



Peachtree Pkwy

EXPRESS OIL CHANGE  
TIRE ENGINEERS

**SITE**

Walmart Supercenter

Paints & More CAR WASH CUMMING

morningstar STORAGE

FIRST HORIZON

**TARGET**

PEACHTREE HOSPITALS OF GA

W

orange theory FITNESS

JERRY MESS

TACOMAC

YOUR PIE

Planet Smoothie

THE HOME DEPOT

Steak 'n Shake

Piedmont Urgent Care

Mathis Airport Pkwy

Brookwood Rd

43,600 AADT '23

verizon  
SIMON D JEWELERS

**FOR LEASE**

Former Restaurant Space with Drive Thru

2405 Peachtree Parkway | Cumming, GA

 SRS

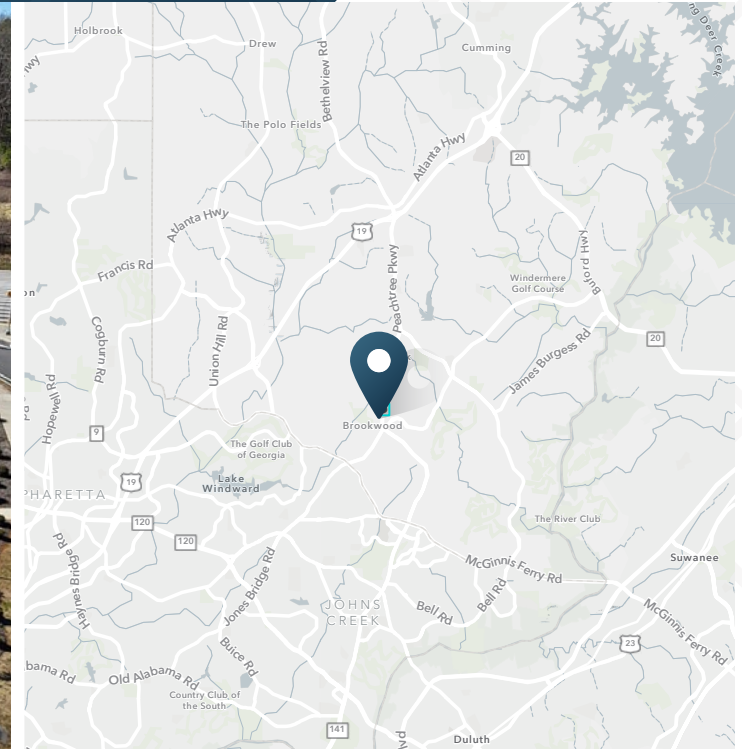


# Former Restaurant Space with Drive Thru

2405 Peachtree Parkway | Cumming, GA



**FOR LEASE**



3,080 SF  
Available

1.14 AC  
Available

Contact  
Broker  
Rate

## ABOUT THE PROPERTY

- New Construction QSR built in 2020 with enhanced design to meet county requirements
- Located at Lighted Main Entrance to Walmart Supercenter
- Explosive Growth and High Incomes
- Existing Drive Thru and FFE In Place

## JOIN THESE RETAILERS



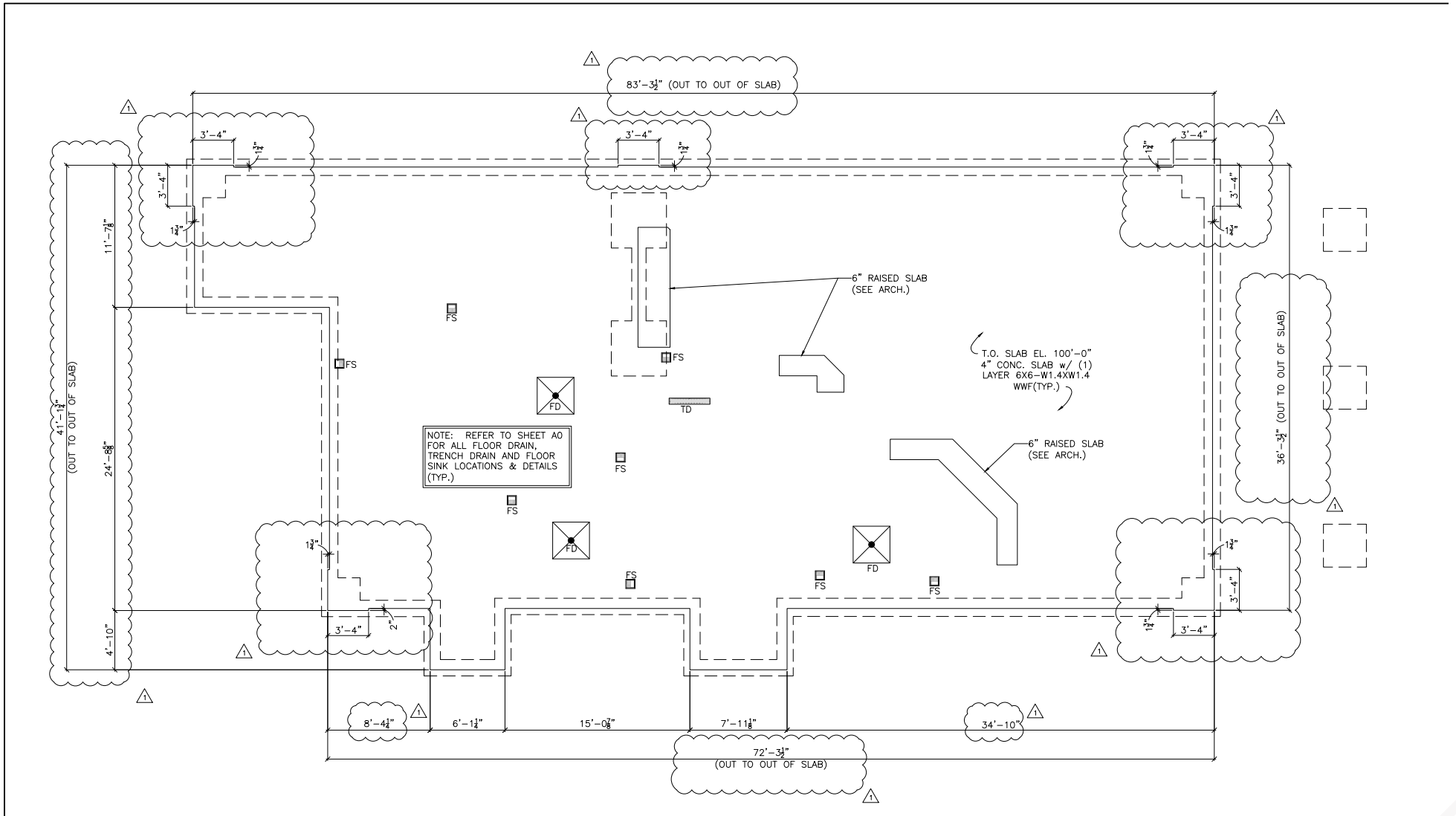
## TRAFFIC COUNTS

Peachtree Parkway	43,600 AADT
Mathis Airport Parkway	17,200 AADT
McGinnis Ferry Parkway	21,500 AADT
Old Alpharetta Road	36,600 AADT

Year: 2023 | Source: GDOT

# Site Plans

2405 Peachtree Parkway | Cumming, GA





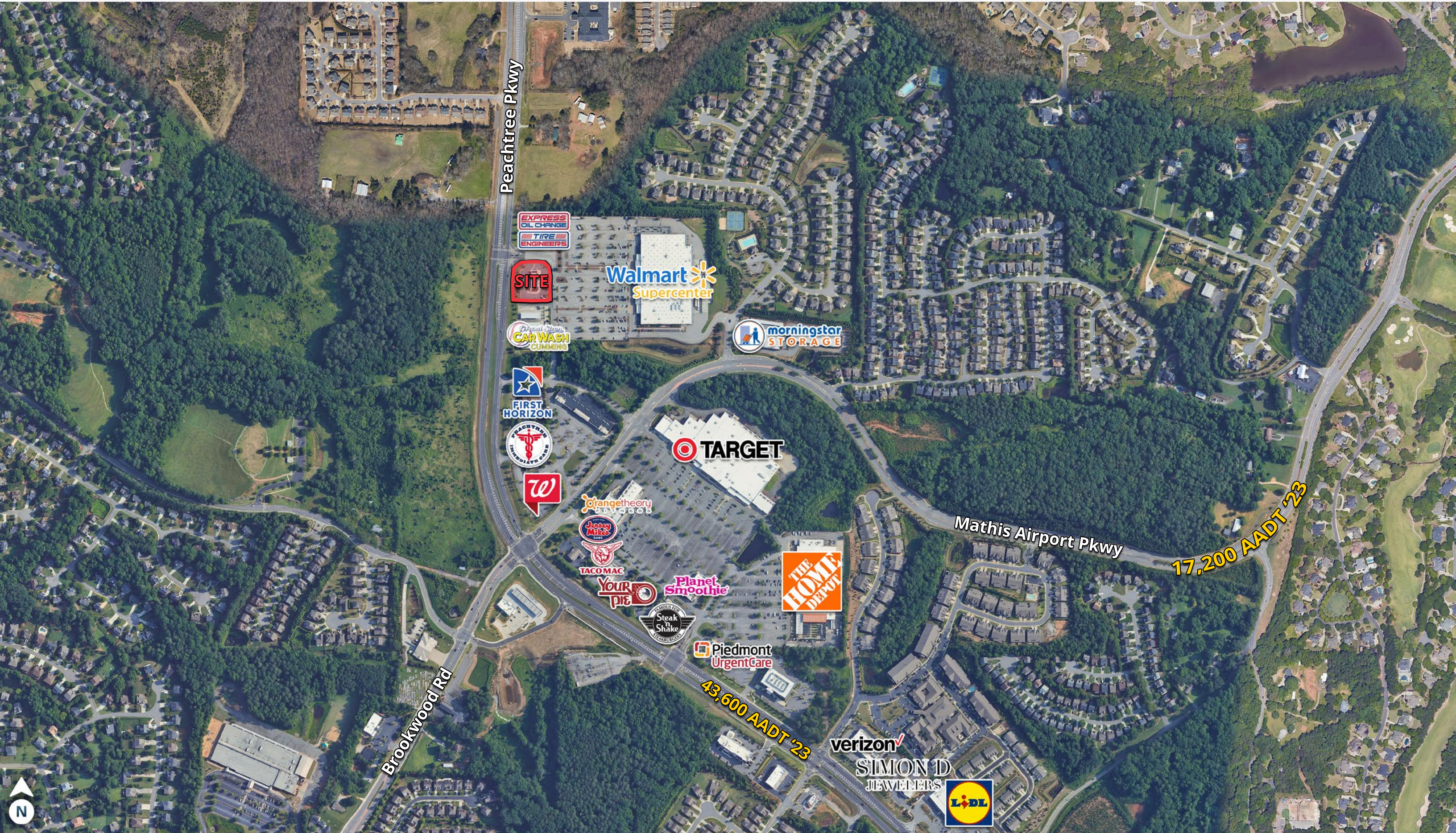


# Former Restaurant Space with Drive Thru

2405 Peachtree Parkway | Cumming, GA







Peachtree Pkwy

Brookwood Rd

Mathis Airport Pkwy

17,200 AADT '23

43,600 AADT '23

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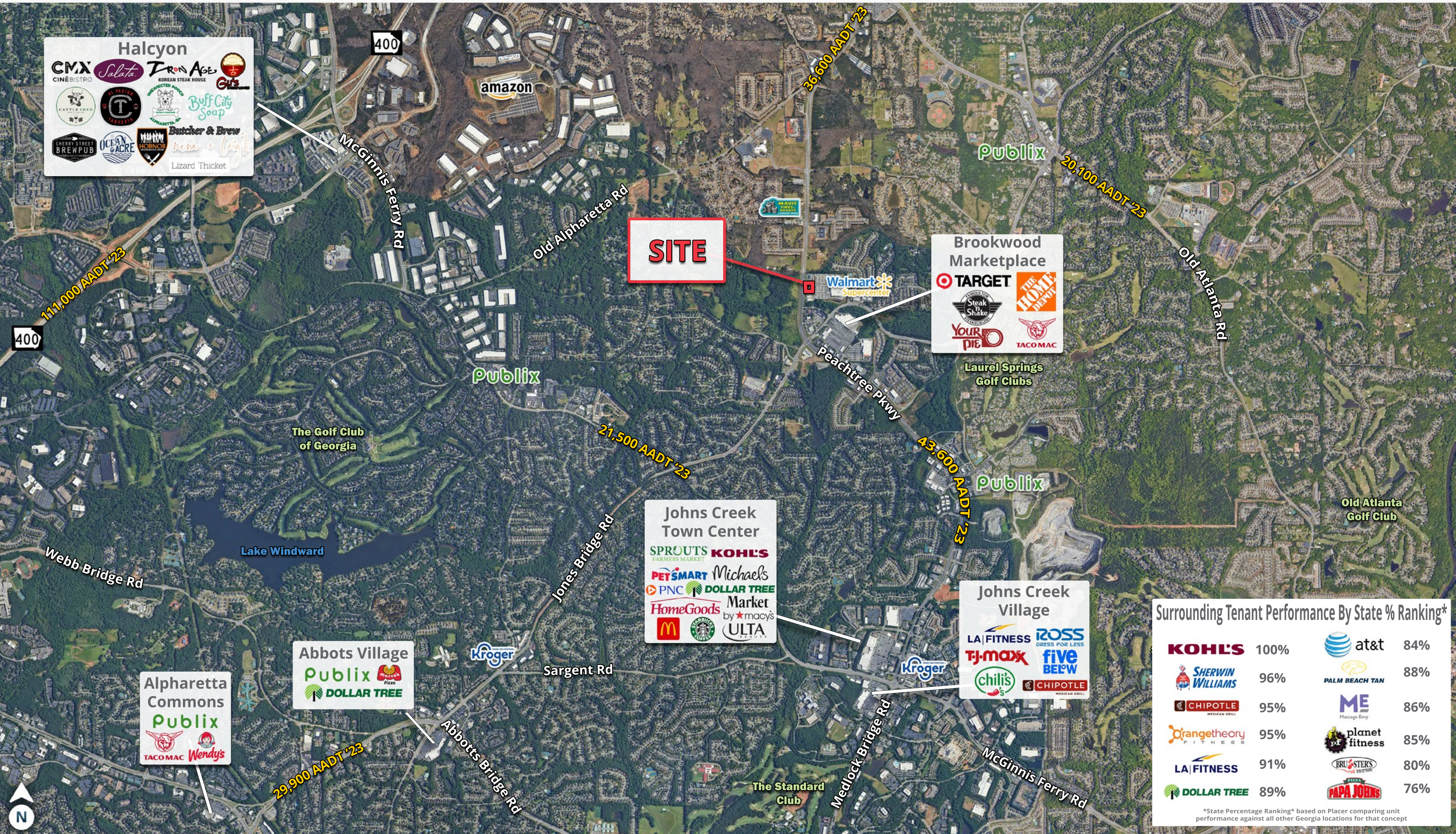
verizon

SIMON D JEWELERS

LIDL







**Surrounding Tenant Performance By State % Ranking\***

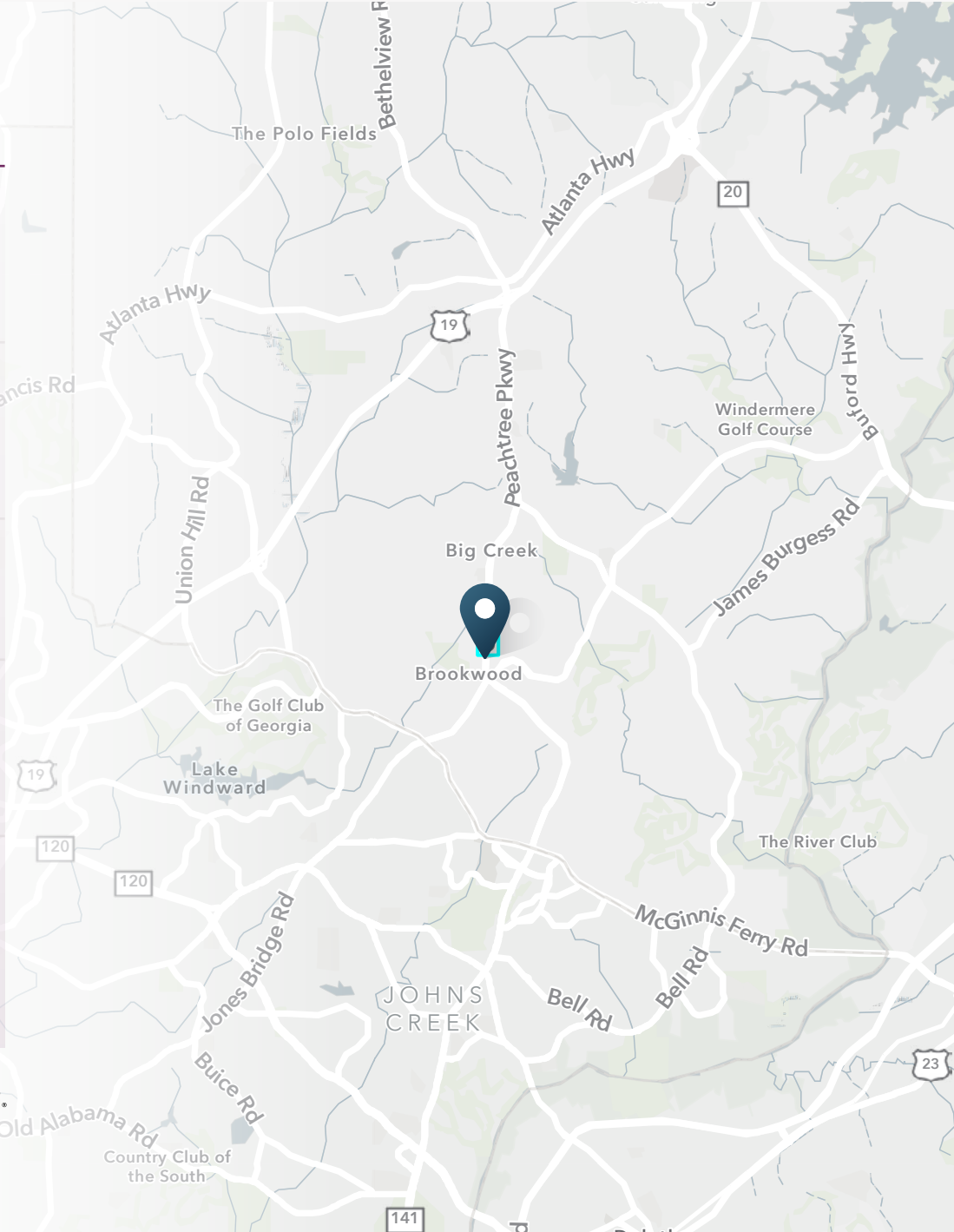
<b>KOHL'S</b>	100%	at&t	84%
<b>SHERWIN WILLIAMS</b>	96%	PALM BEACH TAN	88%
<b>CHIPOTLE</b>	95%	ME Massage Envy	86%
<b>Orangetheory FITNESS</b>	95%	planet fitness	85%
<b>LA FITNESS</b>	91%	BRU'STERS	80%
<b>DOLLAR TREE</b>	89%	PAPA JOHN'S	76%

\*State Percentage Ranking\* based on Placer comparing unit performance against all other Georgia locations for that concept



### DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2023 Estimated Population	7,452	65,412	184,302
2028 Projected Population	7,978	68,226	191,074
Projected Annual Growth Rate 2023 to 2028	1.37%	0.85%	0.72%
<b>Daytime Population</b>			
2023 Daytime Population	6,488	70,573	194,702
Workers	2,294	36,358	102,288
Residents	4,194	34,215	92,414
<b>Income</b>			
2023 Est. Average Household Income	\$177,677	\$204,861	\$182,182
2023 Est. Median Household Income	\$140,253	\$161,730	\$141,785
<b>Households &amp; Growth</b>			
2023 Estimated Households	2,382	20,940	60,861
2028 Estimated Households	2,544	21,813	62,935
Projected Annual Growth Rate 2023 to 2028	1.32%	0.82%	0.67%
<b>Race &amp; Ethnicity</b>			
2023 Est. White	52%	53%	46%
2023 Est. Black or African American	4%	6%	8%
2023 Est. Asian or Pacific Islander	35%	32%	34%
2023 Est. American Indian or Native Alaskan	0%	0%	0%
2023 Est. Other Races	9%	9%	11%
2023 Est. Hispanic (Any Race)	7%	6%	9%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





# Demographics & Trade Info for Walmart

Walmart | 2395 Peachtree Pkwy | Cumming, GA

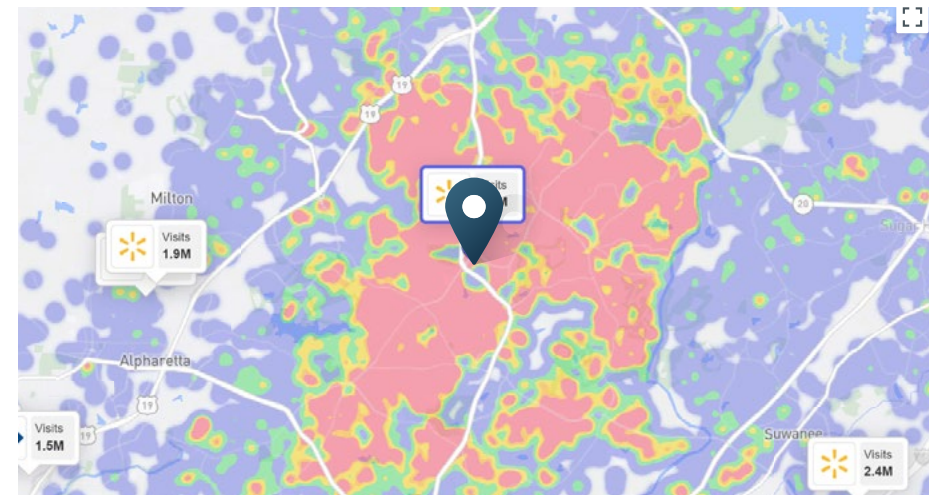


## DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2023 Estimated Population	6,695	65,633	184,517
2028 Projected Population	7,186	68,414	191,134
Projected Annual Growth Rate 2023 to 2028	1.43%	0.83%	0.71%
<b>Daytime Population</b>			
2023 Daytime Population	6,012	70,912	193,280
Workers	2,203	36,631	100,677
Residents	3,809	34,281	92,603
<b>Income</b>			
2023 Est. Average Household Income	\$171,647	\$205,734	\$183,796
2023 Est. Median Household Income	\$134,104	\$162,649	\$143,649
<b>Households &amp; Growth</b>			
2023 Estimated Households	2,143	21,009	60,760
2028 Estimated Households	2,295	21,871	62,793
Projected Annual Growth Rate 2023 to 2028	1.38%	0.81%	0.66%
<b>Race &amp; Ethnicity</b>			
2023 Est. White	51%	52%	47%
2023 Est. Black or African American	4%	6%	8%
2023 Est. Asian or Pacific Islander	36%	33%	35%
2023 Est. American Indian or Native Alaskan	0%	0%	0%
2023 Est. Other Races	9%	9%	11%
2023 Est. Hispanic (Any Race)	6%	6%	8%

## MOBILE DATA & FOOT TRAFFIC INSIGHTS

### Trade Area



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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