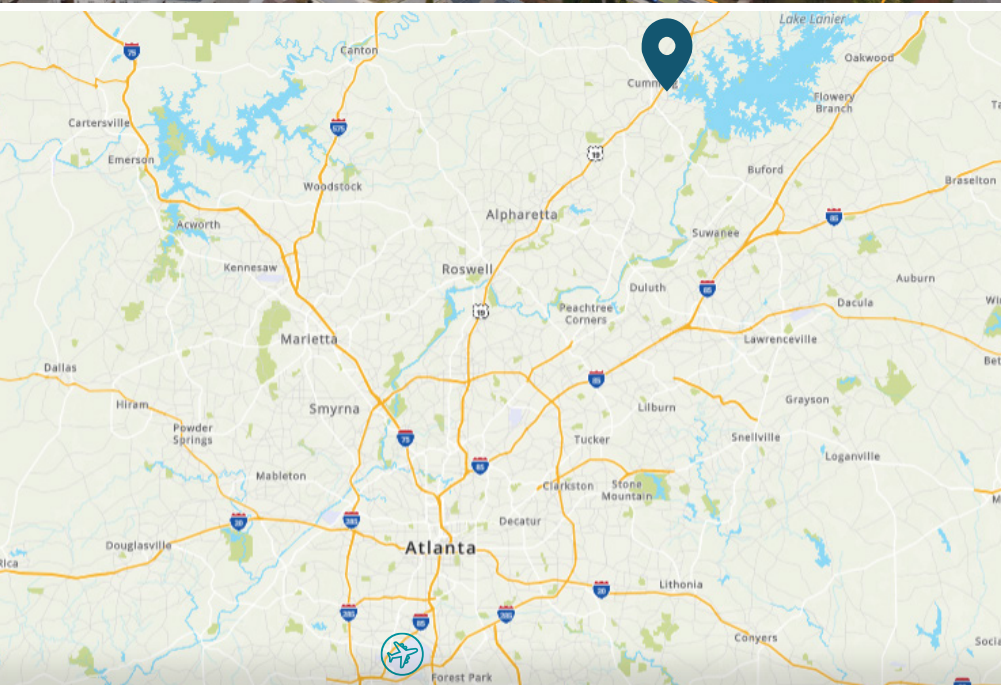


COMMERCIAL LAND FOR SALE

Buford Dam Rd.
Cumming, GA 30040

MEDICAL OFFICE / RETAIL SITES AVAILABLE



AVAILABLE SITE

SITE	SIZE (AC)	ASKING PRICE
1	10+	CALL FOR PRICING
2	10+	CALL FOR PRICING

PROPERTY HIGHLIGHTS

- Over 1,800 feet of frontage along Buford Dam Rd
- Located less than ½ mile from Lake Lanier and less than 300 ft from Marketplace Blvd, Forsyth County's main retail corridor
- Zoned C4 - Commercial
- All utilities on site
- Both 10-acre sites can be purchased separately or assembled together
- Ideal for Medical Office Campus/Retail Use
- Multi-Family rezoning not possible

DEMOGRAPHICS

POPULATION

1 Mile	4,721
3 Mile	42,523
5 Mile	112,545

DAYTIME POPULATION

1 Mile	12,583
3 Mile	55,407
5 Mile	113,400

HOUSEHOLDS

1 Mile	1,753
3 Mile	15,237
5 Mile	38,126

AVG. HOUSEHOLD INCOME

1 Mile	\$116,826
3 Mile	\$140,758
5 Mile	\$164,950

DAILY TRAFFIC COUNTS

- GA 400 North/South
119,000 AADT
- Market Place Blvd
20,251 AADT
- Buford Dam Rd
18,700 AADT

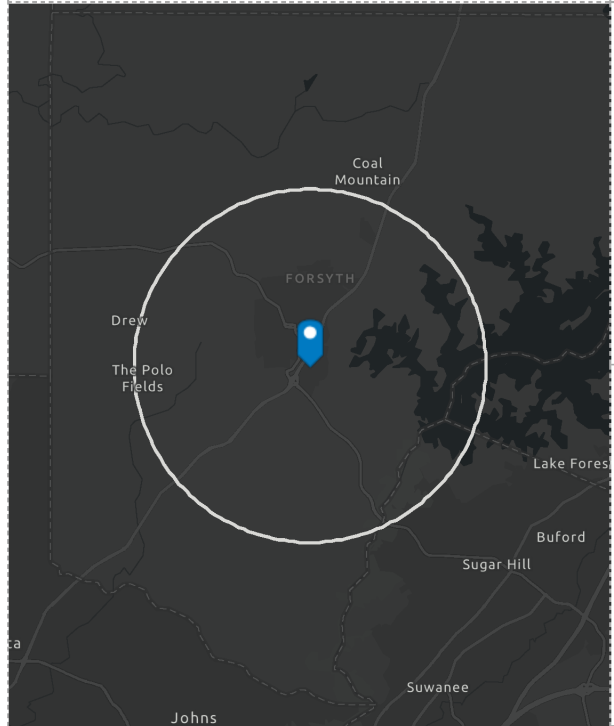


AVAILABLE SITE

SITE	SIZE (AC)	ASKING PRICE
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2	10+	CALL FOR PRICING



ST. FranklinStreet



KEY FACTS

112,604
Population



39.9
Median Age

\$127,837
Median Household Income

EMPLOYMENT



White Collar

77%



Blue Collar

12%



Services

11%

3.3%
Unemployment Rate

ANNUAL HOUSEHOLD SPENDING

\$3,398
Apparel & Services



\$9,998
Groceries



\$387
Computers & Hardware



\$10,618
Health Care



\$5,746
Eating Out

EDUCATION

5%
No High School Diploma



15%
High School Graduate



21%
Some College



59%
Bachelor's/Grad/Prof Degree

2024 Race and ethnicity (Esri)

The largest group: White Alone (57.83)

The smallest group: Pacific Islander Alone (0.04)

Indicator ▲	Value	Diff
White Alone	57.83	-3.05
Black Alone	4.51	-0.05
American Indian/Alaska Native Alone	0.44	+0.06
Asian Alone	22.97	+1.43
Pacific Islander Alone	0.04	0
Other Race	5.33	+1.11
Two or More Races	8.90	+0.52
Hispanic Origin (Any Race)	12.19	+1.89

Forsyth County Ratings

- #1 Most Affluent County in GA
• Ranked #8 in the US
- #1 Public School System in GA
- #1 Fastest Growing County in GA
• Ranked #11 in the US

RESTAURANTS

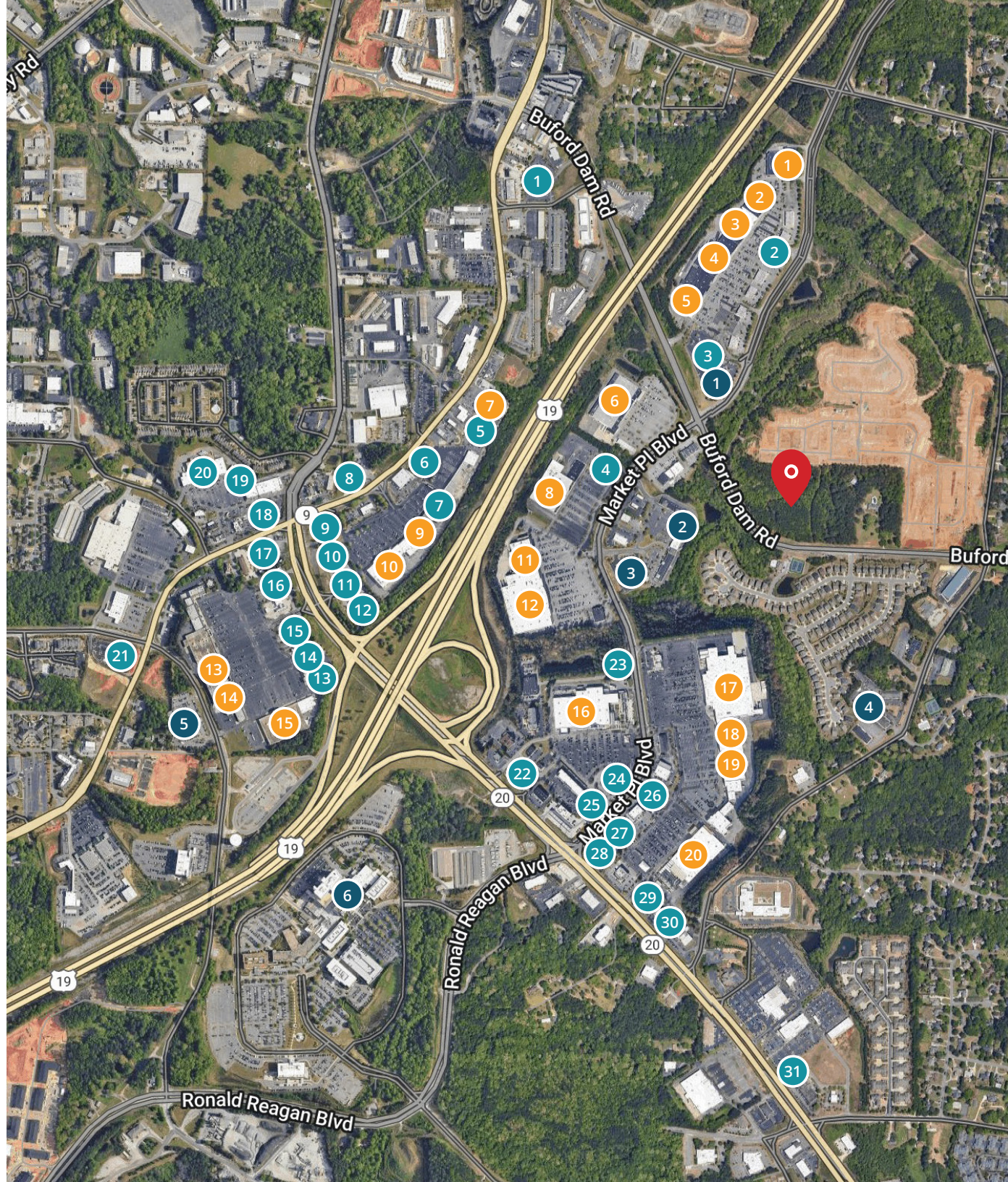
- | | |
|---------------------------------|---|
| 1. The Station House | 16. Panera |
| 2. Taco Mac Cumming | 17. McDonald's |
| 3. Golden Corral Buffet & Grill | 18. Taco Bell |
| 4. Outback Steakhouse | 19. Your Pie |
| 5. Los Rios Mexican Restaurant | 20. Subway |
| 6. Krystal | 21. Chick-fil-A |
| 7. Little Caesars Pizza | 22. Chilis |
| 8. Waffle House | 23. Popeyes |
| 9. Burger King | 24. Longhorn Steakhouse |
| 10. Arby's | 25. Chipotle / Firehouse Subs / Panda Express |
| 11. Wendy's | 26. IHOP |
| 12. Cracker Barrel | 27. Jersey's Mike's |
| 13. Texas Roadhouse | 28. Starbucks / Buffalo Wild Wings |
| 14. Applebees | 29. Steak n Shake |
| 15. Whataburger | 30. Jimmy John's |
| | 31. Dunkin' |

MEDICAL

- | | |
|-------------------------|-------------------------------|
| 1. Piedmont Urgent Care | 4. Cumming Professional Plaza |
| 2. Quest Diagnostics | 5. Family Medicine |
| 3. Aspen Dental | 6. Northside Hospital Forsyth |

SHOPPING

- | | |
|-------------------------|----------------|
| 1. Ashley | 11. Ross |
| 2. Five Below | 12. Target |
| 3. Old Navy | 13. Sprouts |
| 4. Homegoods / T-J-Maxx | 14. bealls |
| 5. Best Buy | 15. belk |
| 6. BJ's | 16. Lowe's |
| 7. Dollar tree | 17. Walmart |
| 8. Kohls | 18. Marshalls |
| 9. Big Lots | 19. Office Max |
| 10. Publix | 20. Home Depot |



DEVELOPMENT EXAMPLES



