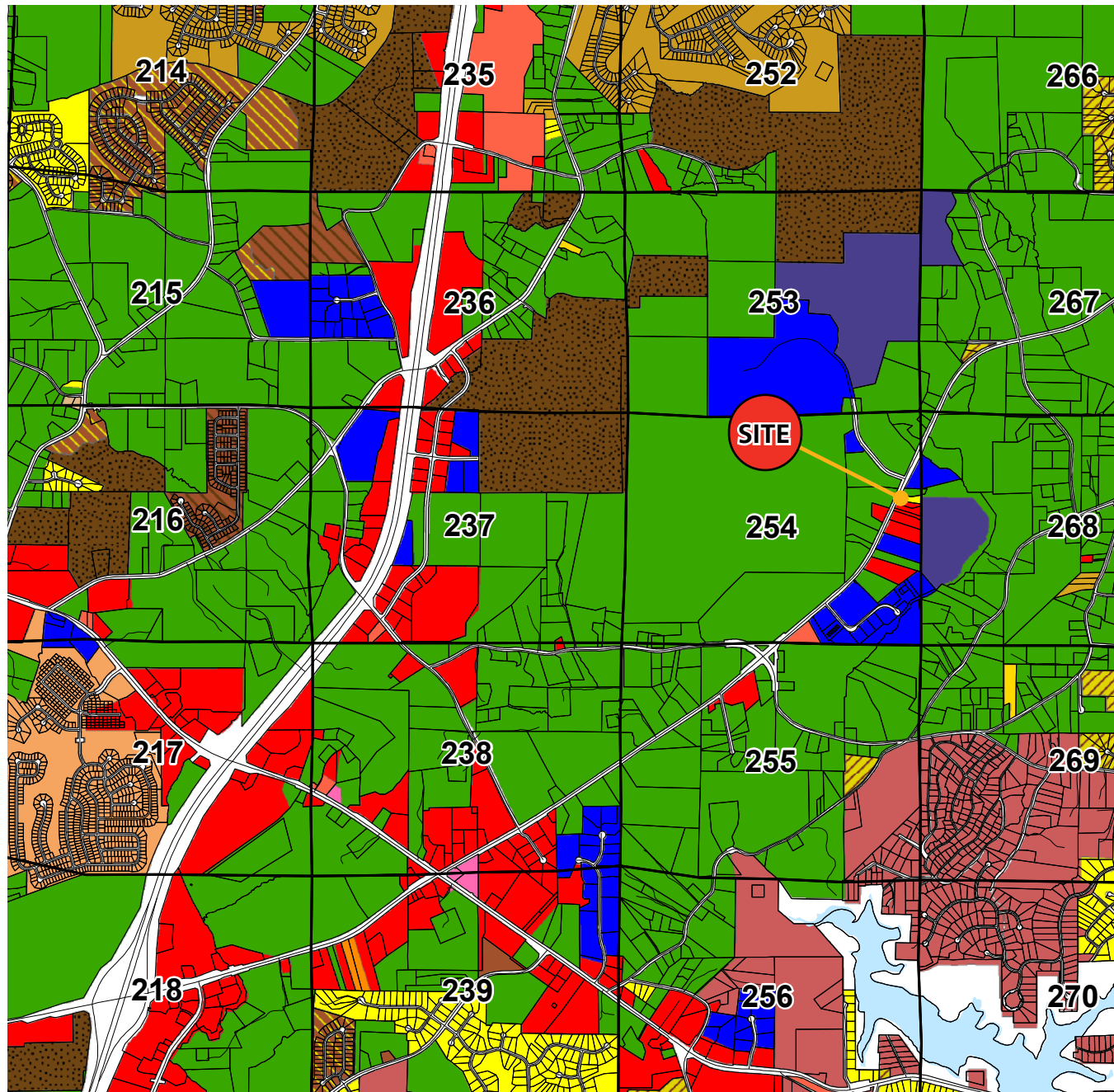
PROPERTY INFORMATION

Retail & Residential Aerial Map



PROPERTY INFORMATION

Forsyth County Zoning Map



Zoning Districts	
—	ROAD
□	MAP INDEX
A1	Agricultural District
A2	Agricultural Farm Protection District
AG-RES	Agricultural Residential District
OSR	Open Space Residential District
R1	Single Family Residential District
R1R	Single Family Residential Restricted District
RES1	Single Family Residential one unit per acre District
R2	Single Family Residential District
R2R	Single Family Residential Restricted District
RES2	Single Family Residential two units per acre District
CR1	Single Family Community Residential District
R3	Multi-Family Residential District
RES3	Single Family Residential three units per acre District
R4	Mobile Home Park District
RES4	Single Family Residential six units per acre District
RES6	Single Family Residential six units per acre District
MHP	Manufactured Home Park District
MPD	Master Planned District
LR	Lake Residential District
PUD	Planned Unit Development District
UV	Urban Village District
NS	Neighborhood Shopping District
HB	Highway Business District
HC	Heavy Commercial Business District
CBD	Commercial Business District
BP	Business Park
OR	Office Residential District
O&I	Office and Institutional District
OCMS	Office Commercial Multiple Story District
M1	Restricted Industrial District
M2	Heavy Industrial District
MINE	Mining District
CUMMING	City of Cumming

PROPERTY INFORMATION

Exterior Pictures



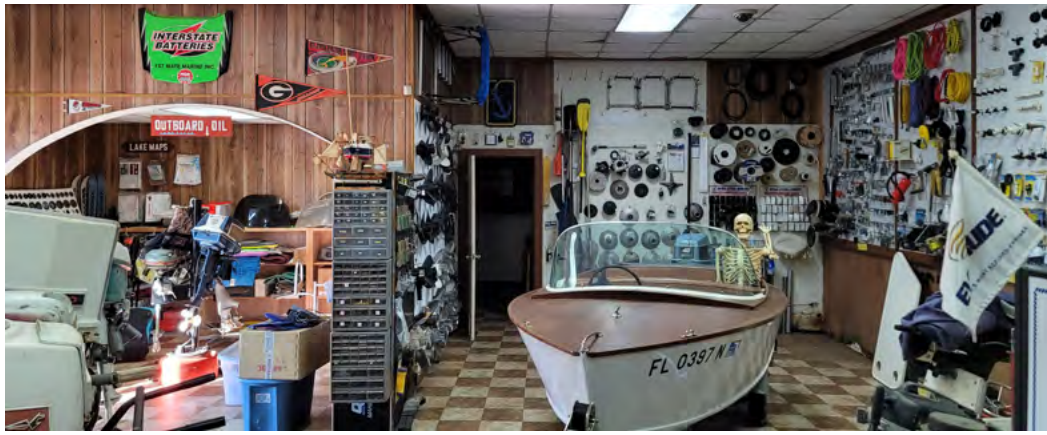
PROPERTY INFORMATION

Exterior Pictures



PROPERTY PICTURES

Property Pictures



PROPERTY PICTURES

North Forsyth Market

Benefiting from its proximity to nearby job centers along GA 400, the community of Cumming, GA and the larger Forsyth County submarket in north metro Atlanta are **experiencing strong population growth and becoming an increasingly popular draw as a place to live.** As of the 2020 census, Forsyth County was the fastest-growing county in Georgia and the 15th fastest-growing county in the U.S., increasing by an impressive 43.2 percent to 251,283 residents from 2010 to 2020. Forsyth County is also the wealthiest county in the state, with a median income of \$131,660.

Luxury multifamily communities have been built to accommodate the rising population, with several luxury projects opening up in the past few years. New projects in Forsyth County are typically 4-star mid-rise buildings with 300 or more units, with many projects posting asking rents of over \$1,900 per unit. For example, the 336-unit The Statesman in Cumming, which offers luxury amenities such as spa-like bathrooms, has an average asking rate of \$1,930 per unit. One of the new residential communities that has been developed as housing builders increasingly expand into the market is Toll Brothers at Westshore – The Towns, which offers 127 two- and three-story luxury townhomes with resort-style amenities.

There are **several major commercial real estate developments planned or under construction** near the 4500 Keith Bridge Road property. North Georgia 400 Business Park is a planned seven-building, 731,000 SF logistics park, with buildings that would range 30,000 SF to 198,000 SF. Expected to break ground in 2024, Coal Mountain Industrial Park is another planned industrial project in the area and would include three facilities ranging from 145,100 SF to 250,150 SF.

Retail options are also growing in Forsyth County. **A major development expected to break ground in 2024 is Coal Mountain Town Center**, a planned 140-acre mixed-use project at the intersection of Georgia Route 369 and Settingdown Road that would add 300 apartments, 219 townhomes, 222 single-family homes, 73,300 square feet of retail space, 20,200 square feet of offices, a stage and extensive green space.

The largest corporate employers in Forsyth County are mainly located in Cumming and Alpharetta and include a variety of bioscience, food processing and manufacturing companies:



food processing
1,100 employees



food processing
1,000 employees



gaming devices
1,000 employees



plastics & rubber manufacturing
450 employees



metal fabrication
250 employees



auto dealership
247 employees



biosciences
235 employees



plastics & rubber manufacturing
215 employees



biosciences
200 employees

Demographic Profile

	1 Mile	3 Miles	5 Miles
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Current

2023 Population	970	---	18,164	---	53,058	---
2028 Projected Population	1,134	---	20,795	---	61,712	---
Pop Growth (%)	16.9%	---	14.5%	---	16.3%	---
2023 Households	342	---	6,483	---	19,097	---
2028 Projected Households	409	---	7,602	---	22,724	---
HH Growth (%)	19.7%	---	17.3%	---	19.0%	---

Daytime Population	863	---	11,503	---	31,310	---
Average Business Travelers	9	---	164	---	548	---
Average Leisure Travelers	0	---	1	---	4	---
Average Migrant Workers	0	---	0	---	0	---
Group Quarters Pop	0	---	1	---	4	---
Pop in Family Households	864	---	15,908	---	46,365	---
Pop Non-Family Households	106	---	2,169	---	6,553	---

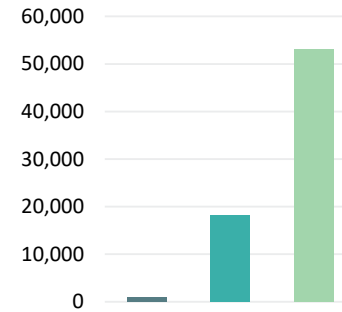
Total Population by Age

Median Age (2023)	34.8		38.3		39.2	
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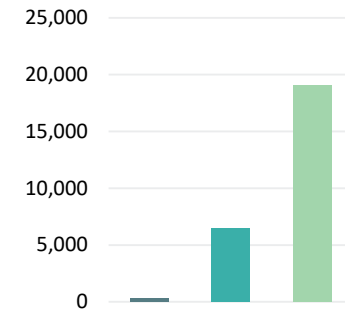
Ages by Year

0 to 4	53	5.4%	891	4.9%	2,456	4.6%
5 to 9	63	6.5%	1,051	5.8%	3,037	5.7%
10 to 14	77	7.9%	1,281	7.1%	3,852	7.3%
15 to 19	84	8.7%	1,531	8.4%	4,196	7.9%
20 to 24	90	9.3%	1,355	7.5%	3,921	7.4%
25 to 34	108	11.1%	1,961	10.8%	5,609	10.6%
35 to 44	113	11.6%	2,464	13.6%	7,081	13.3%
45 to 54	161	16.6%	2,719	15.0%	8,081	15.2%
55 to 64	117	12.0%	2,248	12.4%	6,949	13.1%
65 to 74	69	7.1%	1,571	8.6%	4,550	8.6%
75 to 84	34	3.5%	884	4.9%	2,641	5.0%
85 +	4	0.4%	207	1.1%	685	1.3%

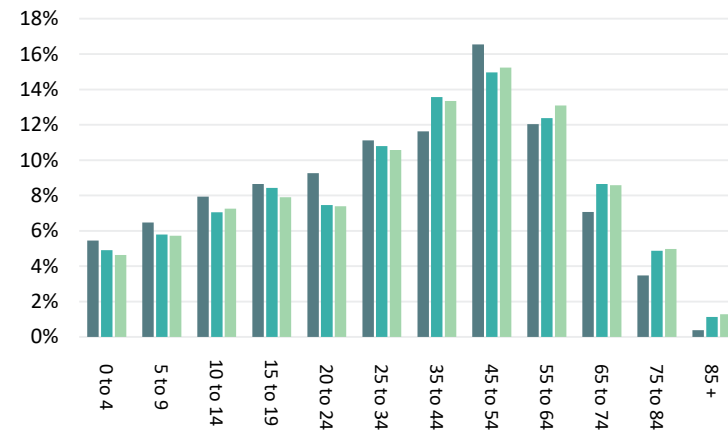
Population



Households



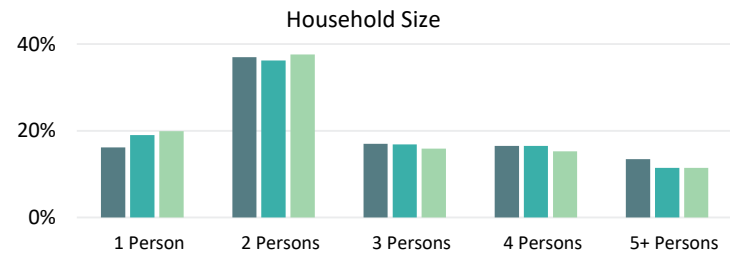
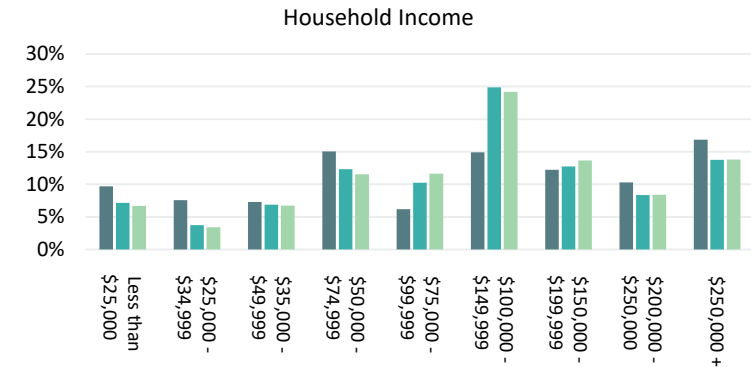
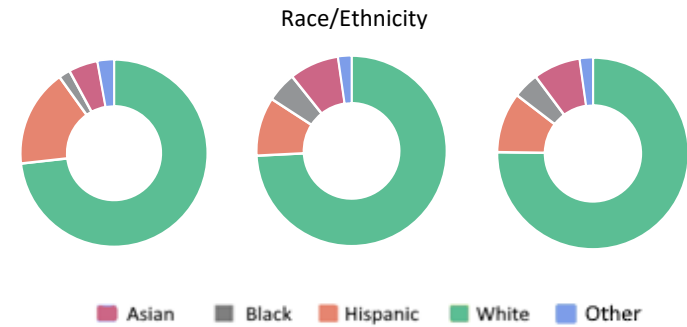
Population by Age



MARKET OVERVIEW

Demographic Profile

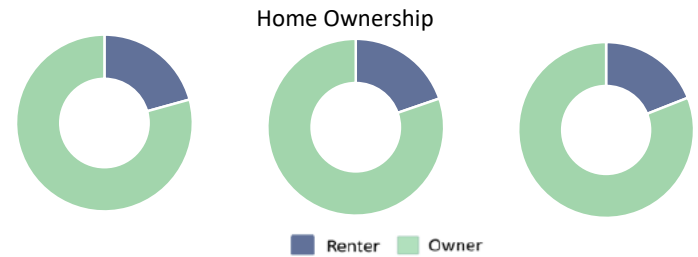
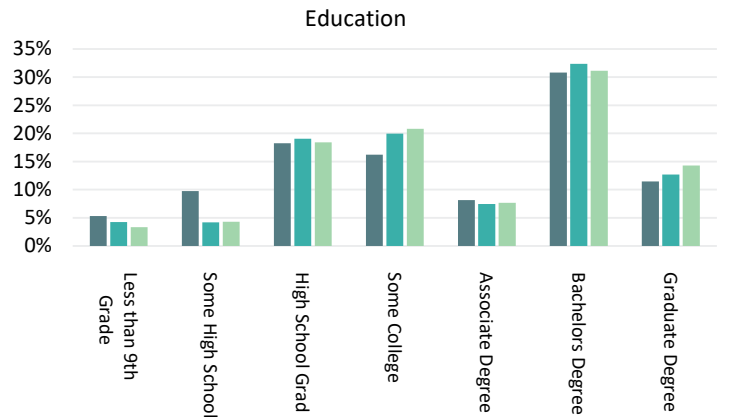
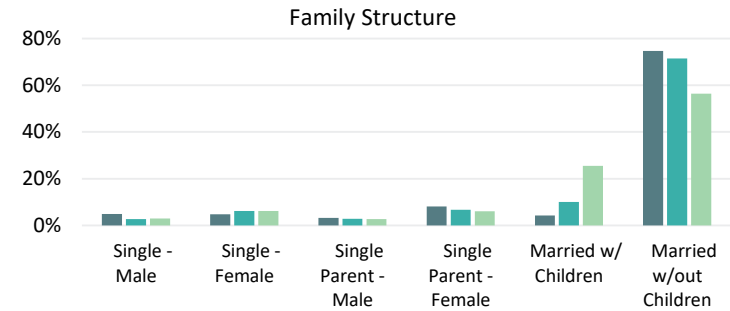
	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2023)						
White, Non-Hispanic	710	73.2%	13,478	74.2%	39,906	75.2%
Hispanic	164	16.9%	1,811	10.0%	5,410	10.2%
Black, Non-Hispanic	19	2.0%	925	5.1%	2,334	4.4%
Asian, Non-Hispanic	49	5.1%	1,535	8.4%	4,225	8.0%
Other	28	2.8%	415	2.3%	1,182	2.2%
Language at Home (2023)						
Spanish Linguistically Isolated	14	4.1%	89	1.4%	211	1.1%
Spanish Not Isolated	56	16.3%	616	9.5%	1,320	6.9%
Asian Linguistically Isolated	0	0.1%	5	0.1%	20	0.1%
Asian Not isolated	5	1.4%	81	1.2%	324	1.7%
Household Income (2023)						
Per Capita Income	\$46,798	---	\$47,990	---	\$49,625	---
Average HH Income	\$132,806	---	\$134,278	---	\$137,778	---
Median HH Income	\$110,444	---	\$118,459	---	\$122,922	---
Less than \$25,000	33	9.7%	462	7.1%	1,275	6.7%
\$25,000 - \$34,999	26	7.5%	242	3.7%	648	3.4%
\$35,000 - \$49,999	25	7.3%	445	6.9%	1,289	6.7%
\$50,000 - \$74,999	51	15.0%	798	12.3%	2,201	11.5%
\$75,000 - \$99,999	21	6.2%	664	10.2%	2,222	11.6%
\$100,000 - \$149,999	51	14.9%	1,612	24.9%	4,617	24.2%
\$150,000 - \$199,999	42	12.2%	827	12.8%	2,604	13.6%
\$200,000 - \$250,000	35	10.3%	542	8.4%	1,605	8.4%
\$250,000 +	58	16.8%	892	13.8%	2,635	13.8%
Avg Family Income	\$162,404		\$155,407		\$154,727	
Avg Non-Family Income	\$27,713		\$72,850		\$92,514	
Household Size (2023)						
1 Person	55	16.1%	1,232	19.0%	3,797	19.9%
2 Persons	126	36.9%	2,346	36.2%	7,174	37.6%
3 Persons	58	17.0%	1,093	16.9%	3,031	15.9%
4 Persons	56	16.5%	1,069	16.5%	2,911	15.2%
5+ Persons	46	13.5%	742	11.5%	2,184	11.4%



MARKET OVERVIEW

Demographic Profile

	1 Mile	3 Miles	5 Miles			
Family Structure (2023)	266	4,916	14,294			
Single - Male	13	4.9%	136	2.8%	434	3.0%
Single - Female	13	4.7%	302	6.2%	889	6.2%
Single Parent - Male	9	3.3%	142	2.9%	395	2.8%
Single Parent - Female	22	8.2%	328	6.7%	860	6.0%
Married w/ Children	11	4.2%	494	10.1%	3,647	25.5%
Married w/out Children	199	74.7%	3,513	71.5%	8,069	56.4%
Education (2023)	604	12,054	35,595			
Less than 9th Grade	32	5.3%	512	4.2%	1,193	3.4%
Some High School	59	9.8%	509	4.2%	1,528	4.3%
High School Grad	110	18.3%	2,296	19.0%	6,557	18.4%
Some College	98	16.2%	2,404	19.9%	7,414	20.8%
Associate Degree	49	8.2%	900	7.5%	2,728	7.7%
Bachelors Degree	186	30.8%	3,902	32.4%	11,086	31.1%
Graduate Degree	69	11.5%	1,531	12.7%	5,089	14.3%
Home Ownership (2023)	422	7,886	23,345			
Housing Units Occupied	342	81.0%	6,483	82.2%	19,097	81.8%
Housing Units Vacant	10	2.3%	123	1.6%	616	2.6%
Occupied Units Renter	71	16.8%	1,280	16.2%	3,633	15.6%
Occupied Units Owner	271	64.2%	5,203	66.0%	15,464	66.2%
Unemployment Rate (2023)	2.6%	2.0%	2.1%			
Employment, Pop 16+ (2023)	863	11,503	31,310			
Armed Services	1	0.1%	23	0.2%	130	0.4%
Civilian	499	57.9%	10,619	92.3%	30,308	96.8%
Employed	479	55.6%	10,328	89.8%	29,412	93.9%
Unemployed	20	2.3%	290	2.5%	896	2.9%
Not in Labor Force	260	30.2%	3,990	34.7%	12,409	39.6%
Businesses						
Establishments	74	---	829	---	1,936	---
Employees (FTEs)	405	---	4,133	---	9,182	---



MARKET OVERVIEW

LAND FOR SALE



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