



±6.04 Acres Available

Market Area: Cumming, Forsyth County, Georgia

Location: Castleberry Rd, Forsyth County Parcel ID 083 000 027
Just south of Bethelview Rd

Price: \$3,200,000

Nearby Retailers: Kroger, Publix, Ingles, and CVS

Zoning: A1 (Agricultural) - Owner will sell contingent on rezoning

Outparcel: ±6.04 Acres for development.

Traffic Count: ± 37,00 (2024 AADT) on Bethelview Rd
± 7,840 (2021 AADT) on Castleberry Rd

Demographics:

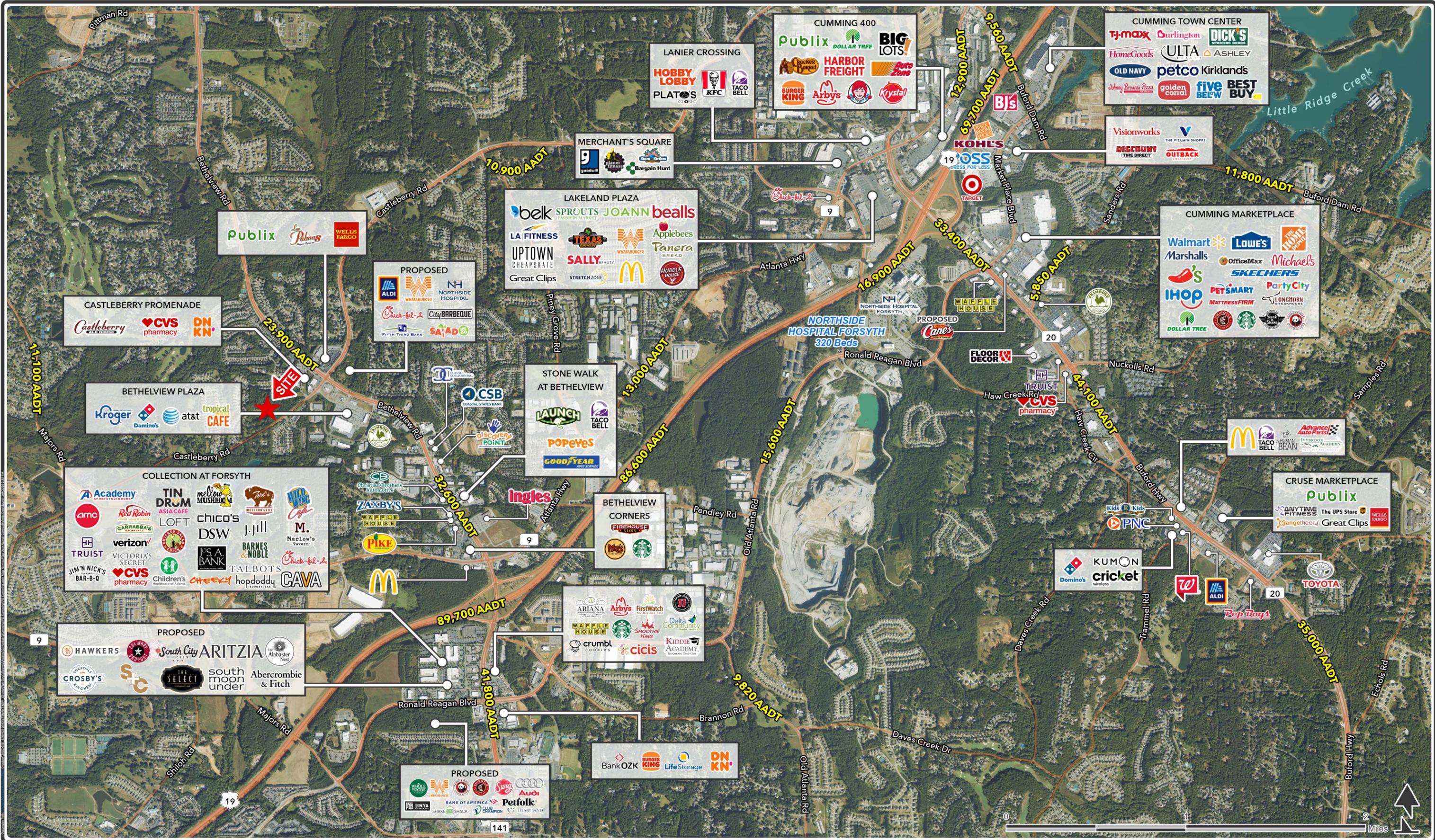
	1 MILE	3 MILES	5 MILES	7 MILES
2025 Population	7,888	57,187	142,753	248,496
2025 Median Income	\$133,204	\$148,131	\$151,320	\$150,307
2025 Daytime Pop.	7,161	55,367	155,134	254,785
2025 # of Businesses	317	1,714	5,619	8,233

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Cumming, GA

Overview Aerial

March 2025



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Summary Demographic Profile

Castleberry Rd
 Castleberry Rd, Cumming, Georgia, 30040

Prepared By TSCG
 Latitude: 34.17096
 Longitude: -84.19015

	1 mile	3 miles	5 miles	7 miles
Population				
2025 Total Population	7,888	57,187	142,753	248,496
2030 Total Population	8,400	62,459	156,331	268,075
2010 Total Population	5,728	30,249	78,438	160,580
2025 Group Quarters Population	0	169	971	1,245
2010-2020 Population: Annual Growth Rate	2.94%	5.37%	4.85%	3.46%
2025-2030 Population: Annual Growth Rate	1.27%	1.78%	1.83%	1.53%
2025 Male Population	3,889	28,226	70,770	123,192
2025 Female Population	3,999	28,961	71,983	125,304
2025 Median Age	39.0	38.5	39.0	39.5

Households				
2025 Total Households	2,694	18,814	47,044	83,387
2030 Total Households	2,855	20,445	51,392	89,831
2025 Owner Occupied Housing Units	2,212	15,451	38,279	67,011
2025 Median Home Value	\$509,918	\$602,836	\$606,078	\$612,201

Population By Race								
2025 White Population	4,171	52.87%	29,249	51.14%	73,717	51.64%	133,514	53.73%
2025 Black/African American Population	406	5.15%	2,647	4.63%	7,315	5.12%	14,942	6.01%
2025 American Indian/Alaska Native Population	20	0.25%	209	0.37%	562	0.39%	929	0.37%
2025 Asian Population	2,128	26.97%	18,150	31.74%	43,616	30.55%	68,248	27.46%
2025 Pacific Islander Population	4	0.05%	21	0.04%	53	0.04%	84	0.03%
2025 Other Race Population	419	5.31%	2,163	3.78%	5,801	4.06%	9,851	3.96%
2025 Hispanic Population	912	11.56%	5,305	9.28%	13,975	9.79%	24,367	9.81%

Educational Attainment								
2025 Population Age 25+: Less than 9th Grade	401	7.74%	972	2.63%	2,184	2.35%	3,521	2.14%
2025 Population Age 25+: 9-12th Grade/No Diploma	146	2.82%	917	2.48%	2,171	2.33%	3,807	2.31%
2025 Population Age 25+: High School Diploma	677	13.06%	3,315	8.97%	8,600	9.25%	15,277	9.27%
2025 Population Age 25+: GED/Alternative Credential	23	0.44%	640	1.73%	1,593	1.71%	2,722	1.65%
2025 Population Age 25+: Some College/No Degree	601	11.60%	4,120	11.15%	11,294	12.15%	19,312	11.72%
2025 Population Age 25+: Associate's Degree	447	8.63%	2,101	5.69%	5,767	6.20%	10,941	6.64%
2025 Population Age 25+: Bachelor's Degree	1,909	36.84%	15,711	42.52%	37,689	40.53%	66,781	40.51%
2025 Population Age 25+: Graduate/Professional Degree	978	18.87%	9,172	24.82%	23,692	25.48%	42,477	25.77%

Income				
2025 Average Household Income	\$151,844	\$174,371	\$177,939	\$180,754
2025 Median Household Income	\$133,204	\$148,131	\$151,320	\$150,307
2025 Per Capita Income	\$52,512	\$58,029	\$58,739	\$60,617

Business				
2025 Total (NAICS11-99) Businesses	355	1,714	5,619	8,233
2025 Total (NAICS11-99) Employees	2,232	17,616	59,966	91,369

Daytime Population				
2025 Total Daytime Population	7,161	55,367	155,134	254,785
2025 Daytime Population: Workers	3,121	25,343	81,379	131,369
2025 Daytime Population: Residents	4,040	30,024	73,755	123,416