



PEACHTREE PKWY OUTPARCEL

2675 Peachtree Pkwy
Cumming, GA 30041

OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



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PROPERTY SUMMARY

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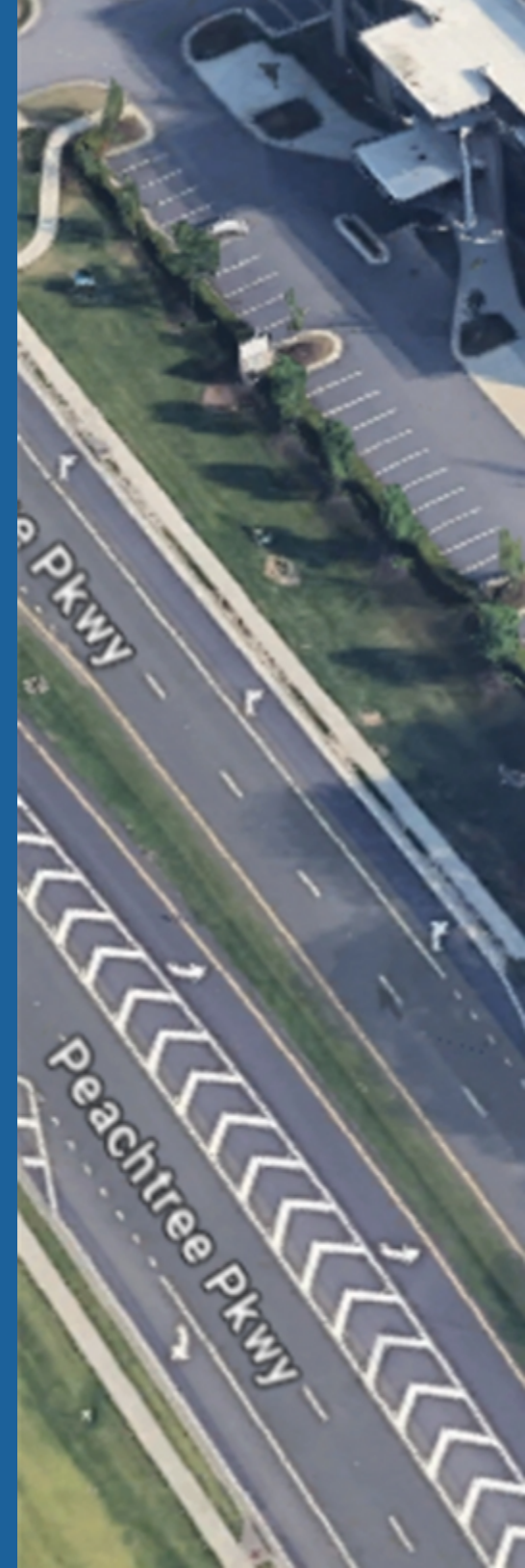
CUMMING

About Cumming

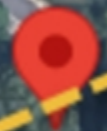


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Built By: www.crebuilder.com

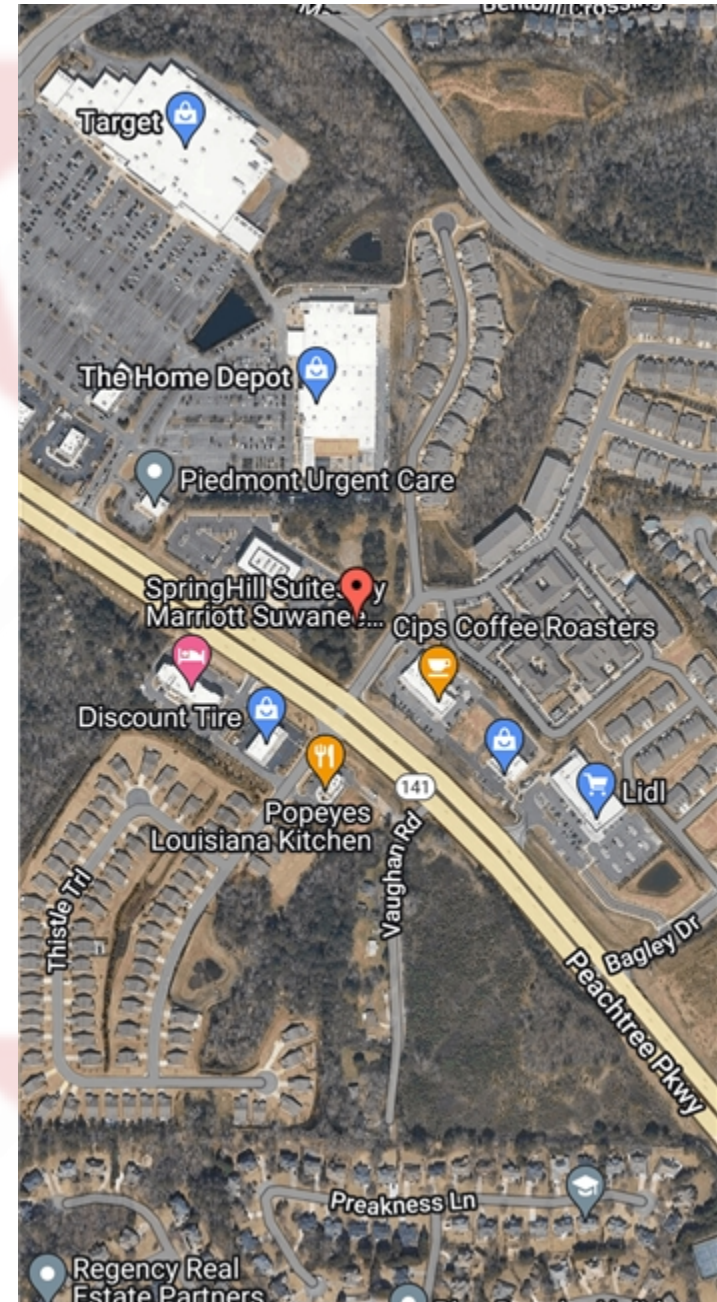


3.2
acres



INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Mix of national and local tenants.
- North Atlanta market, Cumming, Alpharetta and Johns Creek.
- Fantastic Signage, Exposure and Visibility.
- Survey AutoCAD files are available. Call Georgia Civil, Inc 706 342-1104
- Drone aerial video link: <https://drive.google.com/file/d/1eMV66-G8QTpmC8y0XQuV9xxWChO0hQZa/view?usp=sharing>





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LOCATION HIGHLIGHTS

- Located on Peachtree Pkwy, a major thoroughfare and premier location in the submarket.
- Dense Residential Neighborhood.
- Located in a busy retail area, surrounded by national retail brands including: Home Depot, Target, Walmart , and many others.
- Forsyth County DOT says a traffic light may be installed one day when they "feel it is warranted".
- One of the fastest growing cities in Georgia.
- Affluent and growing trade area.
- Strategically located at the intersection of Peachtree Pkwy & West Village Drive with over 45,400 Cars Per Day.
- This property is in Cumming, Forsyth County. However the US Postal service has assigned the City of Suwanee to many properties in the area.



**Medical office,
self storage
3.2
acres**

**Retail shops,
restaurant**

pkwy

peachtree pkwy

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W Village Dr

W Village Dr

SALES COMPARABLES

Comp 1#: Tim Horton restaurant

110 Vaughn Street

Suwanee, Georgia 30024



Tim Horton Restaurants is under construction. They bought 1 acre that was PAD ready. The site was zoned CBD Forsyth County. Restaurant was a permitted use.

Comp #2: Celebration Village

2905 Peachtree Pkwy

Suwanee, Georgia 30024



PAD ready out parcel zoned CBD. Currently under construction with a retail building for sports use.

| | |
|-----------|--------------|
| Price | \$900,000.00 |
| Sale Date | 01/31/2023 |
| Lot Size | 1 Acres |

| | |
|-----------|--------------|
| Price | \$850,000.00 |
| Sale Date | 10/06/2023 |
| Lot Size | 0.95 Acres |

SALES COMPARABLES

Comp #3: SCI Georgia Funeral

3445 Peachtree Pkwy

Suwanee, Georgia 30024



Zoned CBD. Currently under construction for a funeral home. A stop lighted intersection.

Comp #4: Liquor store

3535 Peachtree Pkwy

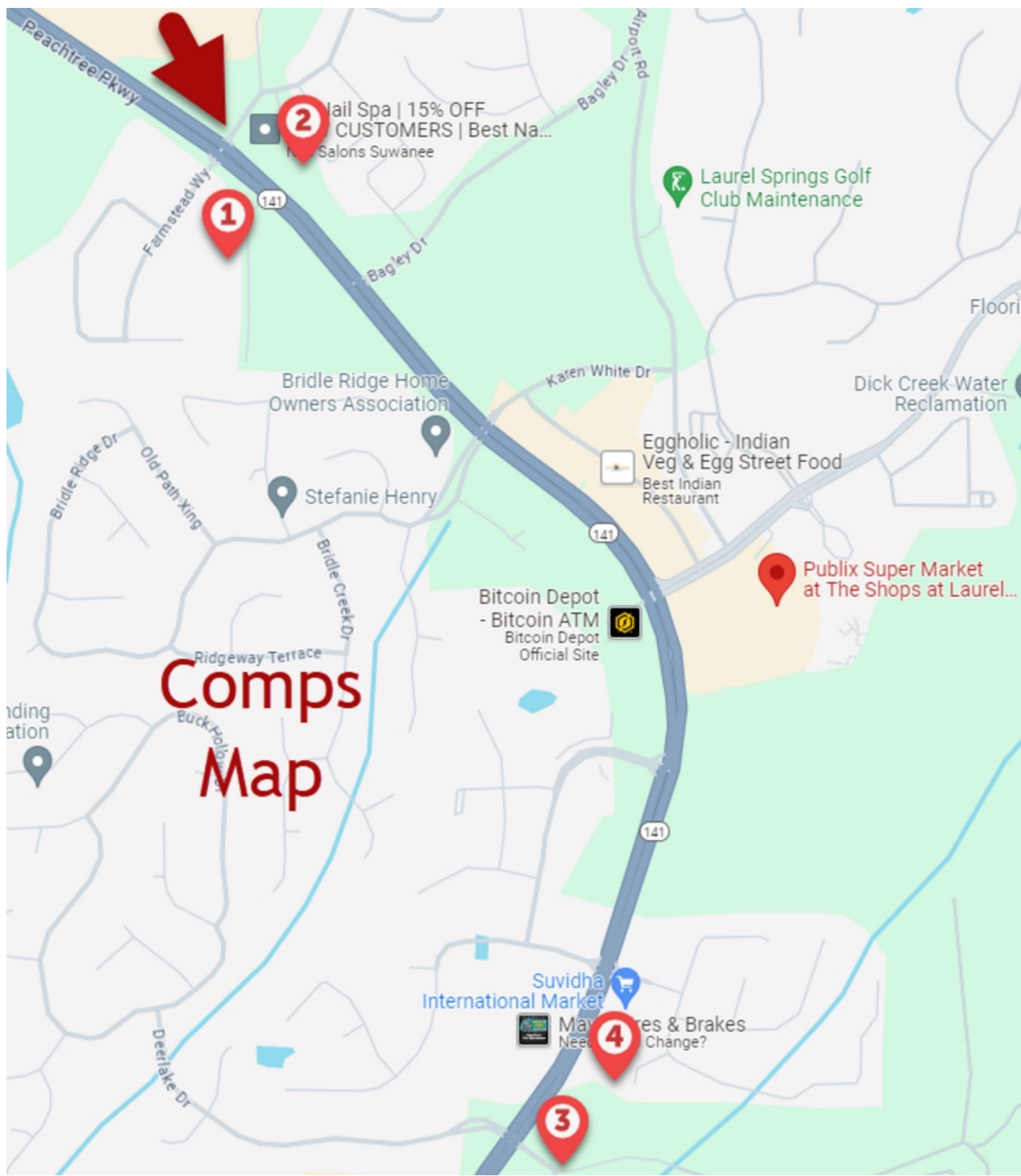
Suwanee, Georgia 30024



Zoned CBD. Currently under construction as a liquor store.

| | |
|-----------|----------------|
| Price | \$1,623,000.00 |
| Sale Date | 02/08/2023 |
| Lot Size | 1.90 Acres |

| | |
|-----------|----------------|
| Price | \$1,647,000.00 |
| Sale Date | 07/18/2023 |
| Lot Size | 1.80 Acres |



Comps Map

2 Nail Spa | 15% OFF CUSTOMERS | Best Na... Salons Suwannee

Publix Super Market at The Shops at Laurel...

Suidha International Market
Tires & Brakes Change?

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.

THE FIELD EQUIPMENT USED ON THIS SURVEY WAS A TOPCON GTS 313.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33704 FEET AND AN ANGULAR ERROR OF 05 PER ANGLE POINT.

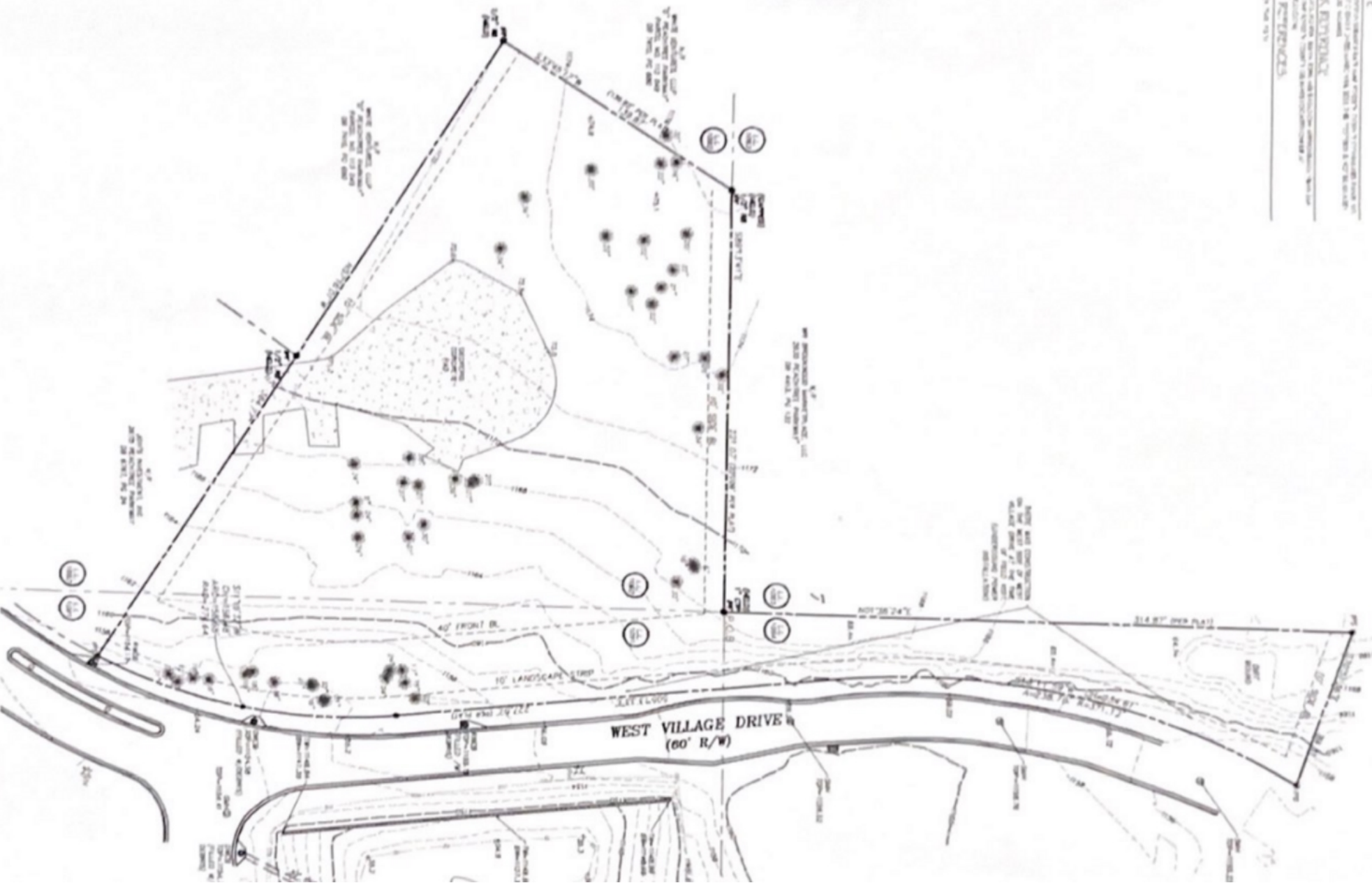
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 256433 FEET.



NOTES:

ALL RIGHTS RESERVED AND OTHERS' RIGHTS NOT WITHSTANDING, THIS
 PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN
 CONSENT OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE
 PROFESSIONAL SERVICES PROVIDED HEREON.
 DATE: 10/15/11
 DRAWN BY: [Name]

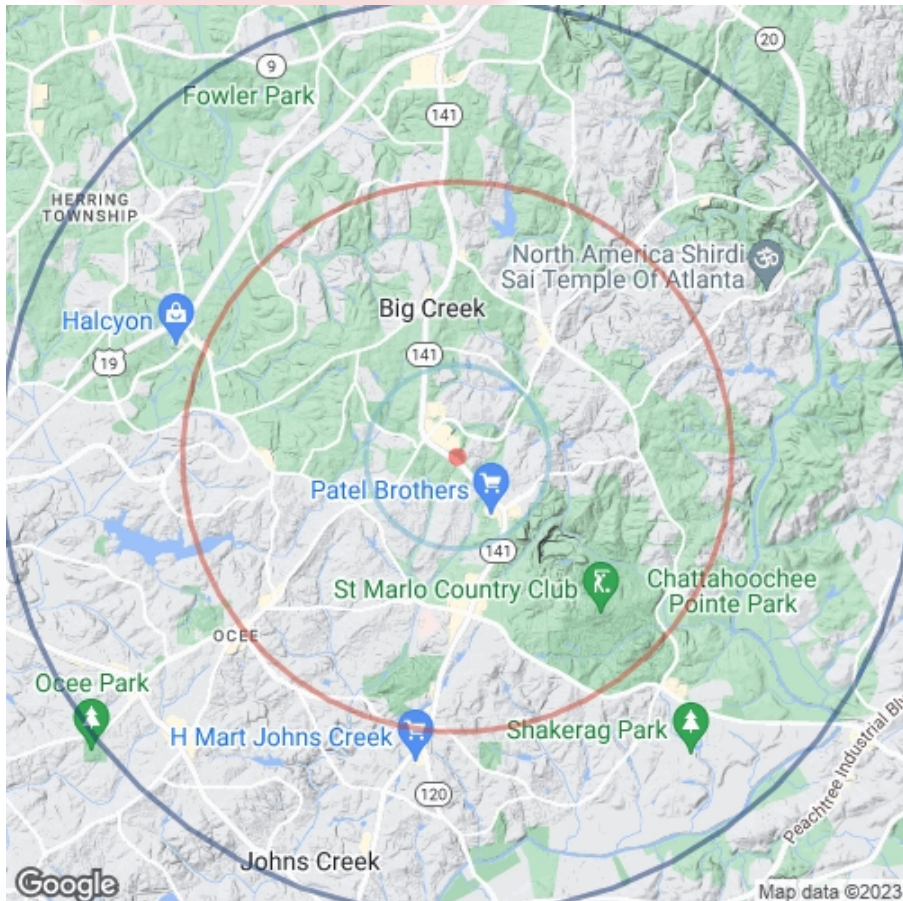
GRAPHIC SCALE
 0 10 20 30 40 50



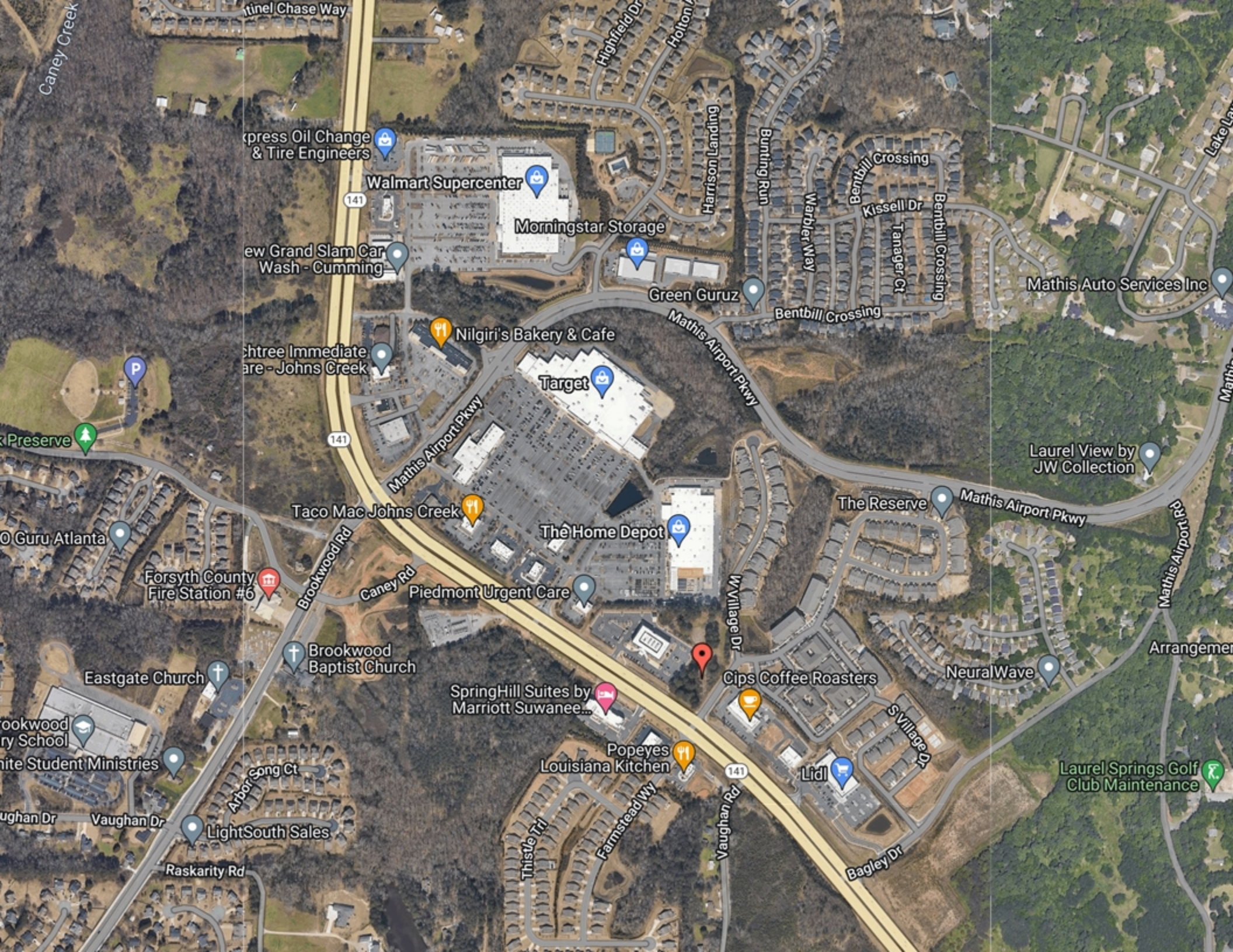
DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|---------|
| 2000 Population | 4,107 | 33,369 | 81,408 |
| 2010 Population | 5,874 | 50,881 | 134,562 |
| 2024 Population | 8,651 | 65,424 | 185,697 |
| 2029 Population | 9,480 | 68,490 | 193,449 |
| 2024-2029 Growth Rate | 1.85 % | 0.92 % | 0.82 % |
| 2024 Daytime Population | 7,937 | 71,057 | 198,847 |

| 2024 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|------------|------------|------------|
| less than \$15000 | 58 | 514 | 1,734 |
| \$15000-24999 | 15 | 133 | 649 |
| \$25000-34999 | 36 | 222 | 977 |
| \$35000-49999 | 211 | 732 | 2,755 |
| \$50000-74999 | 216 | 1,155 | 4,532 |
| \$75000-99999 | 215 | 1,349 | 5,366 |
| \$100000-149999 | 554 | 3,969 | 12,718 |
| \$150000-199999 | 451 | 3,798 | 10,817 |
| \$200000 or greater | 984 | 8,761 | 21,497 |
| Median HH Income | \$ 155,396 | \$ 175,521 | \$ 156,162 |
| Average HH Income | \$ 192,052 | \$ 216,243 | \$ 195,032 |



| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|--------|
| 2000 Total Households | 1,340 | 10,621 | 27,417 |
| 2010 Total Households | 1,822 | 15,865 | 44,880 |
| 2024 Total Households | 2,741 | 20,633 | 61,045 |
| 2029 Total Households | 2,981 | 21,609 | 63,840 |
| 2024 Average Household Size | 3.12 | 3.16 | 3.03 |
| 2024 Owner Occupied Housing | 2,271 | 17,631 | 47,206 |
| 2029 Owner Occupied Housing | 2,497 | 18,617 | 49,932 |
| 2024 Renter Occupied Housing | 470 | 3,002 | 13,839 |
| 2029 Renter Occupied Housing | 484 | 2,992 | 13,908 |
| 2024 Vacant Housing | 108 | 640 | 2,359 |
| 2024 Total Housing | 2,849 | 21,273 | 63,404 |

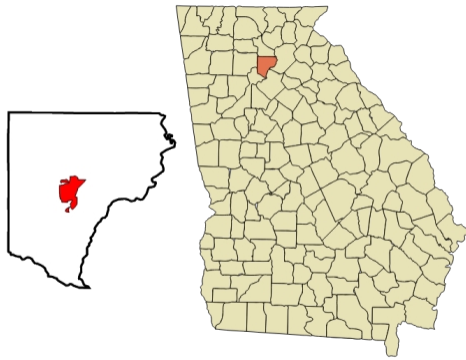






ABOUT CUMMING

Cumming is a city in Forsyth County, Georgia, United States, and the sole incorporated area in the county. It is a suburban city, and part of the Atlanta metropolitan area. In the 2020 census, the population is 7,318, up from 5,430 in 2010.



CITY OF CUMMING

| AREA | |
|------------|----------------|
| City | 7.2 sq mi |
| Land | 7.2 sq mi |
| Elevation | 1217 ft |
| POPULATION | |
| Population | 7,318 |
| Density | 1,017.80 sq mi |

CONFIDENTIALITY STATEMENT

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 GENERAL REAL ESTATE and it should not be made available to any other person or entity without the written consent of GENERAL REAL ESTATE.

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE GENERAL REAL ESTATE ADVISOR
FOR MORE DETAILS.**

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