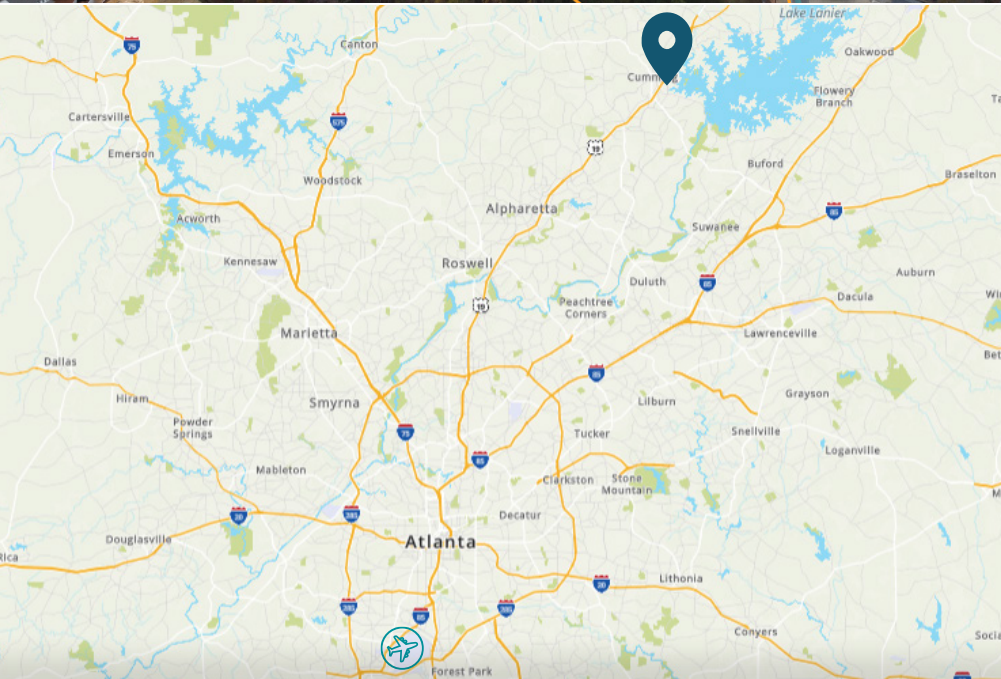


# COMMERCIAL LAND FOR SALE

Mary Alice Park Rd.  
Cumming, GA 30041

MEDICAL OFFICE / RETAIL SITES AVAILABLE



## AVAILABLE SITE

SITE	SIZE (AC)	ASKING PRICE
Mary Alice Park Rd.	30.2+	CALL FOR PRICING

## PROPERTY HIGHLIGHTS

- Over 1,100 feet of frontage along MarketPlace Blvd.
- Located less than 1/4 mile from Lake Lanier
- Zoned C4 - Commercial
- All utilities on site
- Ideal for Medical Office Campus/Retail Use
- Multi-Family rezoning not possible

## DEMOGRAPHICS

### POPULATION

	1 Mile	4,721
	3 Mile	42,523
	5 Mile	112,545

### DAYTIME POPULATION

	1 Mile	12,583
	3 Mile	55,407
	5 Mile	113,400

### HOUSEHOLDS

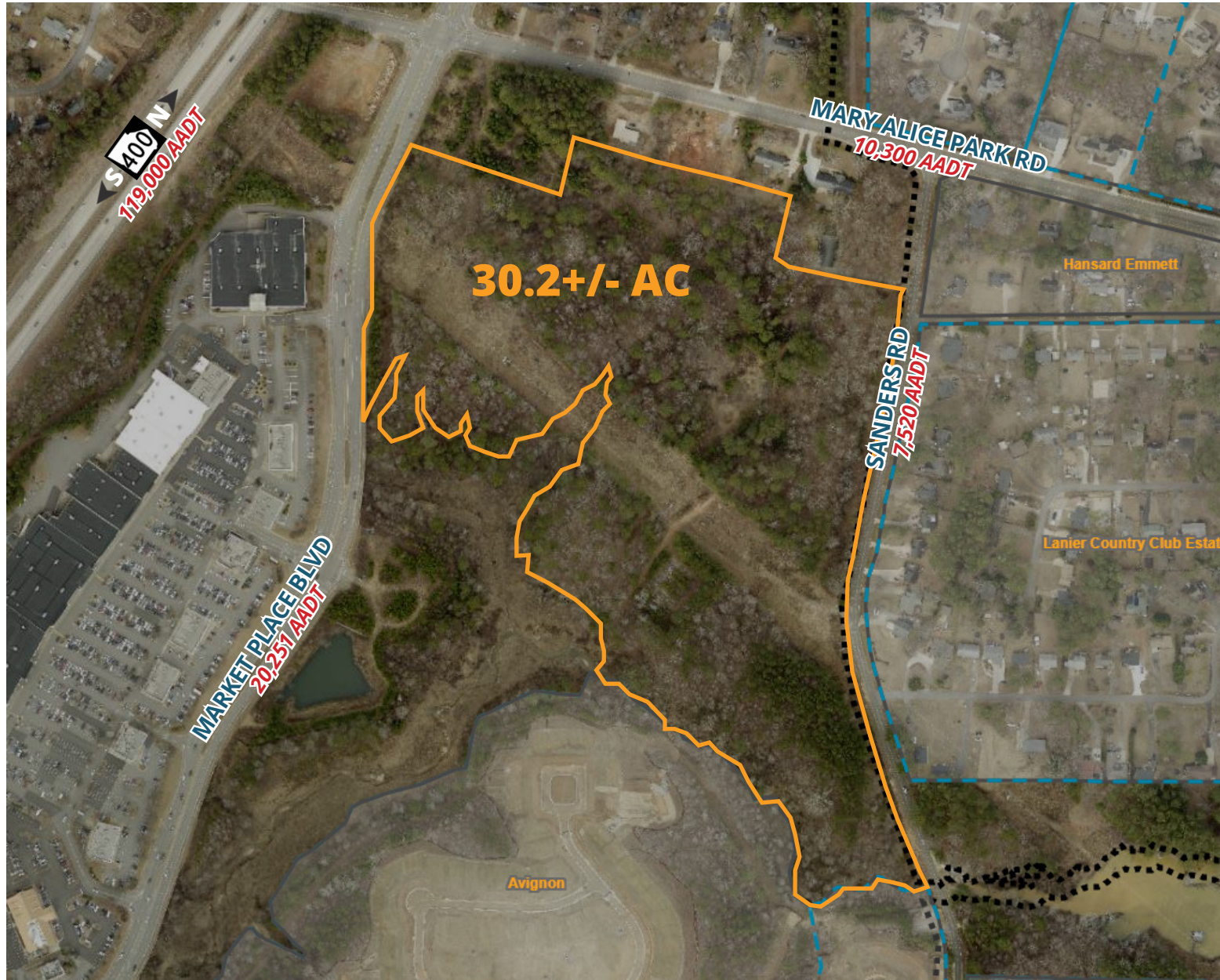
	1 Mile	1,753
	3 Mile	15,237
	5 Mile	38,126

### AVG. HOUSEHOLD INCOME

	1 Mile	\$116,826
	3 Mile	\$140,758
	5 Mile	\$164,950

### DAILY TRAFFIC COUNTS

	GA 400 North/South	119,000 AADT
	Market Place Blvd	20,251 AADT
	Mary Alice Park Rd	10,300 AADT



## AVAILABLE SITE



## RESTAURANTS

1. The Station House
2. Taco Mac Cumming
3. Golden Corral Buffet & Grill
4. Outback Stakehouse
5. Los Rios Mexican Restaurant
6. Krystal
7. Little Caesars Pizza
8. Waffle House
9. Burger King
10. Arby's
11. Wendy's
12. Cracker Barrel
13. Texas Roadhouse
14. Applebees
15. Whataburger
16. Panera
17. McDonald's
18. Taco Bell
19. Your Pie
20. Subway
21. Chick-fil-A
22. Chilis
23. Popeyes
24. Longhorn Stakehouse
25. Chipotle / Firehouse Subs / Panda Express
26. IHOP
27. Jersey's Mike's
28. Starbucks / Buffalo Wild Wings
29. Steak n Shake
30. Jimmy John's
31. Dunkin'

## MEDICAL

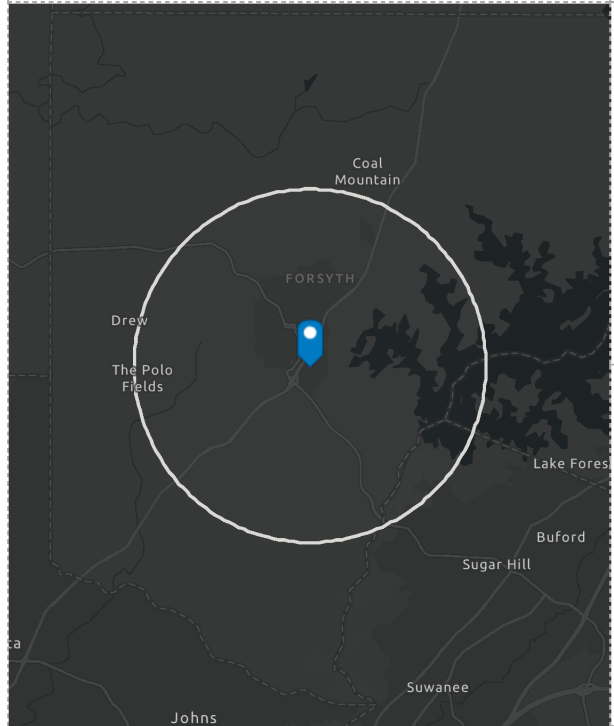
1. Piedmont Urgent Care
2. Quest Diagnostics
3. Aspen Dental
4. Cumming Professional Plaza
5. Family Medicine
6. Northside Hospital Forsyth

## SHOPPING

1. Ashley
2. Five Below
3. Old Navy
4. Homegoods / T-J-Maxx
5. Best Buy
6. BJ's
7. Dollar tree
8. Kohls
9. Big Lots
10. Publix
11. Ross
12. Target
13. Sprouts
14. bealls
15. belk
16. Lowe's
17. Walmart
18. Marshalls
19. Office Max
20. Home Depot



# ST. FranklinStreet



## KEY FACTS

112,604  
Population

2.9  
Average Household Size

39.9  
Median Age

\$127,837  
Median Household Income

## EDUCATION

5%  
No High School Diploma

15%  
High School Graduate

21%  
Some College

59%  
Bachelor's/Grad/Prof Degree

## EMPLOYMENT

77%  
White Collar

12%  
Blue Collar

11%  
Services

3.3%  
Unemployment Rate

## ANNUAL HOUSEHOLD SPENDING

\$3,398  
Apparel & Services



\$9,998  
Groceries

\$387  
Computers & Hardware



\$10,618  
Health Care

\$5,746  
Eating Out

## 2024 Race and ethnicity (Esri)

The largest group: White Alone (57.83)  
The smallest group: Pacific Islander Alone (0.04)

Indicator ▲	Value	Diff
White Alone	57.83	-3.05
Black Alone	4.51	-0.05
American Indian/Alaska Native Alone	0.44	+0.06
Asian Alone	22.97	+1.43
Pacific Islander Alone	0.04	0
Other Race	5.33	+1.11
Two or More Races	8.90	+0.52
Hispanic Origin (Any Race)	12.19	+1.89

## Forsyth County Ratings

- #1 Most Affluent County in GA
  - Ranked #8 in the US
- #1 Public School System in GA
- #1 Fastest Growing County in GA
  - Ranked #11 in the US



## DEVELOPMENT EXAMPLES



