



1419 BUFORD HIGHWAY CUMMING, GA 30041

OFFERING MEMORANDUM





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CUMMING, GA 30041

\$1,250,000 | 1.92 ACRES

PROPERTY HIGHLIGHTS

- **Highly Visible 1.9 Acre Parcel**
- **Located in Desirable Cumming Location**
- **320 Feet of Road Frontage**
- **Commercial Zoned Land**
- **83,635 Square Feet Lot Size**
- **Daily Traffic Count of Approximately 40,000 vehicles**
- **Rapidly Growing Sub-Market**
- **Multiple Use Development Opportunity Including Self-Storage, Senior Housing, Retail, Medical, Office, or More**





CUMMING, GA

Cumming, GA is situated just 40 miles northeast of Atlanta and along GA 400's Hospitality Highway in Forsyth County. It is a northwestern suburb of Atlanta, located approximately 38 miles from the downtown area. Cumming, GA is the only incorporated city and county seat in Forsyth County.

Cumming has several visitor attractions. Each October the town holds the Cumming Country Fair and Festival, which draws patrons from Atlanta and north Georgia. Cumming is known for its great outdoor living, shopping, & dining. Residents and visitors enjoy The Big Creek Greenway, which boasts over 11 miles of pathway journeying through open green spaces, natural areas, woods, and creek views — perfect for walking, jogging, biking, and inline skating. The county is also home to the state of Georgia's #1 park system.

It is home to Halcyon, a 135-acre mixed-use development and gathering space featuring curated shops, chef-driven restaurants, modern hotel rooms, and green spaces. It also features The Collection at Forsyth, an outdoor lifestyle shopping destination, which also features premier national retailers, a plenty of great dining experiences, and entertainment.

PROPERTY DEMOGRAPHICS

POPULATION	2-MILE	5-MILE	10-MILE
2010 Population	11,041	79,731	314,866
2022 Population	117,254	113,935	434,899
2027 Population Projection	20,731	134,469	496,900
Annual Growth 2010-2022	4.7%	3.6%	3.2%
HOUSEHOLD	2-MILE	5-MILE	10-MILE
2010 Household	3,735	27,243	106,949
2022 Household	5,822	38,791	148,202
2027 Household Projection	6,993	45,786	169,352
Annual Growth 2010-2022r	4.1%	3.1%	2.8%
INCOME	2-MILE	5-MILE	10-MILE
Avg. Household Income	\$155,883	\$138,356	\$139,668

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