

# 2.3± ACRES COMMERCIAL FOR SALE

Cabiness Road  
Forsyth, GA 31029



Summary

Area Info

Site Map



**REDUCED: \$1,700,000.00 | SALE PRICE: ~~\$1,900,000.00~~**

## CONTACT

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** Cabiness Road  
Forsyth, GA 31029

**County:** Monroe

**Frontage:** 287' Cabiness Road

**Depth:** 430' N Frontage Road

**Utilities:** All Available

**Taxes(est.):** 3 Parcels Total \$5,912.10

**Traffic Count:** 14,400 VPD

### SITE

**Site Size:** 2.3± Acres

**Parcel ID(s):** F33 011, F33 013, F33 014

**Zoning:** Commercial

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	2,020	8,590	11,486
Avg HH Income	\$97,917	\$96,662	\$100,314
Median Age	37.5	37.3	37.7

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## PROPERTY AND AREA INFORMATION

### PROPERTY INFORMATION

- ±2.3 acres | Prime interstate-corner commercial site
- Northwest corner of Cabiness Rd (SR 83) & N Frontage Rd with immediate proximity to I-75 Exit 187 (Cabiness Rd, SR 83).
- Interchange-oriented location positioned to capture daily commuter and I-75 traveler traffic.
- Excellent I-75 visibility and easy on/off access via the I-75 frontage road system (ideal for retail, QSR, and service uses).
- Corner exposure on three road frontages (Cabiness Rd, N Frontage Rd and Powerhouse Rd) supports strong signage and site identity.

### LOCATION

Established interchange with nearby brands including McDonald's, Taco Bell, Waffle House, Dunkin', Dairy Queen (DQ), Hardee's, Subway, Zaxby's, Captain D's, plus fuel brands BP, Shell, Valero, Marathon. Walmart Supercenter nearby provides strong daily-needs and regional traffic. Flag hotel demand at the interchange, including Days Inn (Exit 187), plus additional nearby hotels such as La Quinta and America's Best Value Inn & Suites (Sonesta).

### IDEAL USES

- QSR and sit down restaurants
- Hotel/ hospitality, or small-shop strip supporting the interchange
- Medical/ clinic/ urgent care or professional services
- Retail/ service outparcels (auto service, quick-lube, parts, etc.)

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