

Publix #1690 - Matt Town Center

5310 Matt Highway
Cumming, GA 30028
Lat 34.299, Long -84.150

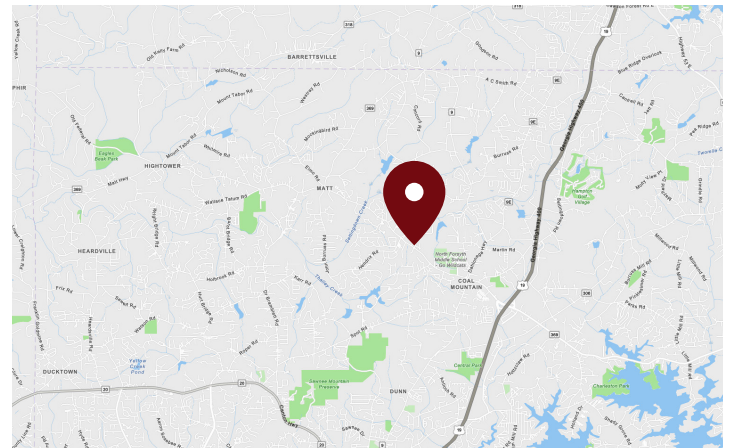
FOR LEASE



2,825 SF & TWO OP'S AVAILABLE

PROPERTY HIGHLIGHTS

- New Publix-anchored center located in Cumming, Forsyth's county seat, which consistently ranks as one of the fastest growing counties in Georgia and in the nation.
- Forsyth County is the 16th wealthiest county in the nation and is home to more than 75 international companies, more than 20 of which have located their North American corporate headquarters here.
- Less than 3.5 miles from Matt Elementary School (1,231 students), Liberty Middle School (1,180 students) and North Forsyth High School (2,539 students)
- The shopping center plaza is in the heart of an affluent residential area, with nearby household average income topping \$130,000 in a 5 mile radius.
- Combined Traffic Count: 20,440 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,561	20,831	51,187
Daytime Population	1,749	13,586	35,979
Total Households	863	6,667	16,689
Avg. HH Income	\$127,625	\$150,035	\$135,722

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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SITE PLAN



Suite	Tenant	Size
200	Publix	48,387
101	Laredos Taqueria & Grill	4,000
102	AVAILABLE	2,825
103	Maxfield Medical Urgent Care	2,240
104	Fifth & Mae Salons	2,940
105	BenchMark Physical Therapy	1,400
106	Domino's	1,400
107	North Shore Dry Cleaners	1,295
301	Coal Mountain Eye Care	1,400
302	Great Clips	1,190
303	Grand Nails Salon	2,310
304/305	Sage Dental	3,360
400	Reveille Cafe	3,330
501	Dunkin'	2,200
502	The UPS Store	1,400
503	EasyVet	1,400
OP1	AVAILABLE	±2,898
OP2	AVAILABLE	±0.925
OP3	Zaxby's	±1,312

TOTAL 81,077



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



	# OF VISITS
Sunday	179,807
Saturday	174,694
Friday	147,520

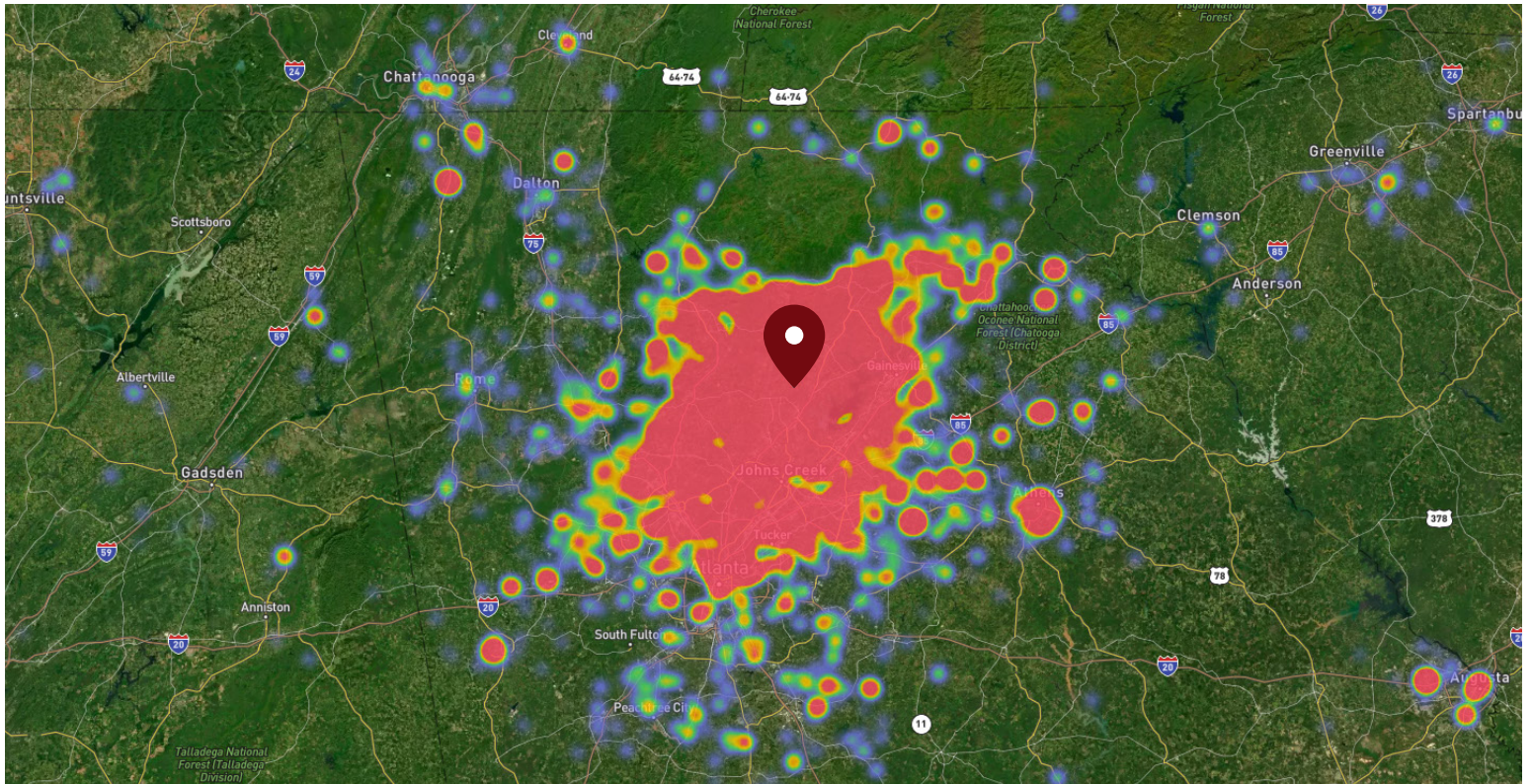
TOP 3 HOURS



	# OF VISITS
12-1 PM	189,065
5-6 PM	166,020
1-2 PM	165,119

Data provided by Placer Labs Inc. (www.placer.ai) January 1, 2023 - December 31, 2023

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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