

5.71 ACRES INDUSTRIAL LAND

2615 Pine Grove Rd | Cumming, GA

FOR LEASE / ZONED M-1

UNITED
COMMERCIAL ADVISORS.COM
RETAIL | OFFICE | INDUSTRIAL | LAND | INVESTMENTS

THE SPACE

Location	2615 Pine Grove Rd Cumming, GA 30041
County	Forsyth
APN	088 007
Square Feet	2,388
Lease Type	MG

HIGHLIGHTS

- 5.71 Acres of Industrial-Zoned (M-1) Land – Ideal for a variety of industrial uses.
- Prime Forsyth County Location – Situated in the thriving Shiloh Industrial corridor.
- Easy Access to Major Roadways – Convenient connectivity to GA-400 and surrounding industrial hubs.
- Versatile Development Potential – Suitable for outdoor storage, truck parking, or industrial operations.
- Strong Industrial Market – Located in a high-demand area with growing business activity.
- Available for Immediate Lease – Ready for industrial use with flexible leasing terms.



POPULATION

1.00 MILE	2.00 MILE	10.00 MILE
5,920	23,843	592,334

AVERAGE HOUSEHOLD INCOME

1.00 MILE	2.00 MILE	10.00 MILE
\$225,812	\$209,493	\$177,358

NUMBER OF HOUSEHOLDS

1.00 MILE	2.00 MILE	10.00 MILE
1,738	7,658	207,087

PROPERTY FEATURES

BUILDING SF	2,388
LAND SF	248,727
LAND ACRES	5.71
YEAR BUILT	1984
YEAR RENOVATED	2000
ZONING TYPE	M-1
BUILDING CLASS	C
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	671 x 296 x 666 x 444
NUMBER OF PARKING SPACES	10+
PARKING RATIO	Open depending on land clearing
GRADE LEVEL DOORS	2
OFFICE SF	2,388

MECHANICAL

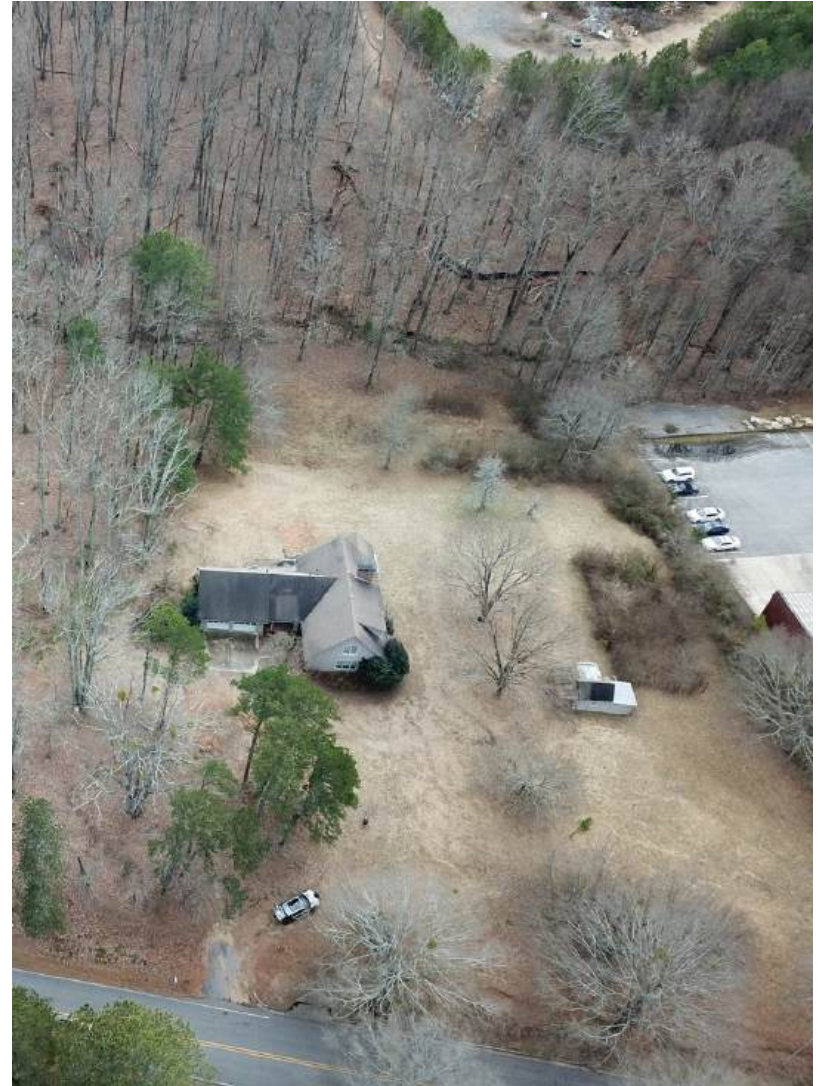
HVAC	Yes
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CONSTRUCTION

FOUNDATION	concrete and brick
FRAMING	wood
EXTERIOR	brick and hardiplank
PARKING SURFACE	gravel and dirt
ROOF	composition
LANDSCAPING	trees and bushes

TENANT INFORMATION

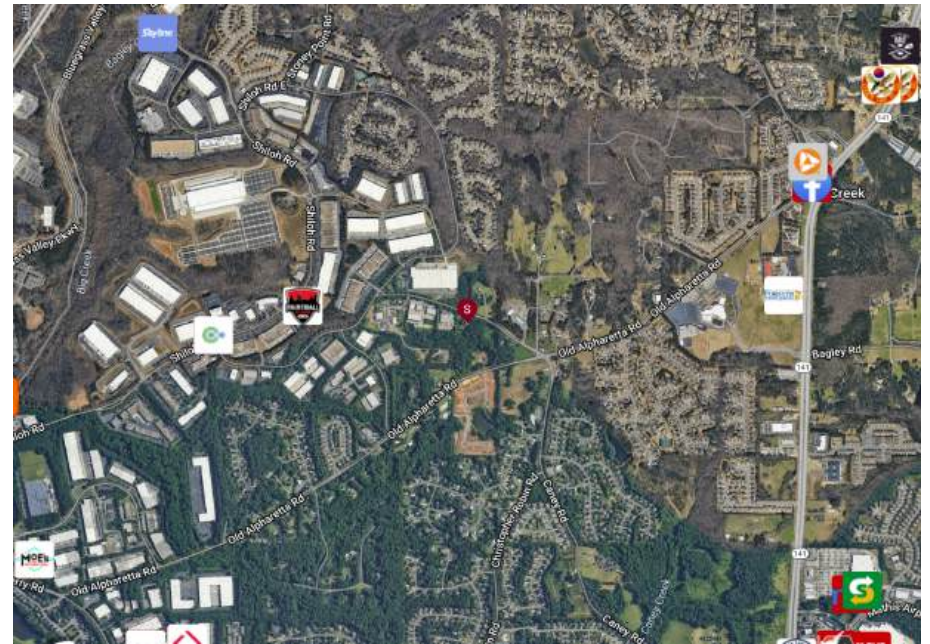
LEASE TYPE	MG
MAJOR TENANT/S	Suitable for Landscapers, GC's, Pest Control, etc.



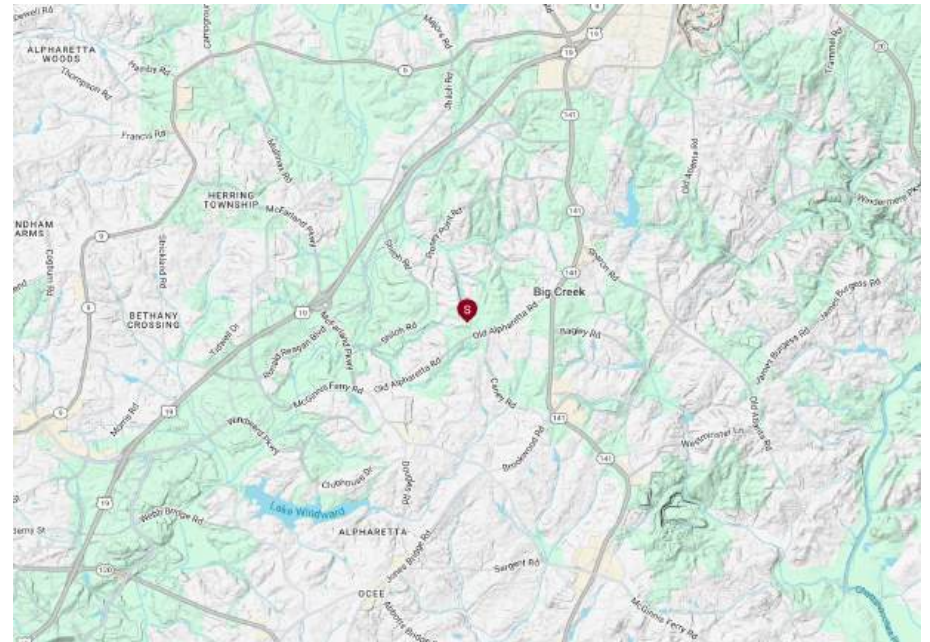
Prime Location

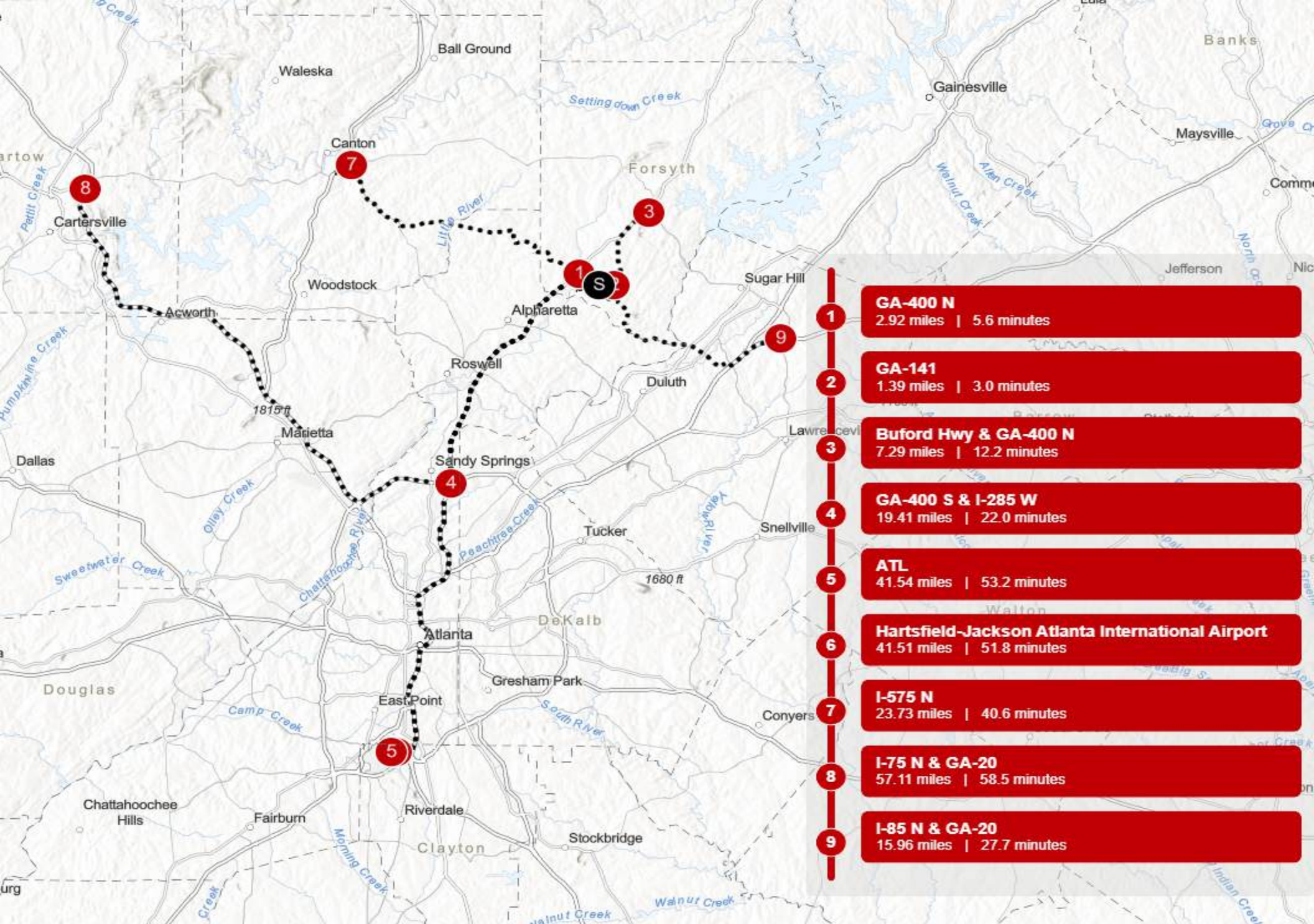
- Prime 5.71-acre industrial-zoned property for lease in Forsyth County's thriving Shiloh Industrial corridor. Ideal for businesses seeking a well-located and accessible site.
- Existing 2,388 SF house structure converted to office with multiple rooms, kitchen, 2 car-garage, basement, back deck.? Perfect for companies looking to expand or establish a presence in one of Georgia's fastest-growing industrial markets.?
- Strong Industrial Market – Located in a high-demand area with growing business activity.
- This versatile site offers endless possibilities Light Distribution, Contractor's Establishments, Storage Yard, Automobile Services, Exterminating and Pest Control, and others.
- Multiple access points enhance connectivity, reducing drive time and providing convenient alternate routes during peak traffic hours. This improves traffic flow, minimizes congestion, and ensures seamless accessibility for businesses, employees, and customers.
- Proximity to Atlanta Metro – Approximately 30 miles north of downtown Atlanta.
- Growing Business Community – Located in one of Georgia's fastest-growing industrial markets.

Local Map



Regional Map





GA-400 N
2.92 miles | 5.6 minutes

GA-141
1.39 miles | 3.0 minutes

Buford Hwy & GA-400 N
7.29 miles | 12.2 minutes

GA-400 S & I-285 W
19.41 miles | 22.0 minutes

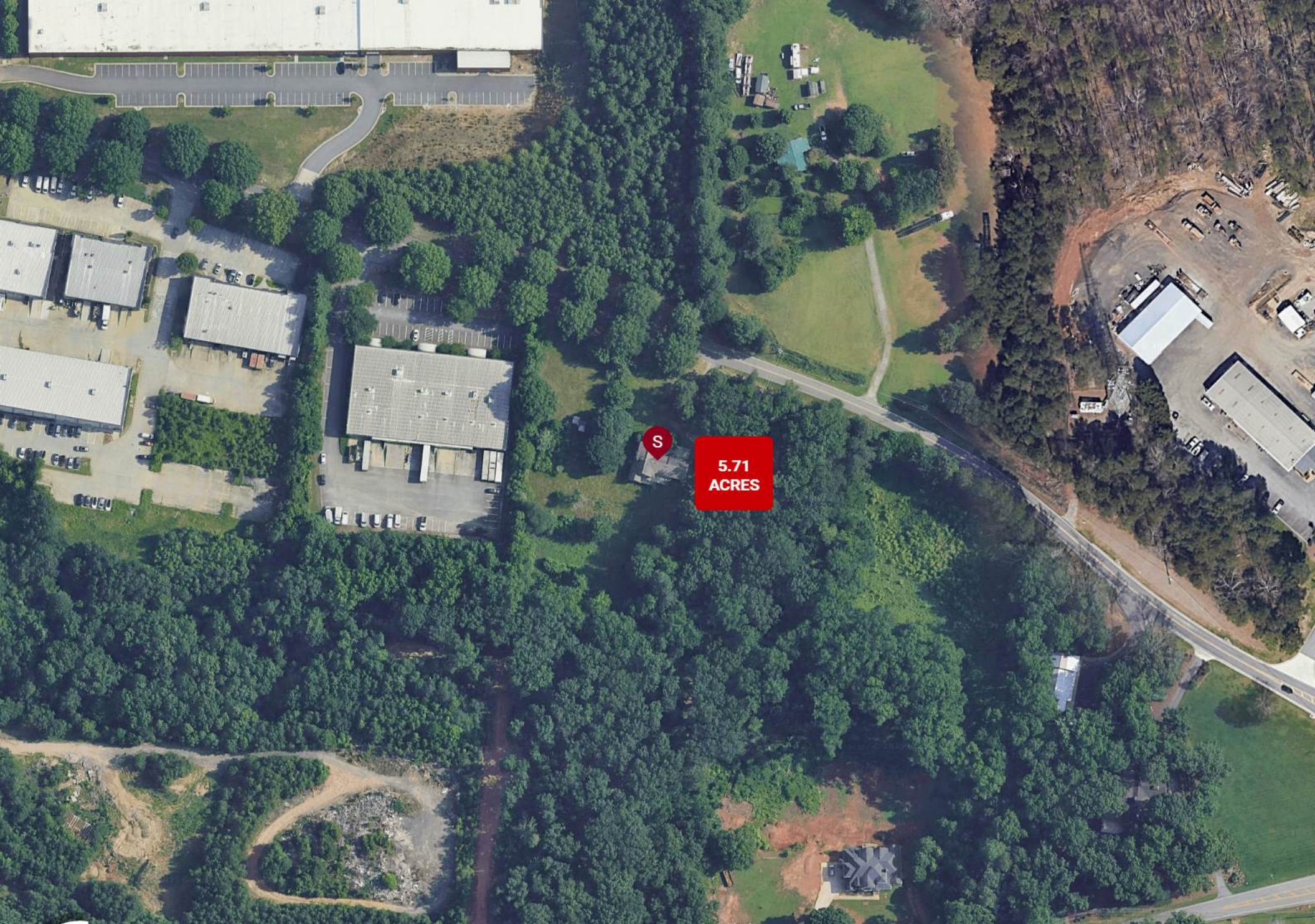
ATL
41.54 miles | 53.2 minutes

Hartsfield-Jackson Atlanta International Airport
41.51 miles | 51.8 minutes

I-575 N
23.73 miles | 40.6 minutes

I-75 N & GA-20
57.11 miles | 58.5 minutes

I-85 N & GA-20
15.96 miles | 27.7 minutes





Residence Converted to Office



2-Car Garage for Extra Storage



Next to other Industrial Buildings



Located in an Industrial

RESERVED FOR THE CLERK OF THE SUPERIOR COURTS

NF
JRY TRST
PARCEL 088 067
DB 8561 PG 01
PB 9 PG 179

APPROX
TOP PIPE
1255.6
DB 1148.47
LE 1153.13

1. THE UTILITIES SHOWN HEREIN HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SOAKED OR ADJACENT. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED 04/12 TO 5/19/2019 USING A CHOLSON GPS ROBOTIC STATION AND HEMISPHERE S320 DUAL FREQUENCY GPS RECEIVER. THE HORIZONTAL AND VERTICAL DATUM FROM WHICH THIS SURVEY WAS PREPARED WAS ESTABLISHED BY GPS OBSERVATION AND PROCESSED BY THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE (OPUS). THE HORIZONTAL DATUM DROUGHT BASED ON THE NORTH AMERICAN DATUM 83 (NAD 83). THE VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88). COMBINED SCALE FACTOR 0.999999997 CONVERGENCE ANGLE -0.01457778

3. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR WOULD BE DISCLOSED BY AN ACCURATE AND CURRENT TITLE SEARCH OF CONFORMANCE KNOWN TO THE SURVEYOR. THEREFORE, EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

4. THE PURPOSE OF THIS SURVEY IS TO RETRACE THE PROPERTY DESCRIBED IN JURY BOOK 7090 PAGE 138 FORSTH COUNTY RECORDS AND DEPICT THE EXISTING TOPOGRAPHIC CONDITIONS.

5. BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT www.fema.gov, AND BY GRAPHIC PLOTTING ONLY, NO PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN FLOOD HAZARD AREA (ZONE X) AS PER FEMA FLOOD INSURANCE RATE MAP OF FORSTH COUNTY, GEORGIA AS SHOWN ON COMMUNITY PANEL NO. 131170222/2E DATED 03/04/2013.

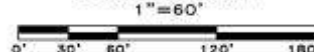
LINE TYPES

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC
- FENCE LINE
- SERVICE
- STORM DRAIN
- OVERHEAD COMMUNICATION
- UNDERGROUND COMMUNICATION
- LAND LOT LINE
- WATER LINE

PROPERTY CORNERS

- #1 P.S. - PROPERTY SURVEY
- #1 P.F. - PROPERTY FOUND
- C.T.F. - CROPPED TOP FOUND
- P.T. - POINT
- #4 REBAR SET
- #4 REBAR FOUND

GRAPHIC SCALE



ABBREVIATIONS

- DB DEED BOOK P/L PROPERTY LINE
- PG PAGE PB PLAT BOOK
- P/W RIGHT OF WAY N/F NOW OR FORMERLY
- SSE SANITARY SEWER EASEMENT DE DRAINAGE EASEMENT



REFERENCE

1. PLAT BOOK 19 PAGE 54

SYMBOLS

- SAW SEWER MANHOLE (SSMH)
- CLEANOUT (CO)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- GAS METER (GM)
- TELEPHONE BOX (TBX)
- POWER POLE (PP)
- AIR CONDITIONER PWS (AC)
- POWER BOX (PB)
- ELECTRIC METER (EM)
- GUY WIRE (GW)
- TREE



LRS Surveying LLC

29 Maple Ridge Dr. Suite 104
Carnersville, GA 30121
Tel: (770) 235-3610

email: L.Shelton@LRSurveying.com
GA Land Survey Firm #LSF001008

Client:

Excellere
Construction LLC

REVISIONS

No.	Revision	Date
1	AMT	12/10/19
2		
3		
4		
5		
6		
7		
8		

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Boundary Survey

2615 Pine Grove Road
Cumming, GA 30041

Tax Parcel
088 007

Land Lot 915

2nd District, 1st Section
Forsyth County, Georgia

Date:	9/11/19
Scale:	1"=60'
Surveyed By:	L.S.S./R.S.
Drawn By:	L.S.S.
Checked By:	L.S.S.
Project No.:	19-000
DWG. No.:	19-000.DWG
FBK. No.:	N/A

SURVEYOR'S CERTIFICATE



Lewis R. Shelton
GEORGIA REGISTERED LAND SURVEYOR NO. 2971

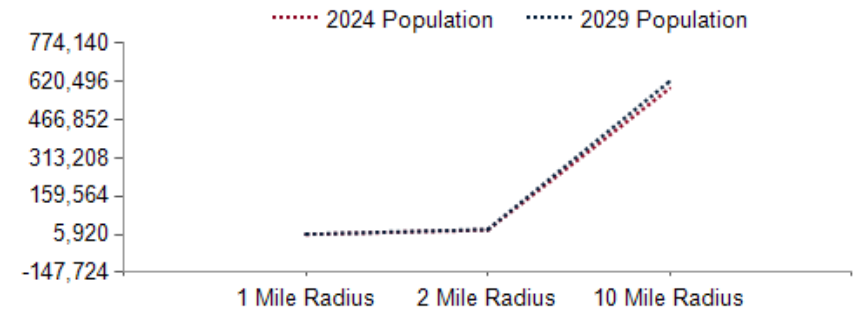
This plat is a representation of an existing parcel or parcels of land and does not add or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 19-9-67.

SHEET 1 OF 1

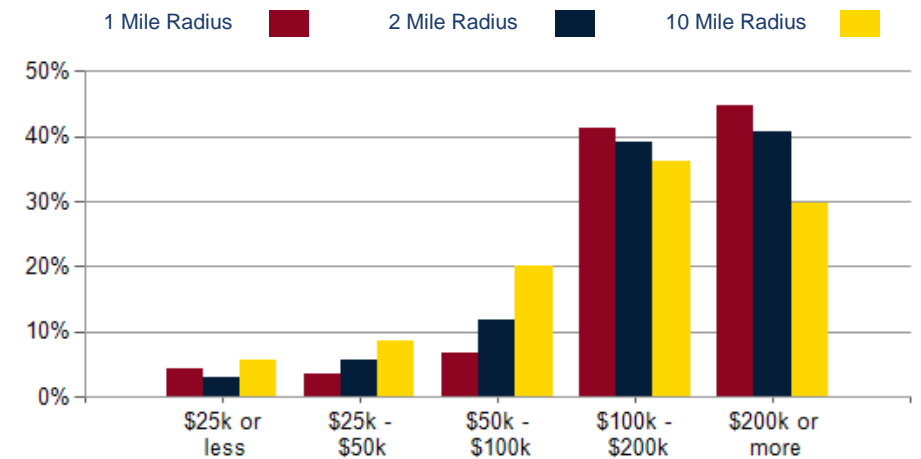
POPULATION	1 MILE	2 MILE	10 MILE
2000 Population	1,810	8,720	316,397
2010 Population	4,427	15,499	450,174
2024 Population	5,920	23,843	592,334
2029 Population	6,431	25,624	620,496
2024-2029: Population: Growth Rate	8.35%	7.25%	4.65%

2024 HOUSEHOLD INCOME	1 MILE	2 MILE	10 MILE
less than \$15,000	63	172	6,950
\$15,000-\$24,999	10	44	4,679
\$25,000-\$34,999	15	81	5,411
\$35,000-\$49,999	43	342	12,389
\$50,000-\$74,999	40	426	20,383
\$75,000-\$99,999	75	477	21,074
\$100,000-\$149,999	271	1,565	41,962
\$150,000-\$199,999	446	1,430	32,925
\$200,000 or greater	776	3,120	61,313
Median HH Income	\$186,092	\$171,106	\$135,229
Average HH Income	\$225,812	\$209,493	\$177,358

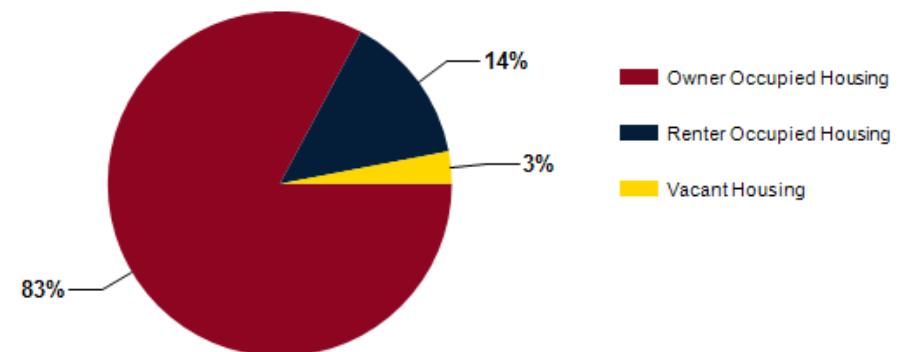
HOUSEHOLDS	1 MILE	2 MILE	10 MILE
2000 Total Housing	629	2,963	117,450
2010 Total Households	1,318	4,769	158,433
2024 Total Households	1,738	7,658	207,087
2029 Total Households	1,870	8,213	218,695
2024 Average Household Size	3.40	3.11	2.85
2024-2029: Households: Growth Rate	7.35%	7.05%	5.50%



2024 Household Income



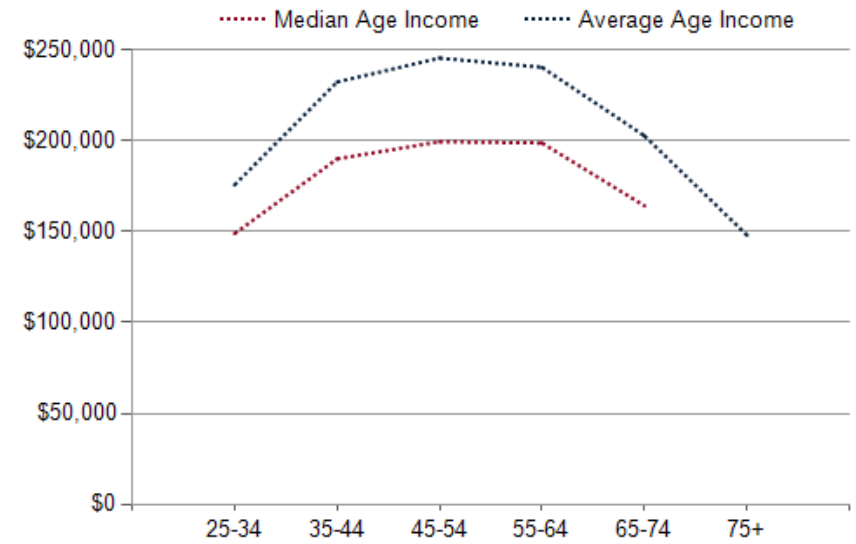
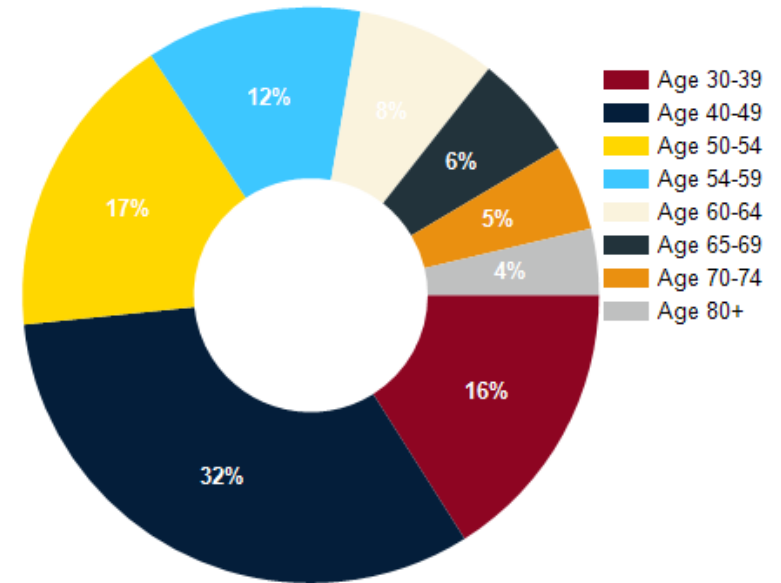
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	2 MILE	10 MILE
2024 Population Age 30-34	204	1,004	32,406
2024 Population Age 35-39	347	1,532	39,312
2024 Population Age 40-44	483	2,174	47,632
2024 Population Age 45-49	628	2,243	46,651
2024 Population Age 50-54	594	2,112	48,326
2024 Population Age 55-59	416	1,512	40,092
2024 Population Age 60-64	269	1,148	34,545
2024 Population Age 65-69	202	800	26,447
2024 Population Age 70-74	165	625	20,024
2024 Population Age 75-79	128	488	15,214
2024 Population Age 80-84	61	313	9,028
2024 Population Age 85+	53	321	7,674
2024 Population Age 18+	4,335	17,390	450,673
2024 Median Age	40	39	40
2029 Median Age	41	40	41

2024 INCOME BY AGE	1 MILE	2 MILE	10 MILE
Median Household Income 25-34	\$148,973	\$143,882	\$110,965
Average Household Income 25-34	\$175,784	\$180,163	\$148,070
Median Household Income 35-44	\$190,092	\$182,334	\$150,168
Average Household Income 35-44	\$232,440	\$221,849	\$187,043
Median Household Income 45-54	\$199,598	\$200,001	\$166,347
Average Household Income 45-54	\$245,638	\$239,433	\$208,869
Median Household Income 55-64	\$198,852	\$195,408	\$160,229
Average Household Income 55-64	\$240,551	\$232,581	\$201,950
Median Household Income 65-74	\$164,288	\$121,042	\$104,800
Average Household Income 65-74	\$202,778	\$164,862	\$148,659
Average Household Income 75+	\$148,130	\$111,003	\$104,540



5.71 Acres Industrial Land

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from United Commercial Advisors and it should not be made available to any other person or entity without the written consent of United Commercial Advisors.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to United Commercial Advisors. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. United Commercial Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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