

Climate
Controlled Self
Storage

OP 4

OP 3

OP 2

National Fuel User
Breaking Ground
Q2 2025

V VERTICAL
EARTH

FOR LEASE OR SALE

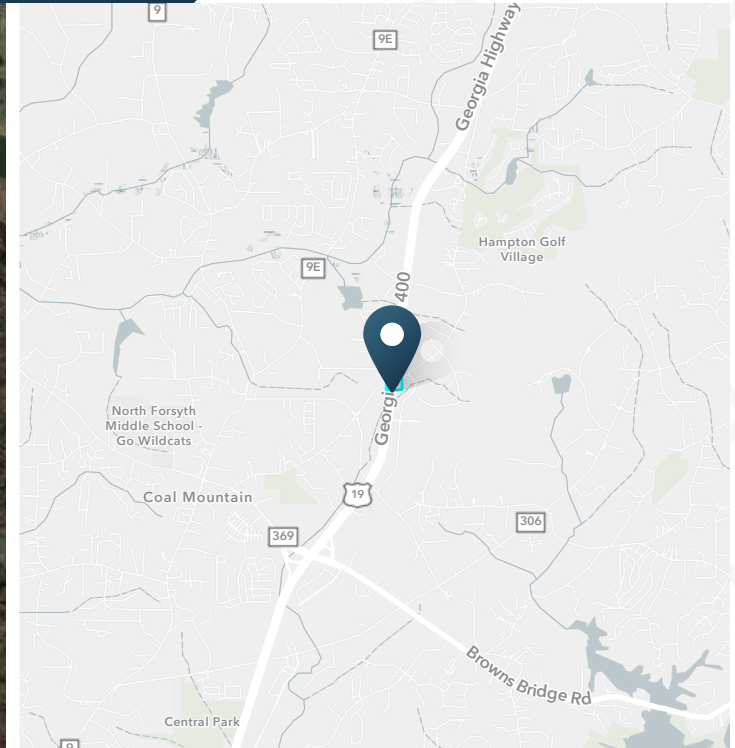
GA-400 & Settingdown Road | Cumming, GA 30041

Build-to-Suit or Ground Lease



GA-400 & Settingdown Road

Cumming, GA



FOR LEASE | BUILD-TO-SUIT OR GROUND LEASE

OP 2
.95 AC

OP 3
1.2 AC

OP 4
3.99 AC

ABOUT THE PROPERTY

- New retail development in Cumming, GA with divisible 8.75 AC available.
- Delivering Q4 2024
- Ideal for quick serve and casual dining restaurants
- Located at the First traffic signal on GA 400

JOIN THESE RETAILERS



TRAFFIC COUNTS

GA 400
Browns Bridge Rd
Year: 2022 | Source: GDOT

42,500 VPD
19,200 VPD



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VERTICAL
EARTH



National Fuel User
Breaking Ground Q4 2024

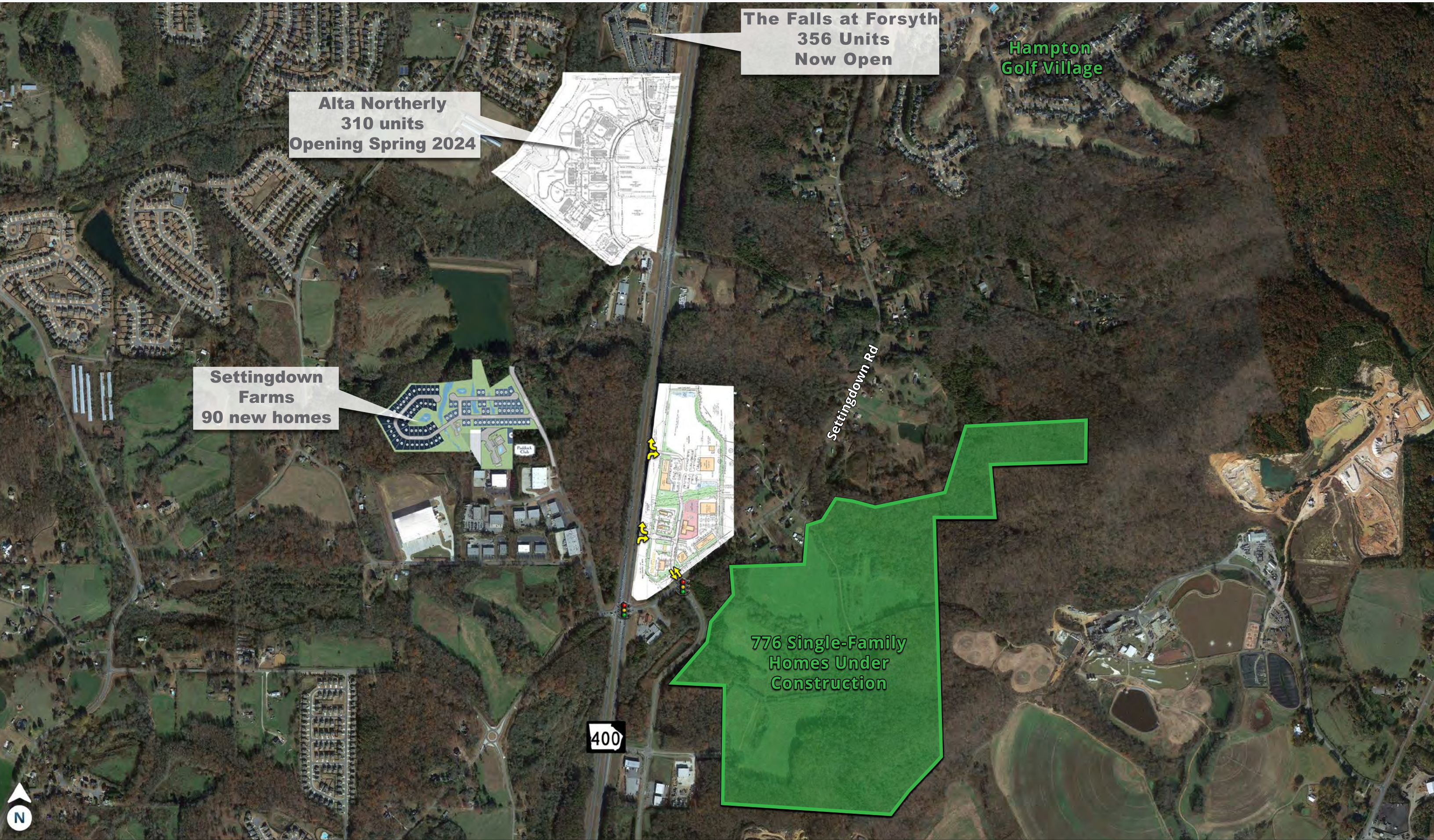
Settingdown Rd

400

400







The Falls at Forsyth
356 Units
Now Open

Alta Northerly
310 units
Opening Spring 2024

Settingdown Farms
90 new homes

776 Single-Family Homes Under Construction

Hampton Golf Village

Settingdown Rd

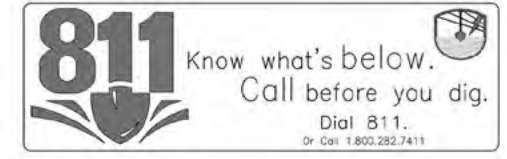
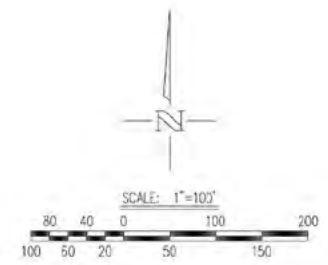
400



REVISIONS	DATE	NUMBER	COMMENTS
	07/06/2023	1	FORSYTH COUNTY SUBMITTAL

**EAST RIDGE
AT SETTINGDOWN**
LAND LOT 310, 311, & 312
14th DISTRICT, 1st SECTION
FORSYTH COUNTY, GEORGIA

**MARKETING
SITE
PLAN**
C-3
DATE: 07/13/2023

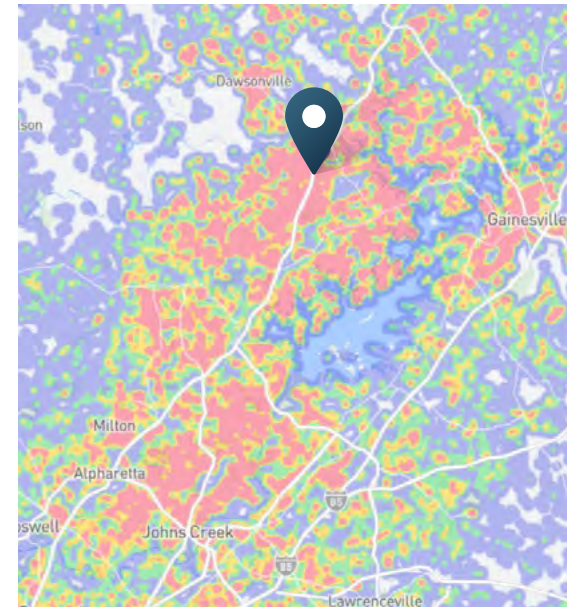


DEMOGRAPHIC HIGHLIGHTS

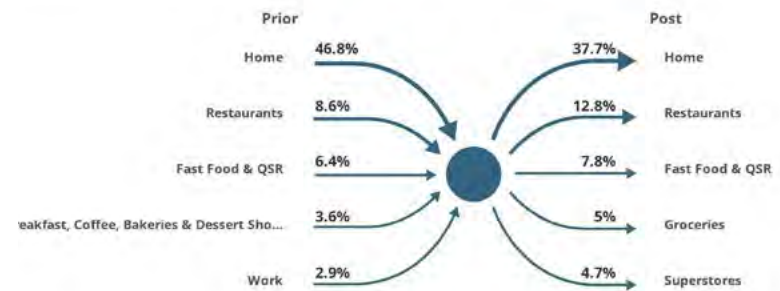
Population	1 mile	3 miles	5 miles
2023 Estimated Population	997	23,637	56,579
2028 Projected Population	1,293	25,902	63,416
Projected Annual Growth Rate 2023 to 2028	5.34%	1.85%	2.31%
Daytime Population			
2023 Daytime Population	673	19,016	42,848
Workers	275	7,335	14,185
Residents	398	11,681	28,663
Income			
2023 Est. Average Household Income	\$135,854	\$130,171	\$128,997
2023 Est. Median Household Income	\$103,596	\$105,466	\$101,085
Households & Growth			
2023 Estimated Households	469	7,687	19,406
2028 Estimated Households	612	8,436	21,701
Projected Annual Growth Rate 2023 to 2028	5.47%	1.88%	2.26%
Race & Ethnicity			
2023 Est. White	77%	76%	79%
2023 Est. Black or African American	5%	5%	4%
2023 Est. Asian or Pacific Islander	3%	4%	2%
2023 Est. American Indian or Native Alaskan	0%	1%	0%
2023 Est. Other Races	4%	6%	6%
2023 Est. Hispanic	13%	14%	13%

MOBILE DATA & FOOT TRAFFIC INSIGHTS

Trade Area | North Georgia Premium Outlets



Customer Journey | North Georgia Premium Outlets



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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National Fuel User
Breaking Ground Q4 2024

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