



LAKE LANIER

GA 400

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GA 400

9

Georgia United Credit Union  
NOW OPEN

AVAILABLE  
1.39 ACRES

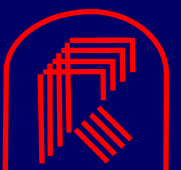
VILLAS AT  
CANTERFIELD

40,000 SQFT  
MEDICAL OFFICE  
BUILDING

40,000 SQFT  
MEDICAL OFFICE  
BUILDING

96,000 SQFT OFFICE  
BUILDING

Uncle Charlie's Carwash  
NOW OPEN



Roberts Properties, Inc.  
770-394-6000 [www.robertsproperties.com](http://www.robertsproperties.com)

*Creating Communities for Superior Lifestyles*

**FOR SALE**  
**1.39 Acre**  
Graded, Commercial Pad  
Highway 9, Cumming, Georgia



**PROPERTY HIGHLIGHTS:**

- Strong retail market with limited development opportunities
- Located in the heart of one of the nation's fastest growing counties
- Population within a 5-mile radius over 100,000
- Average household income over \$120,000

**LARGE DAYTIME BUSINESS POPULATION:**

- Northside Hospital-Forsyth - 4,900 physicians and other employees
- Meadows at Bluegrass - 750-acre business environment with 1.5 million square feet of office and warehouse

**KEY PRICING CONSIDERATIONS:**

- 1.39 acres is cleared of trees
- The site has been raised, filled and compacted to provide a level pad.
- The right-of-way acquisition by Georgia Department of Transportation's widening of Highway 9 from two-lanes to four-lanes is complete
- Major utilities, such as, gas, water and sewer are on-site water. Including a fire hydrant installed on the adjacent Georgia United Credit Union site that will serve the 1.39 acre site.

Access from all four directions of 4-way intersection

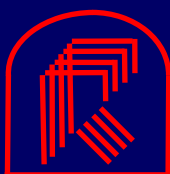
**ZONING: CBD, FORSYTH CO.**

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**FOR SALE**

**1.39 Acre**

**Graded, Commercial Pad  
Highway 9, Cumming, Georgia**



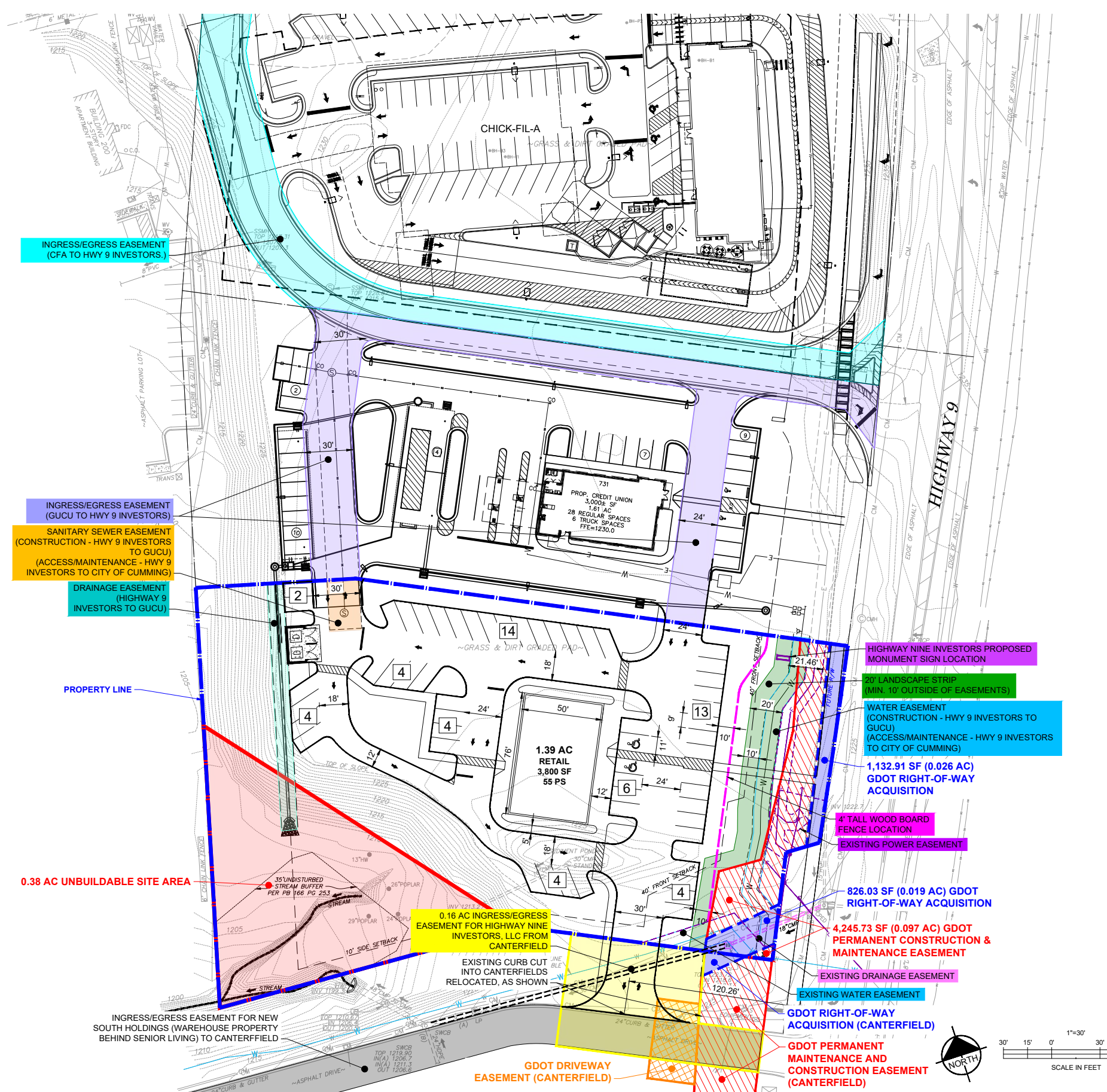
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**PROJECT DATA**

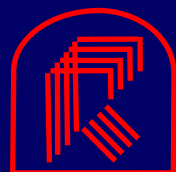
SITE DATA	
HIGHWAY NINE INVESTORS, LLC TOTAL SITE AREA	1.91 AC.
(LESS) UNBUILDABLE SITE AREA	0.38 AC.
HWY 9 INVESTORS BUILDABLE SITE AREA	1.53 AC.
(LESS) GDOT ROW ACQUISITION AREA	0.045 AC.
(LESS) GDOT PERMANENT EASEMENT AREA	0.097 AC.
HWY 9 INVESTORS (NET) BUILDABLE SITE AREA	1.39 AC.

**RETAIL BUILDING DATA**

RETAIL BUILDING AREA	3,800 SF
RETAIL PARKING REQUIRED (3 SPACES / 1,000 SF)	12 SPACES
RETAIL PARKING PROVIDED (14.5 / 1,000 SF)	55 SPACES



HIGHWAY NINE INVESTORS, LLC  
RETAIL EXHIBIT  
HIGHWAY 9, CUMMING, GEORGIA  
AUGUST 30, 2023



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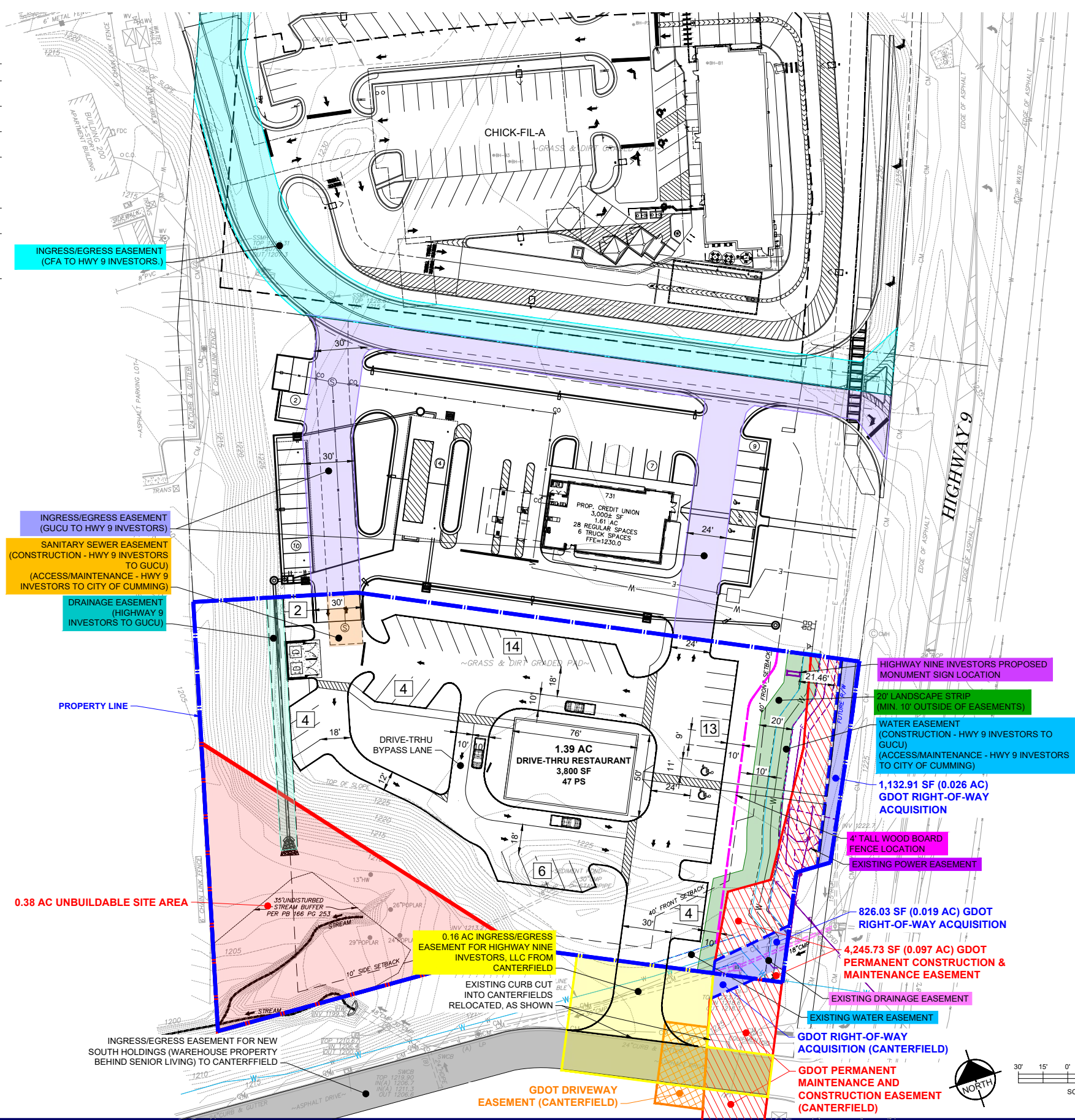
**Proposed Retail Building**

**FOR SALE**  
**1.39 Acre**  
**Highway 9, Cumming, Georgia**

**PROJECT DATA**

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<b>(LESS) UNBUILDABLE SITE AREA</b>	<b>0.38 AC.</b>
HWY 9 INVESTORS BUILDABLE SITE AREA	1.53 AC.
<b>(LESS) GDOT ROW ACQUISITION AREA</b>	<b>0.045 AC.</b>
<b>(LESS) GDOT PERMANENT EASEMENT AREA</b>	<b>0.097 AC.</b>
HWY 9 INVESTORS (NET) BUILDABLE SITE AREA	<b>1.39 AC.</b>

DRIVE-THRU RESTAURANT BUILDING DATA	
DRIVE-THRU RESTAURANT BUILDING AREA	<b>3,800 SF</b>
DRIVE-THRU RESTAURANT PARKING REQUIRED (8 SPACES / 1,000 SF)	31 SPACES
DRIVE-THRU RESTAURANT PARKING PROVIDED (12.4 / 1,000 SF)	<b>47 SPACES</b>



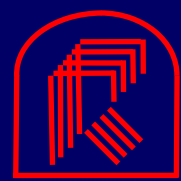
HIGHWAY NINE INVESTORS, LLC  
 DRIVE-THRU RESTAURANT EXHIBIT  
 HIGHWAY 9, CUMMING, GEORGIA  
 AUGUST 30, 2023

**Proposed Quick Service Restaurant with Drive-Thru**

**FOR SALE**

**1.39 Acre**

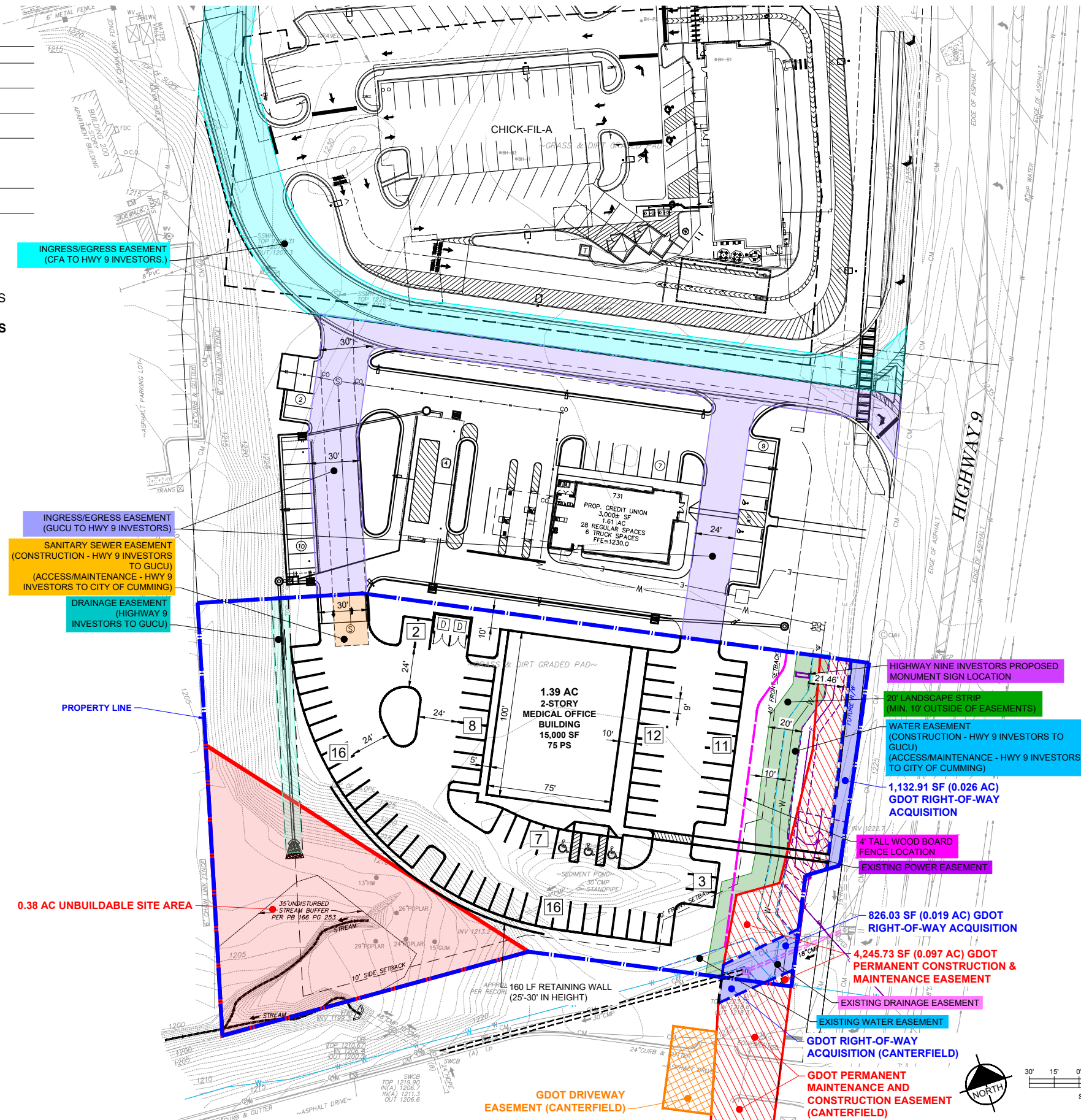
**Highway 9, Cumming, Georgia**



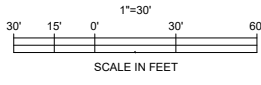
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PROJECT DATA	
SITE DATA	
HIGHWAY NINE INVESTORS, LLC TOTAL SITE AREA	1.91 AC.
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HWY 9 INVESTORS BUILDABLE SITE AREA	1.53 AC.
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HWY 9 INVESTORS (NET) BUILDABLE SITE AREA	1.39 AC.

MEDICAL OFFICE BUILDING DATA	
MEDICAL OFFICE BUILDING AREA (2-STORY)	15,000 SF
MEDICAL OFFICE PARKING REQUIRED (3.33 SPACES / 1,000 SF)	50 SPACES
MEDICAL OFFICE PARKING PROVIDED (5 / 1,000 SF)	75 SPACES



HIGHWAY NINE INVESTORS, LLC  
 MEDICAL OFFICE BUILDING EXHIBIT  
 HIGHWAY 9, CUMMING, GEORGIA  
 FEBRUARY 5, 2024



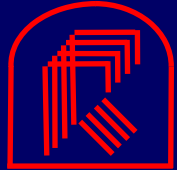
**Proposed 15,000 sqft Office Building**

**FOR SALE**  
**1.39 Acre**  
 Highway 9, Cumming, Georgia

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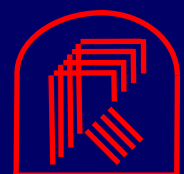


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