



— THE —
COLLECTION
— AT FORSYTH —



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35 MILES NORTH
of Downtown Atlanta



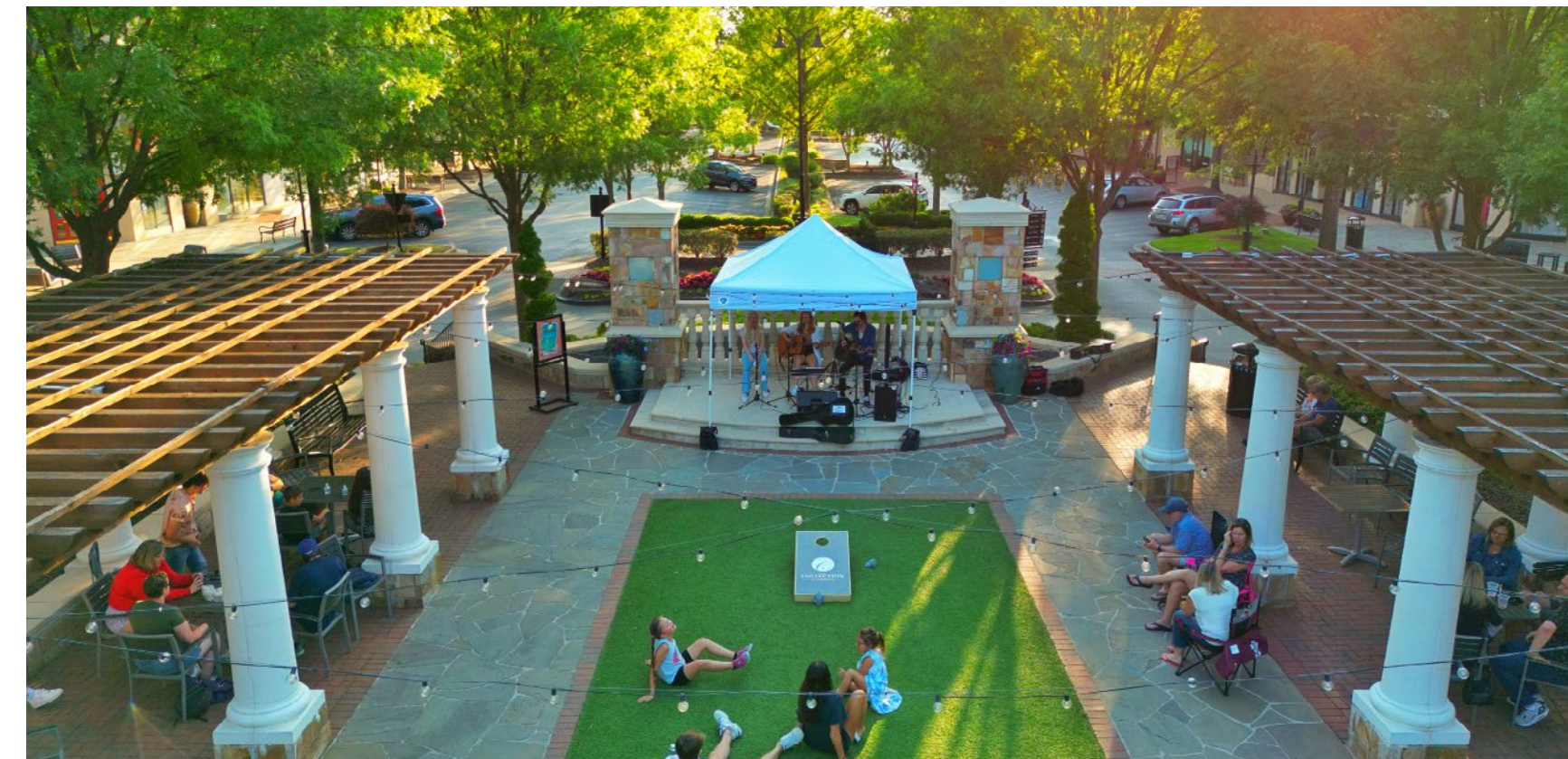
OPEN AIR, MIXED-USE CENTER
Retail, Restaurant, Entertainment, Hotel, & Office



565,000 SF
80+ Retailers & Restaurants | 2500+ Parking Spaces



GA-400 & PEACHTREE PARKWAY
124,000 VPD



MARKET & TRADE AREA

At The Collection at Forsyth

#1 COMMUNITY for Incoming Investment | #1 WEALTHIEST County in Georgia | GRADUATION RATE of 94% | HIGHEST TEST SCORES in the Region

The Collection at Forsyth shoppers:



5M+ Visitors
Annually



Average Household Income
of \$172,026



Average Dwell Time
of 78 minutes

Population	3 Mile	5 Mile	10 Mile
2022 Estimate	56,726	145,811	482,324
2027 Projection	61,939	158,760	509,182
% Growth 2022-2027	1.77%	1.72%	1.09%

Population by Race

White	79.9%	81.4%	74.4%
Black	3.6%	3.5%	7.1%
Asian	10.2%	9.4%	12.9%
Hispanic	10.3%	9.4%	8.8%

Median Age

% Age 15-24	10.8%	11.0%	12.3%
% Age 25-44	27.5%	27.1%	26.3%
% Age 45-64	24.4%	24.9%	28.2%

Households	3 Mile	5 Mile	10 Mile
2022 Estimate	18,574	47,740	164,065
2027 Projection	20,250	51,936	173,098
2022 Kids Below 18	28.8%	29.4%	26.4%

Avg. Household Income

2022 Estimate	\$165,451	\$172,026	\$167,030
% Earning \$100,000+	66%	68%	65%
2027 Projection	\$182,237	\$191,975	\$188,769

Education

% College Educated	84.3%	84.7%	82.9%
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Business & Employment

Business Establishments	1,737	5,989	17,404
Daytime Employment	7,271	73,480	245,095

ESRI PROJECTS POPULATION
AND HOUSEHOLD GROWTH AT

2.0% ANNUALLY

within a 5 mile radius of the property, which is
double the growth rate for the Atlanta MSA.

AVERAGE HOUSEHOLD INCOME

\$172,026

within 5 miles of the property

FORSYTH COUNTY WAS NAMED

ONE OF THE BEST PLACES IN
AMERICA TO GET AHEAD

by Forbes Magazine

7,300 +

UNITS OF FUTURE RESIDENTIAL UNITS
ARE PLANNED IN FORSYTH COUNTY



THE
COLLECTION
AT FORSYTH

78%

OF RESIDENTS IN THE AREA
HOLD WHITE COLLAR POSITIONS.

FORSYTH COUNTY IS
EXPECTED TO HAVE ONE OF THE

HIGHEST POPULATION
GROWTH RATES

in the Atlanta MSA over
the next five years.

AVERAGE VEHICLES PER DAY

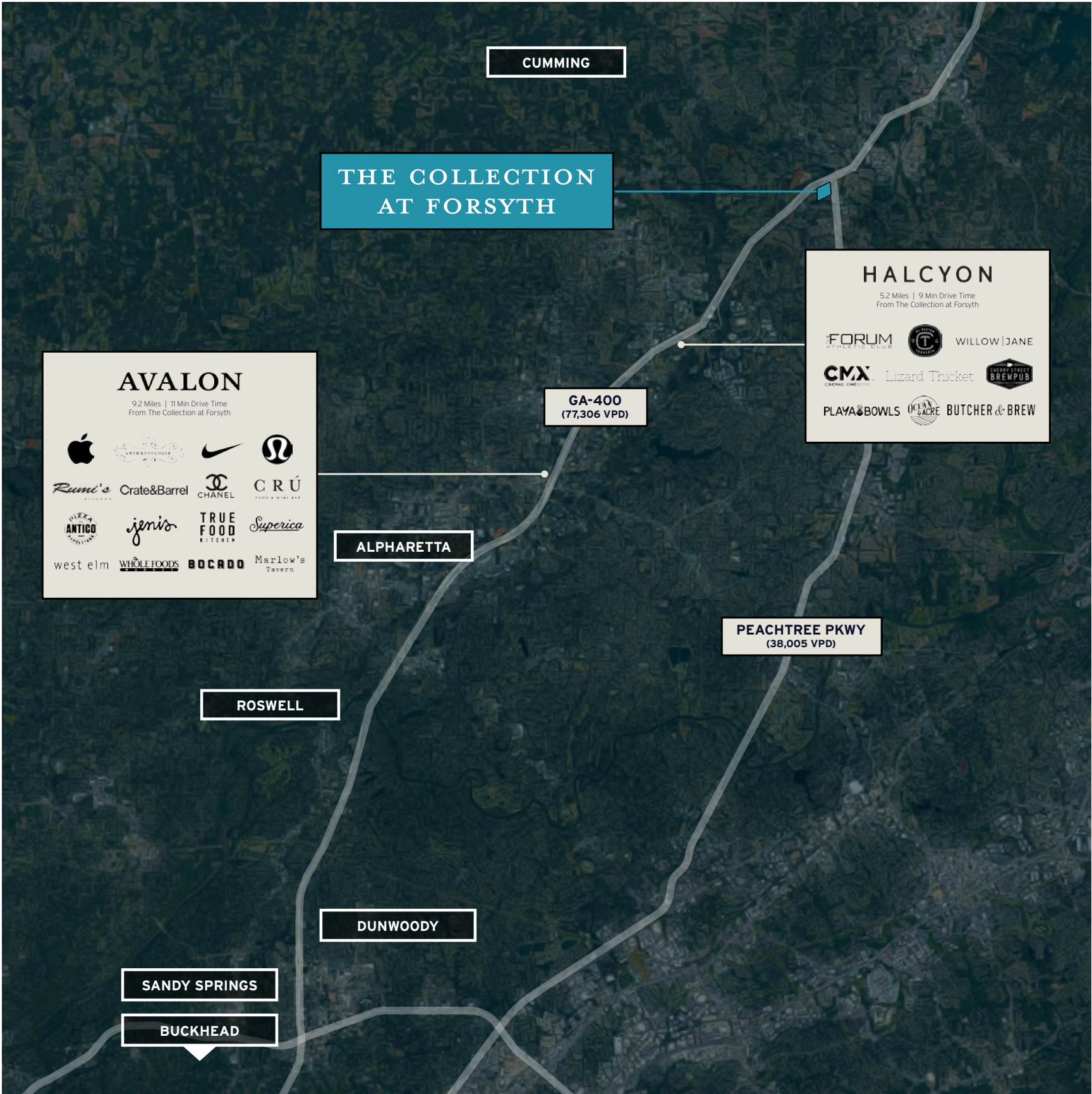
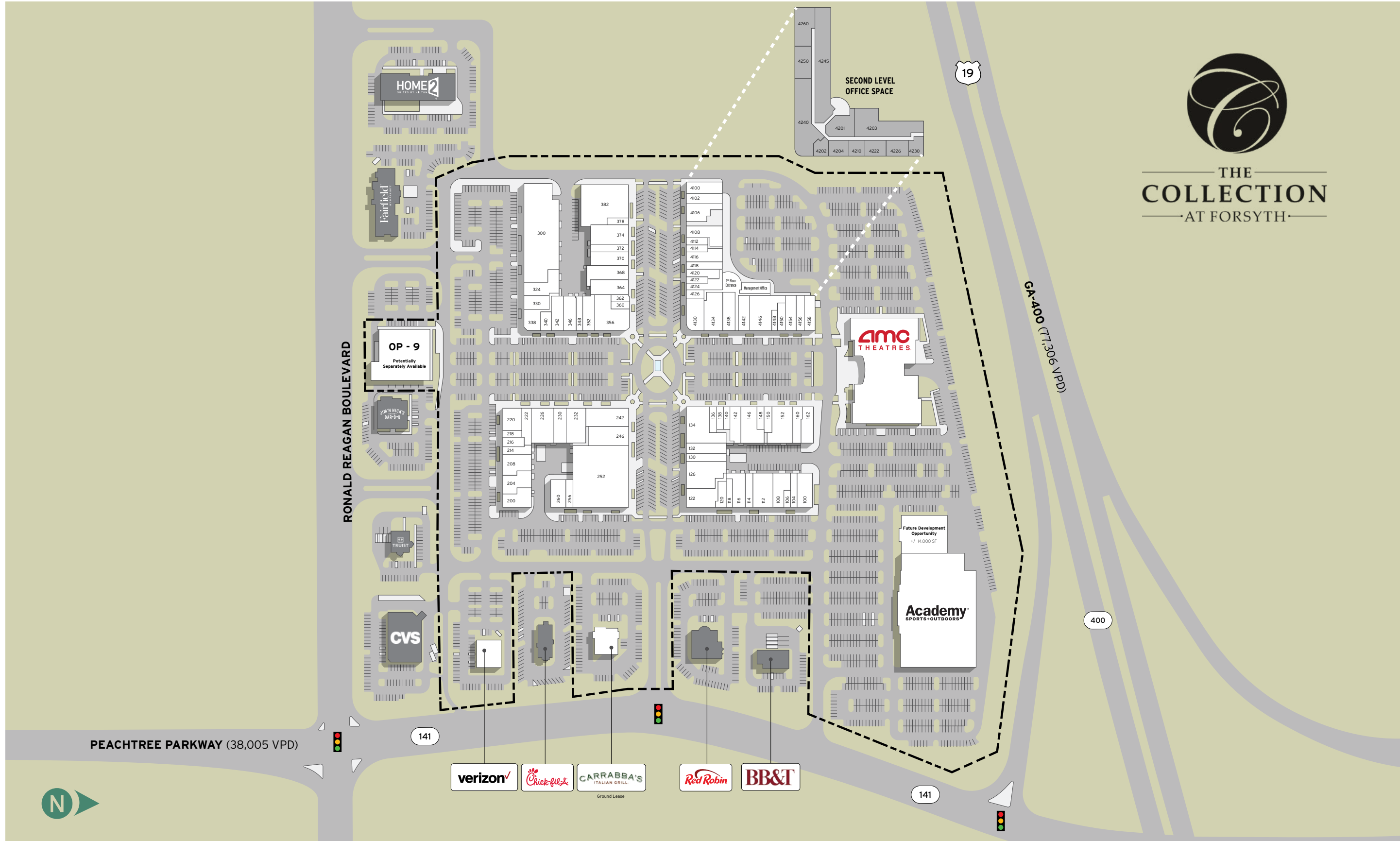
124,000

VPD on adjacent GA-400
and Peachtree Parkway

FORSYTH COUNTY IS HOME TO

75+ INTERNATIONAL
COMPANIES

and more than twenty North American
corporate company headquarters



THE COLLECTION AT FORSYTH

Key Local & Regional Restaurants & Retailers

Chick-fil-A	CHICKEN SALAD CHICK	pure barre
HARRY NORMAN	DSW	dermani MEDSPA
Ted's MONTANA GRILL	JIM'N NICK'S COMMUNITY BAR-B-Q	BARNES & NOBLE
grub BURGER BAR	mellow MUSHROOM	Academy SPORTS+OUTDOORS
AMC THEATRES	CAVA	Children's Healthcare of Atlanta
J.CREW FACTORY	Marlow's Tavern	ALTAR'D STATE
PANDORA	Kilwins CONFECTIONERIES FUDGE ICE CREAM	WOOFGANG BAKERY & GROOMING
SEPHORA Coming Soon		

FUTURE RETAIL SITE PLAN



THE COLLECTION AT FORSYTH

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