

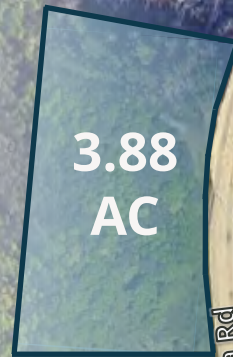
523 ATLANTA RD

523 Atlanta Rd. Cumming, GA 30040

COMMERCIAL LAND FOR SALE



PROPERTY HIGHLIGHTS

- 3.88 acres of Commercial Land
- Zoned C-4
- Over 500 ft of frontage along Atlanta Rd/Hwy 9
- Site is adjacent to Mashburn Village, a mixed-use project that includes 320 multi-family units, 42 townhomes, 76 single-family units, and 70,000 sf of future retail
- Located just minutes from Lake Lanier and GA-400



DEMOGRAPHICS


POPULATION

	1 Mile	4,454
	3 Mile	42,501
	5 Mile	107,994


HOUSEHOLDS

	1 Mile	1,568
	3 Mile	15,278
	5 Mile	36,977

AVG. HOUSEHOLD INCOME

	1 Mile	\$89,878
	3 Mile	\$130,539
	5 Mile	\$149,683

TRAFFIC COUNTS

	Buford Dam Rd	17,600
	Atlanta Rd	19,000

 FranklinStreet

FranklinSt.com



Charles Perry
Senior Director
Charles.perry@franklinst.com
(D) 404-649-6278



Parcel Address	523 Atlanta Road Cumming, GA
Parcel Size	3.88 AC
Asking Price	\$2,500,000
Zoning	C-4

**3.88
AC**

19,000 AADT

17,600 AADT

29,600 AADT

Address: 523 Atlanta Road

City: Cumming

County: Forsyth

KEY FACTS

105,818

Population

38.9

Median Age



Average Household Size

\$114,551

Median Household Income

EDUCATION

5%

No High School Diploma



15% High School Graduate



21% Some College



59% Bachelor's/Grad/Prof Degree

EMPLOYMENT



76%

White Collar



13%

Blue Collar



11%

Services

3.1%

Unemployment Rate

ANNUAL HOUSEHOLD SPENDING



\$3,096

Apparel & Services



\$365

Computers & Hardware



\$5,328

Eating Out



\$9,296

Groceries



\$10,327

Health Care

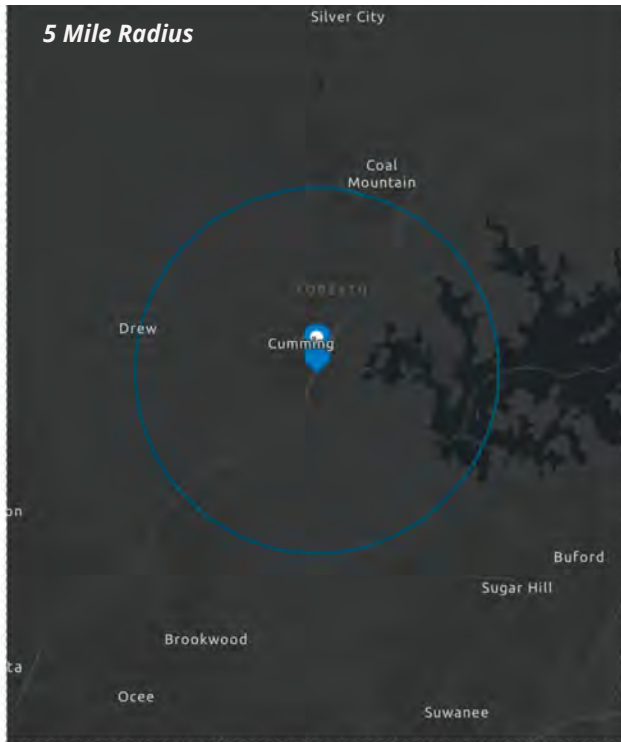
2023 Race and Ethnicity (Esri)

The largest group: White Alone (63.96)

The smallest group: Pacific Islander Alone (0.04)

Indicator ▲	Value	Diff
White Alone	63.96	-1.43
Black Alone	3.76	-0.29
American Indian/Alaska Native Alone	0.51	+0.07
Asian Alone	17.14	-0.15
Pacific Islander Alone	0.04	0
Other Race	5.71	+1.23
Two or More Races	8.89	+0.56
Hispanic Origin (Any Race)	13.14	+2.08

Bars show deviation from 13117 (Forsyth County)



Forsyth County Rankings



Public School System (#1 County in GA)



Most Affluent County in GA (#8 in the US)



Fastest Growing County in GA (#11 in the US)



CUMMING CITY CENTER



MASHBURN VILLAGE

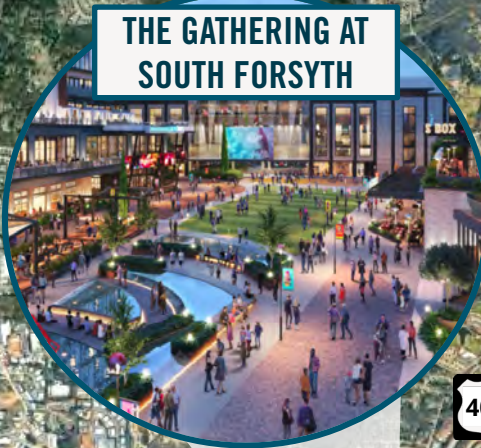


AVAILABLE PARCEL



3.88
AC

**THE GATHERING AT
SOUTH FORSYTH**



HALCYON

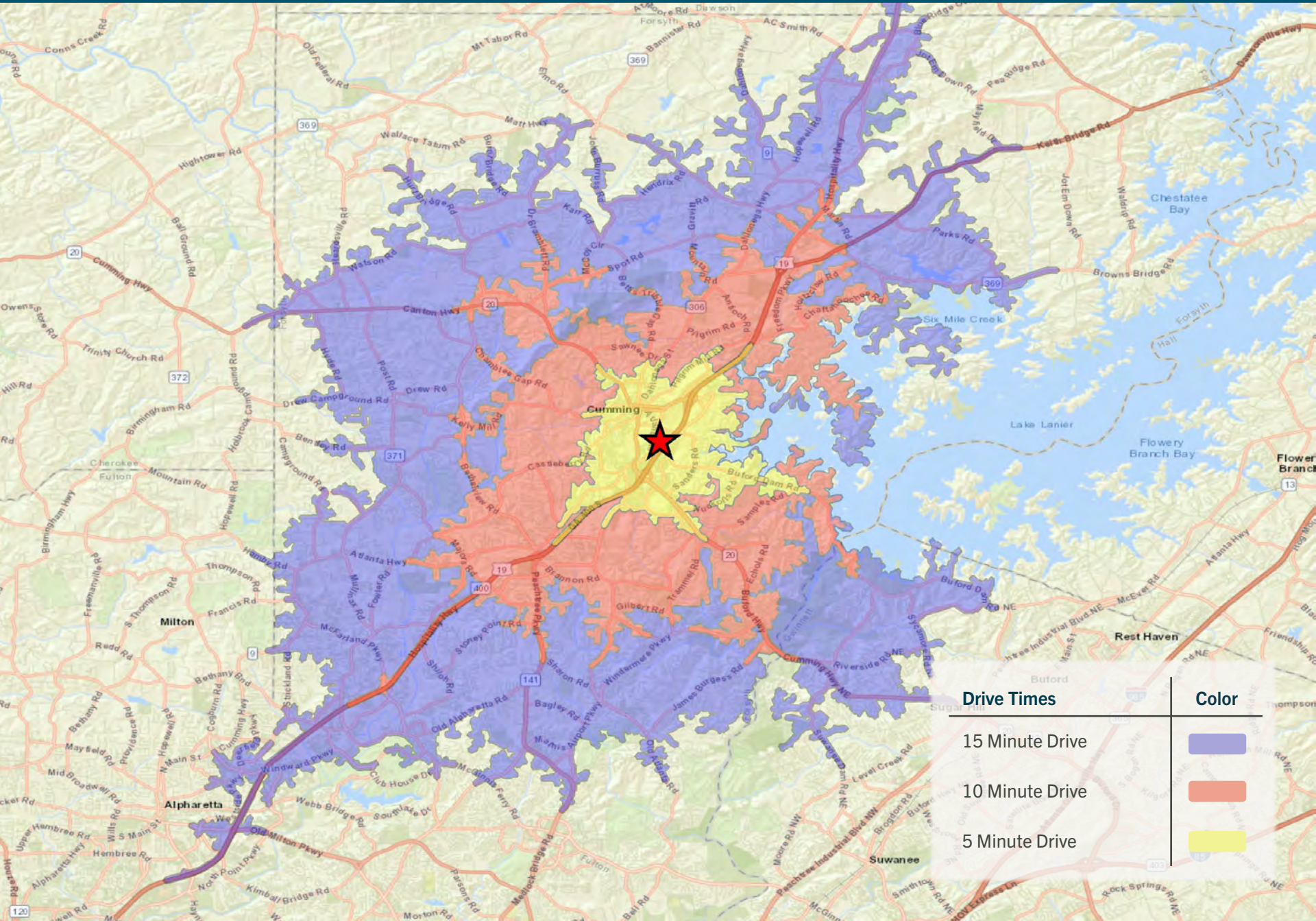




Surrounding Attractions

- Cumming City Center**
1.5 Miles (5 mins)
- Lake Lanier**
2.2 Miles (5 mins)
- Halcyon**
8 Miles (10 mins)
- The Gathering**
10 Miles (12 mins)



DRIVE TIMES MAP - 523 ATLANTA RD CUMMING, GA



Drive Times	Color
15 Minute Drive	
10 Minute Drive	
5 Minute Drive	