

STONEY POINT

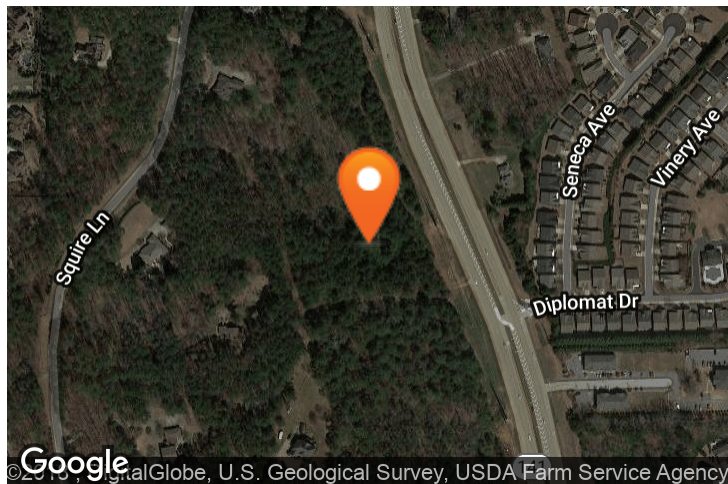
1114 Peachtree Parkway, Cumming, GA 30041

EXECUTIVE SUMMARY



LOCATION OVERVIEW

+/- 12 Acres of undeveloped commercial land zoned CBD (Central Business District)



PROPERTY HIGHLIGHTS

- Excellent development opportunity-WILL SUBDIVIDE
- Excellent visibility to Highway 141 (Peachtree Pkwy) with over 1,200' frontage
- Average Household incomes exceeds \$134,000 annually within a 3-mile radius
- Proposed traffic signal at Diplomat Drive
- All utilities are available at the site
- GA DOT Traffic Counts: Hwy 141 (Peachtree Pkwy)- 41,500 AADT

DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population	50,128	134,231	263,025
Daytime Population	22,579	74,769	131,069
Average Household Income (\$)	131,186	134,036	127,078

EXCLUSIVE AGENT(S)

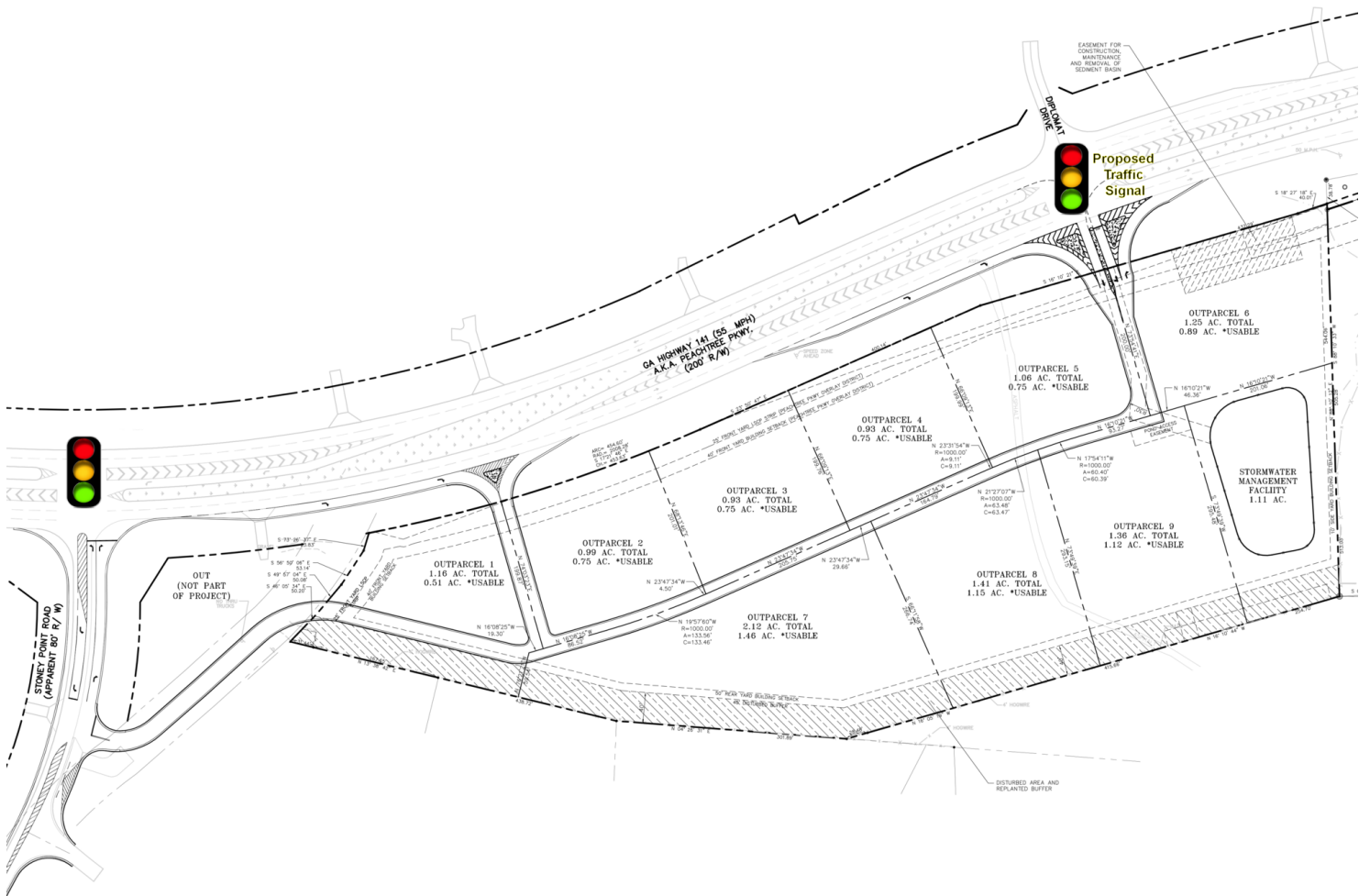
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SITE PLAN



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