

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

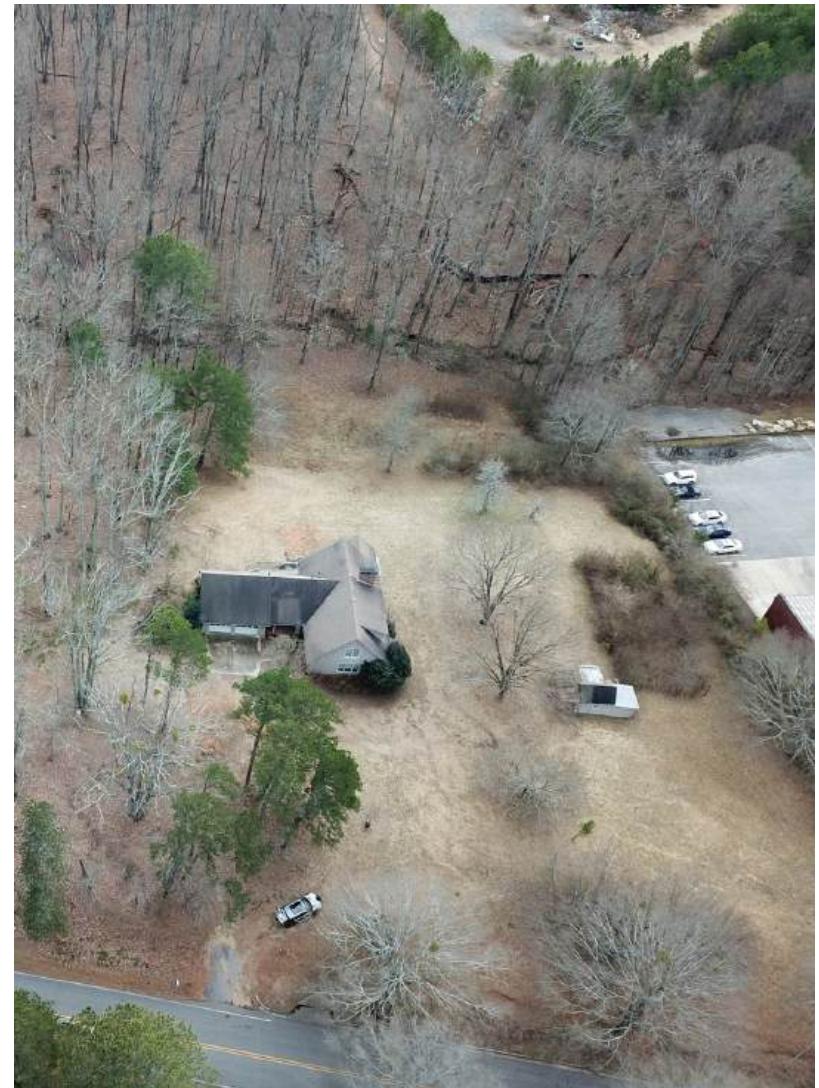
HVAC	Yes
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CONSTRUCTION

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

TENANT INFORMATION

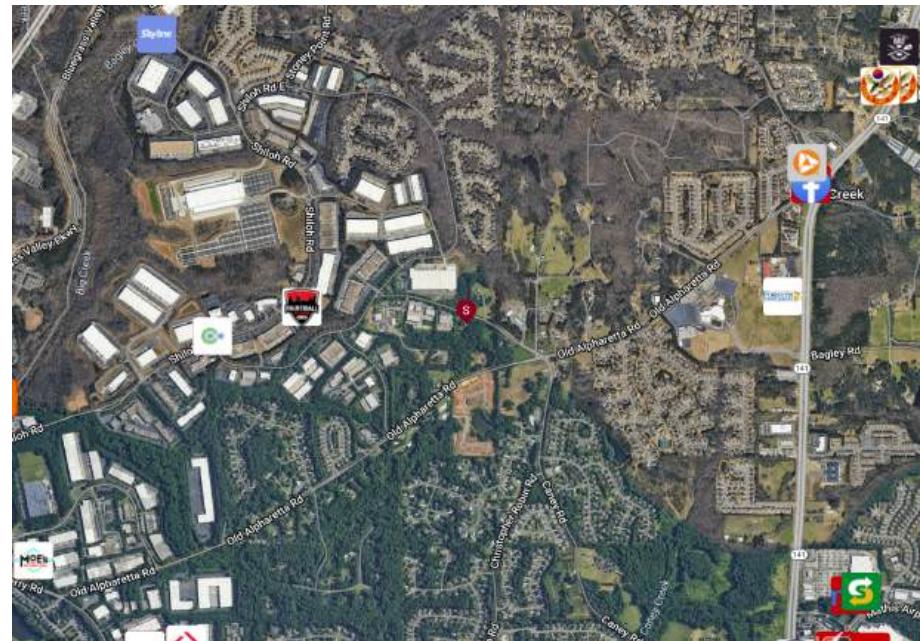
LEASE TYPE	MG
MAJOR TENANT/S	Suitable for Landscapers, GC's, Pest Control, etc.



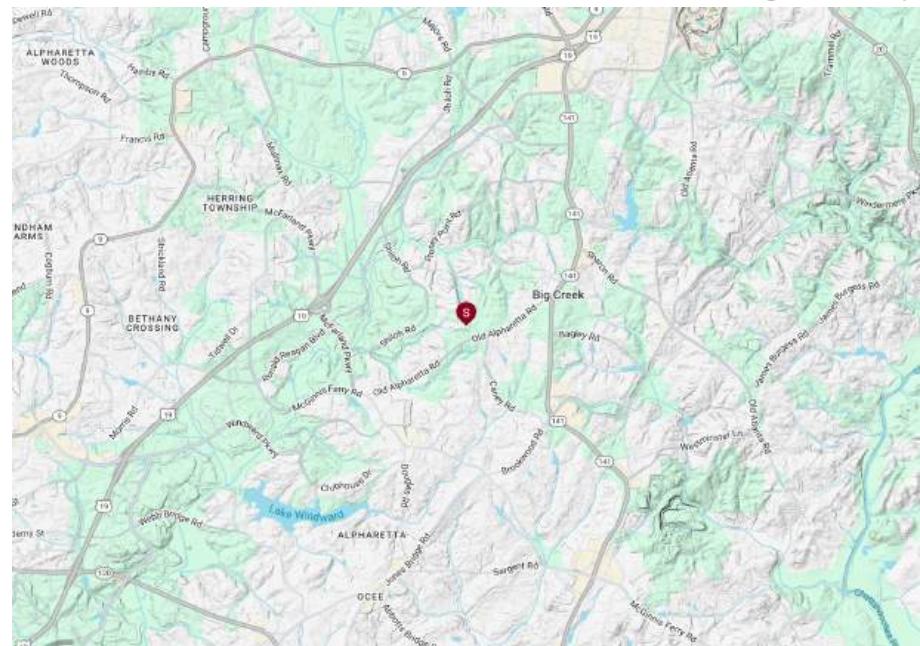
Prime Location

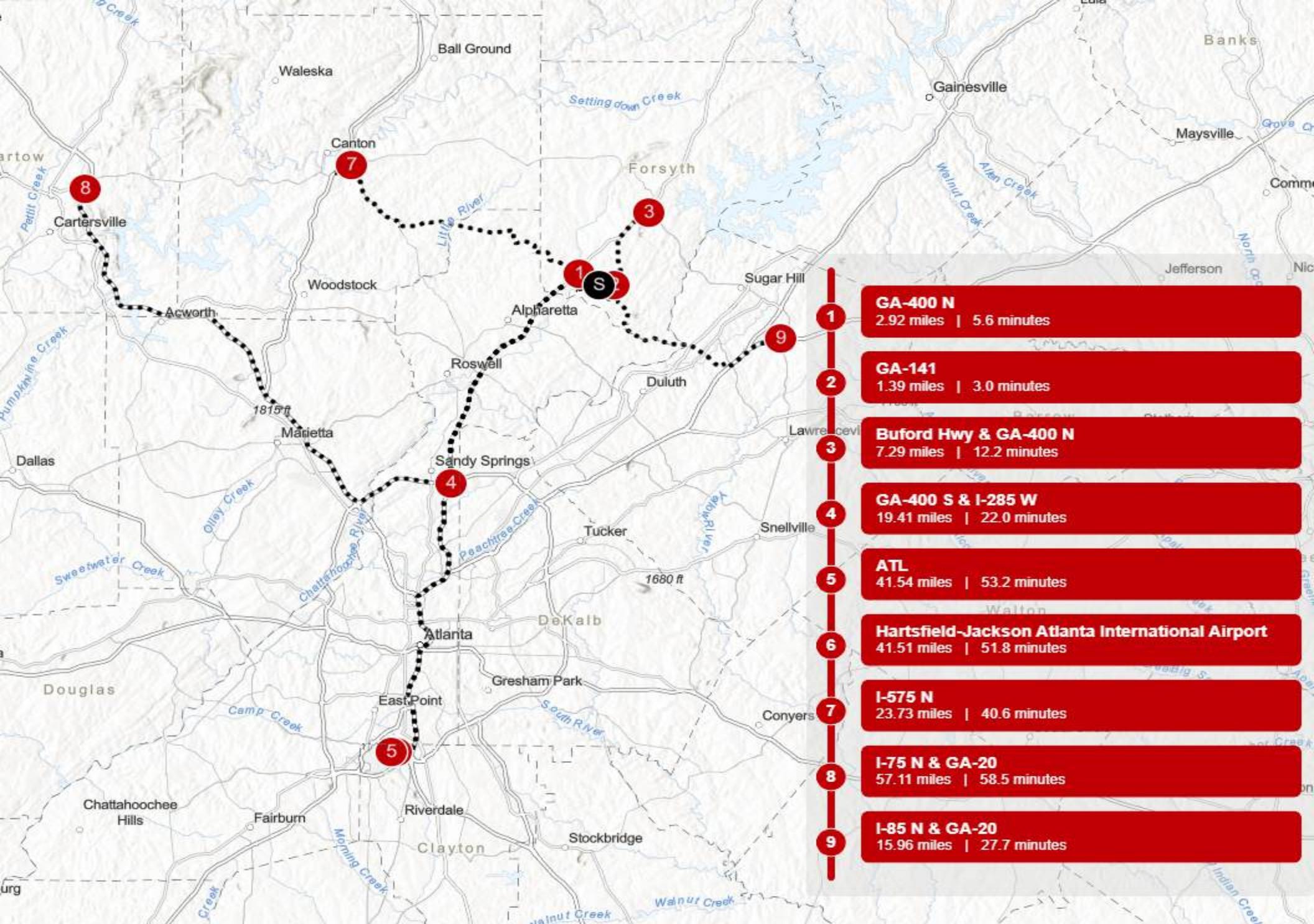
- Prime 5.71-acre industrial-zoned property for lease in Forsyth County's thriving Shiloh Industrial corridor. Ideal for businesses seeking a well-located and accessible site.
- Existing 2,388 SF house structure converted to office with multiple rooms, kitchen, 2 car-garage, basement, back deck.? Perfect 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

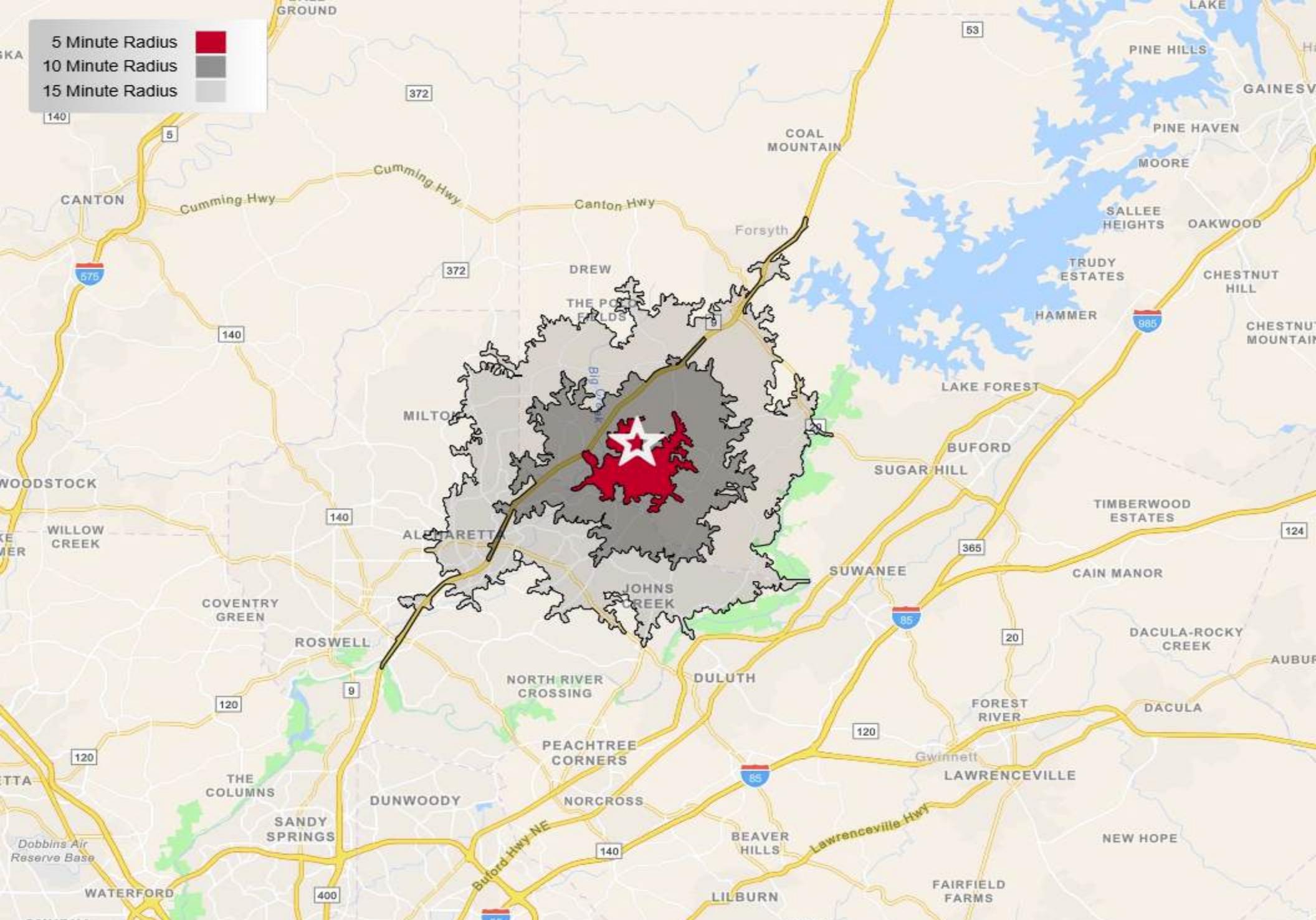


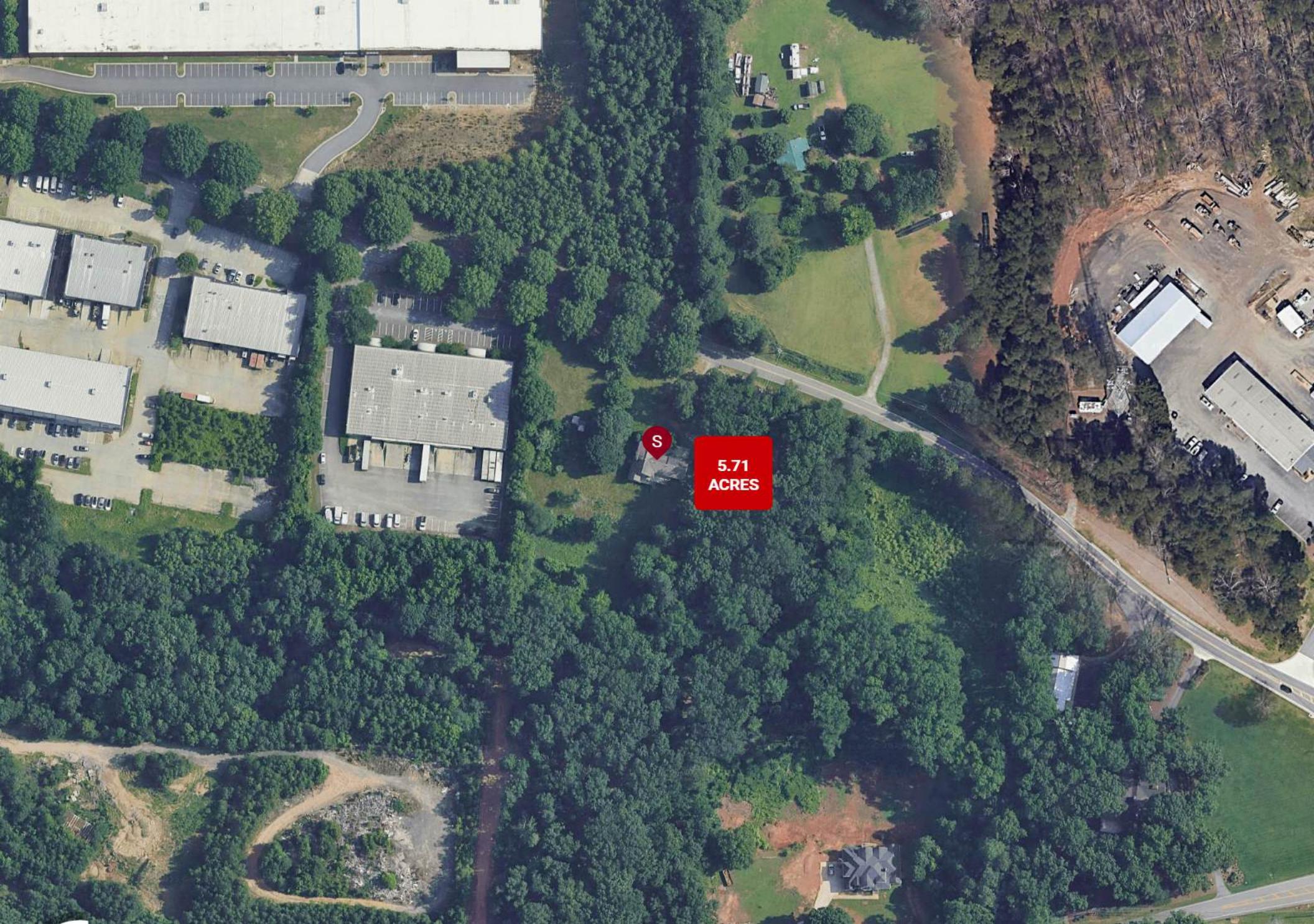
Regional Map





5 Minute Radius
10 Minute Radius
15 Minute Radius



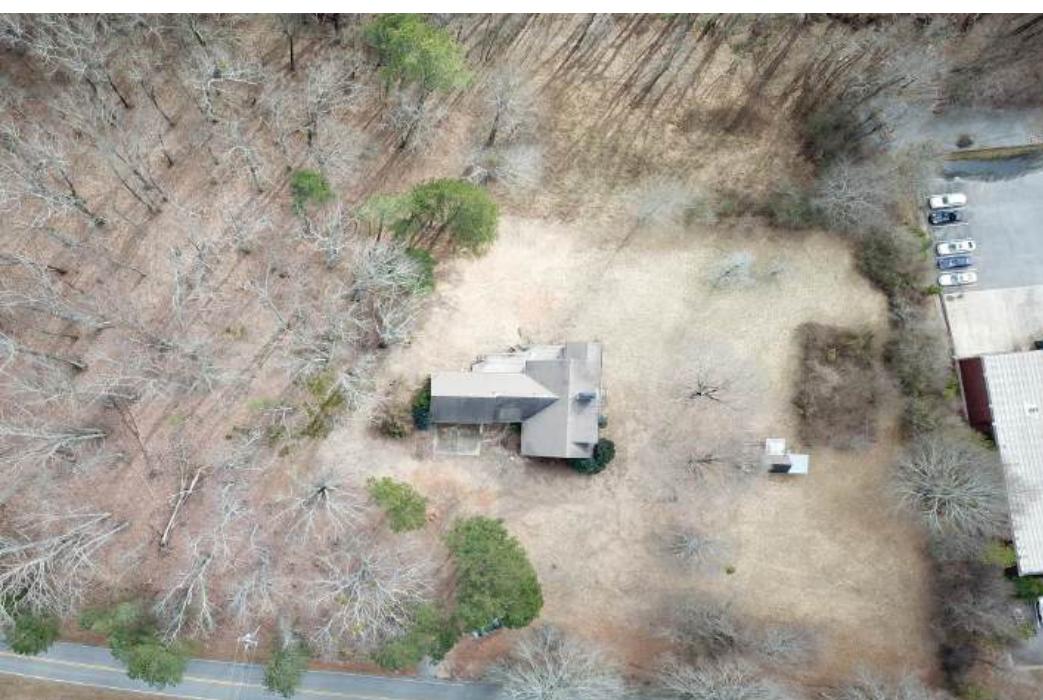




Residence Converted to Office



2-Car Garage for Extra Storage

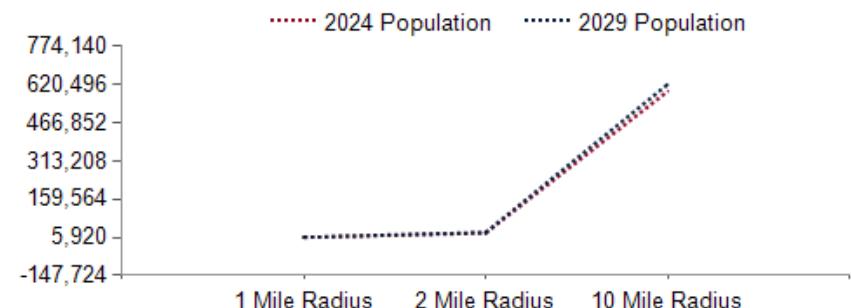


Next to other Industrial Buildings



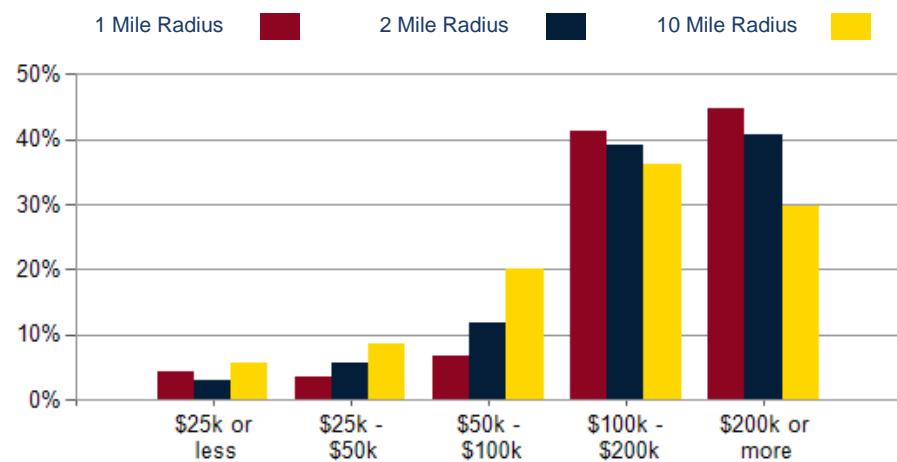
Located in an Industrial

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%



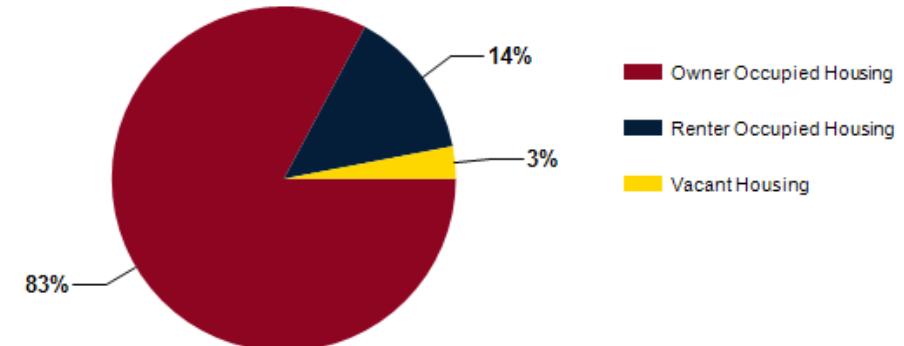
2024 HOUSEHOLD INCOME	1 MILE	2 MILE	10 MILE
less than \$15,000	63	172	6,950
\$15,000-\$24,999	10	44	4,679
\$25,000-\$34,999	15	81	5,411
\$35,000-\$49,999	43	342	12,389
\$50,000-\$74,999	40	426	20,383
\$75,000-\$99,999	75	477	21,074
\$100,000-\$149,999	271	1,565	41,962
\$150,000-\$199,999	446	1,430	32,925
\$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

2024 Household Income



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%

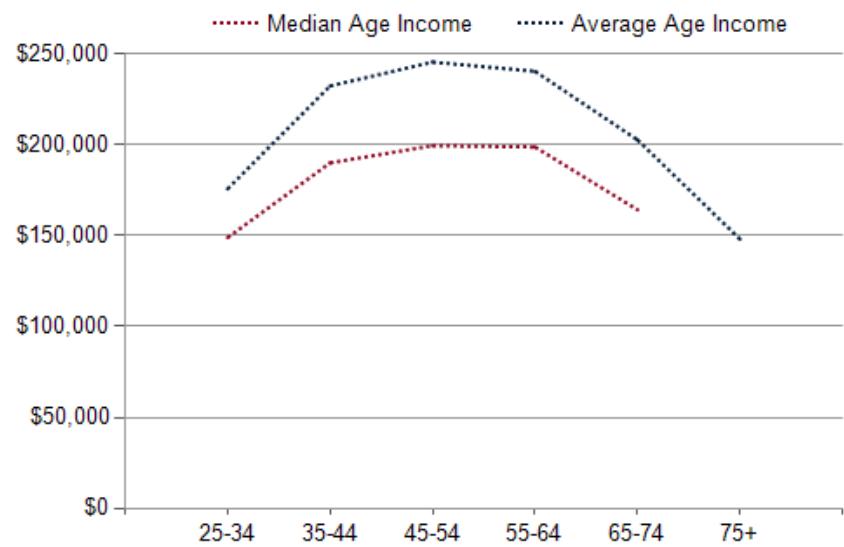
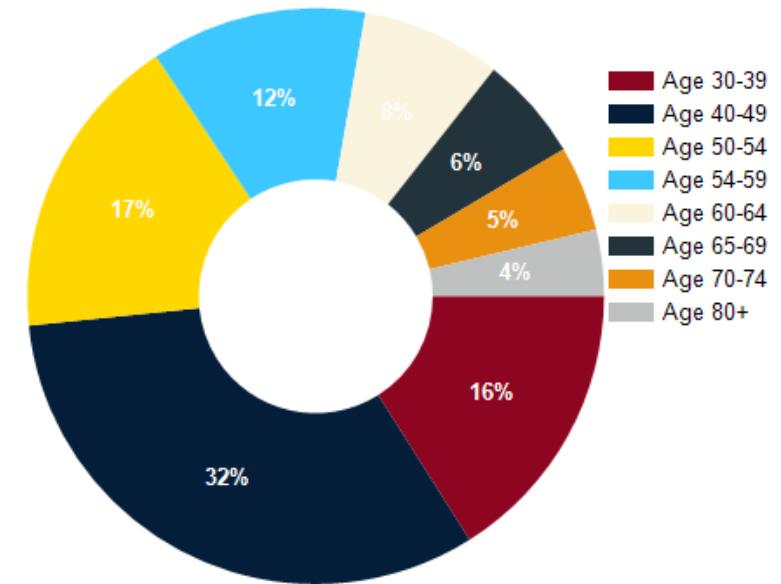
2024 Own vs. Rent - 1 Mile Radius



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

Exclusively Marketed by:



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