



PEACHTREE PKWY OUTPARCEL

2675 Peachtree Pkwy
Cumming, GA 30041

OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



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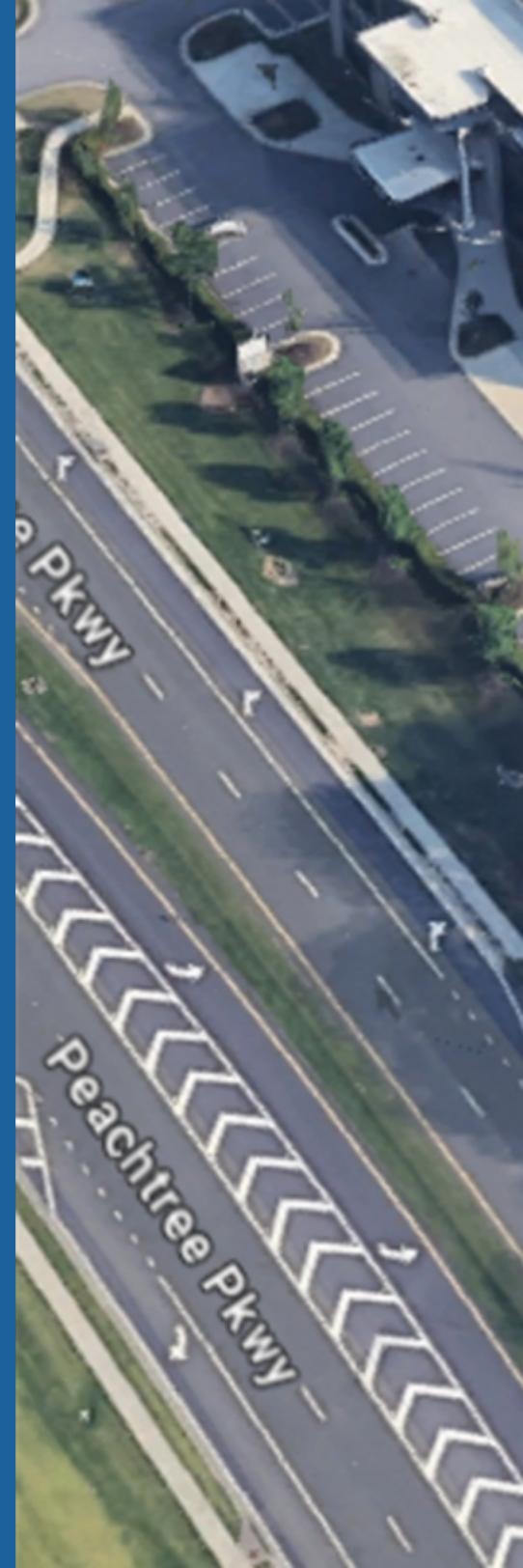
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CUMMING, GA 30041



General Real Estate
8080 Depford Way
Cumming, GA 30041
Office: 678-525-6243
www.generalrealestateLLC.com

Built By: www.crebuilder.com



3.2
acres



PROPERTY SUMMARY

Offering Price	\$3,100,000.00
Price per acre	\$968,000
Lot Size (acres)	3.21
Parcel ID	113 751
Zoning Type	CBD - Forsyth County
County	Forsyth
Frontage	212.00 Ft
Utilities	All available
Traffic Count	45,400 GDOT
Intersection	P Pkwy/West Village

INVESTMENT SUMMARY

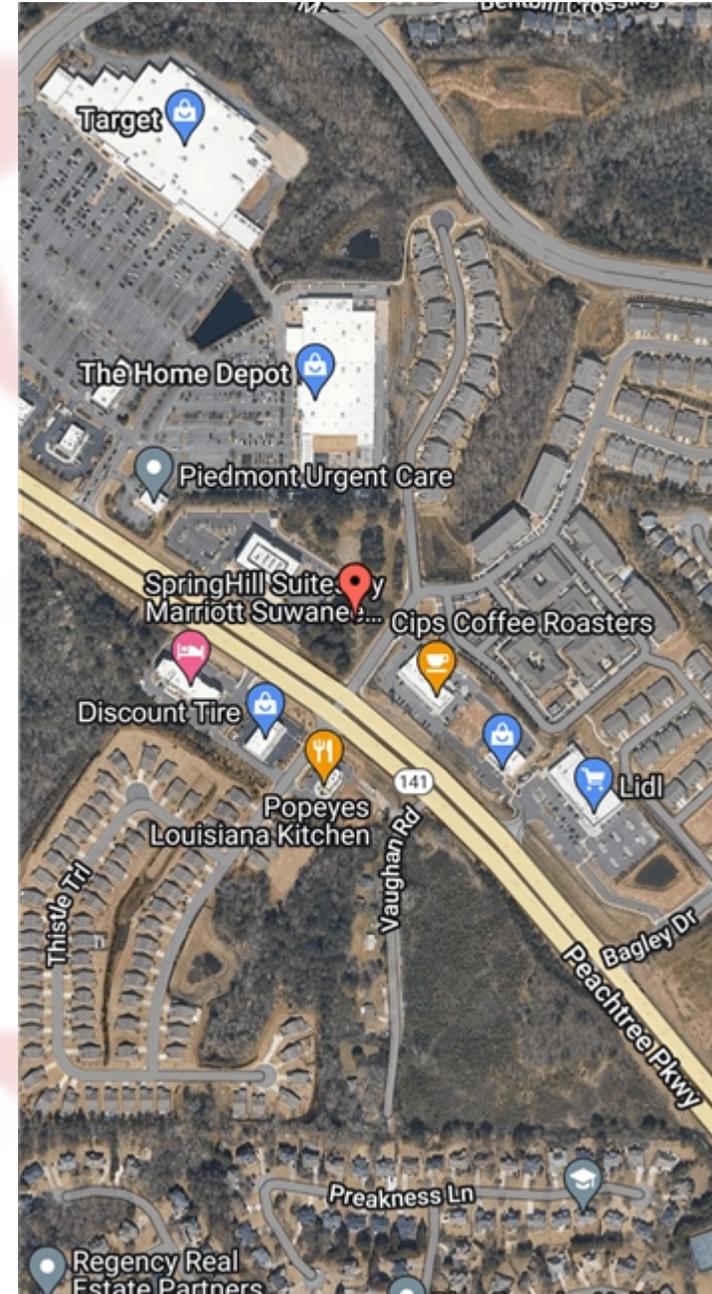
2675 Peachtree Pkwy offers an investor or developer the opportunity to own property at arguably the best intersection in the state of GA. At the intersection of Peachtree Pkwy & West Village Dr. the 3.2 acre site is ideal for several uses. The site is zoned CBD - Forsyth county and could be used for multiple uses. Some permitted uses: retail, restaurants, schools, health services, medical, office, day cares, self storage and veterinary clinics.

Drone aerial video link: <https://drive.google.com/file/d/1eMV66-G8QTpmC8y0XQuV9xxWChO0hQZa/view?usp=sharing>



INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Mix of national and local tenants.
- North Atlanta market, Cumming, Alpharetta and Johns Creek.
- Fantastic Signage, Exposure and Visibility.
- Survey AutoCAD files are available. Call Georgia Civil, Inc 706 342-1104
- Drone aerial video link: <https://drive.google.com/file/d/1eMV66-G8QTpmC8y0XQuV9xxWChO0hQZa/view?usp=sharing>





LOCATION HIGHLIGHTS

- Located on Peachtree Pkwy, a major thoroughfare and premier location in the submarket.
- Dense Residential Neighborhood.
- Located in a busy retail area, surrounded by national retail brands including: Home Depot, Target, Walmart , and many others.
- Forsyth County DOT says a traffic light may be installed one day when they "feel it is warranted".
- One of the fastest growing cities in Georgia.
- Affluent and growing trade area.
- Strategically located at the intersection of Peachtree Pkwy & West Village Drive with over 45,400 Cars Per Day.
- This property is in Cumming, Forsyth County. However the US Postal service has assigned the City of Suwanee to many properties in the area.

-



**Medical office,
self storage
3.2
acres**

**Retail shops,
restaurant**

pkwy

peachtree pkwy

141

W Village Dr

W Village Dr

SALES COMPARABLES

Comp 1#: Tim Horton restaurant

110 Vaughn Street

Suwanee, Georgia 30024



Tim Horton Restaurants is under construction. They bought 1 acre that was PAD ready. The site was zoned CBD Forsyth County. Restaurant was a permitted use.

Comp #2: Celebration Village

2905 Peachtree Pkwy

Suwanee, Georgia 30024



PAD ready out parcel zoned CBD. Currently under construction with a retail building for sports use.

Price	\$900,000.00
Sale Date	01/31/2023
Lot Size	1 Acres

Price	\$850,000.00
Sale Date	10/06/2023
Lot Size	0.95 Acres

SALES COMPARABLES

Comp #3: SCI Georgia Funeral

3445 Peachtree Pkwy

Suwanee, Georgia 30024



Zoned CBD. Currently under construction for a funeral home. A stop lighted intersection.

Comp #4: Liquor store

3535 Peachtree Pkwy

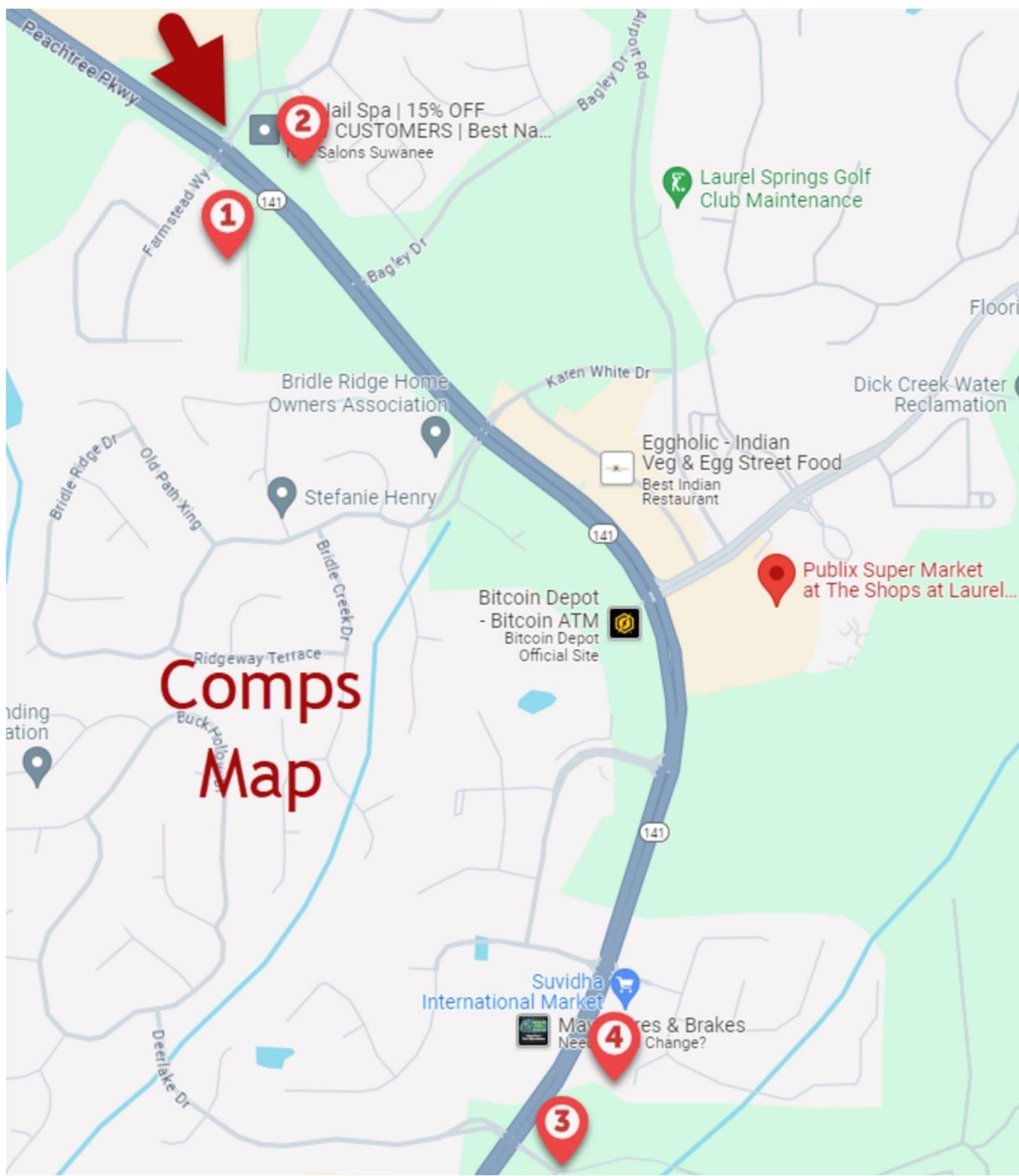
Suwanee, Georgia 30024



Zoned CBD. Currently under construction as a liquor store.

Price	\$1,623,000.00
Sale Date	02/08/2023
Lot Size	1.90 Acres

Price	\$1,647,000.00
Sale Date	07/18/2023
Lot Size	1.80 Acres



Comps Map

2 Nail Spa | 15% OFF CUSTOMERS | Best Na...
Salons Suwanee

1

Laurel Springs Golf Club Maintenance

Bridle Ridge Home Owners Association

Stefanie Henry

Eggholic - Indian Veg & Egg Street Food
Best Indian Restaurant

Publix Super Market at The Shops at Laurel...

Bitcoin Depot - Bitcoin ATM
Bitcoin Depot Official Site

Suvidha International Market

4 Mayores & Brakes
Need Change?

3

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.

THE FIELD EQUIPMENT USED ON THIS SURVEY WAS A TOPCON GTS 313.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33704 FEET AND AN ANGULAR ERROR OF 06 PER ANGLE POINT.

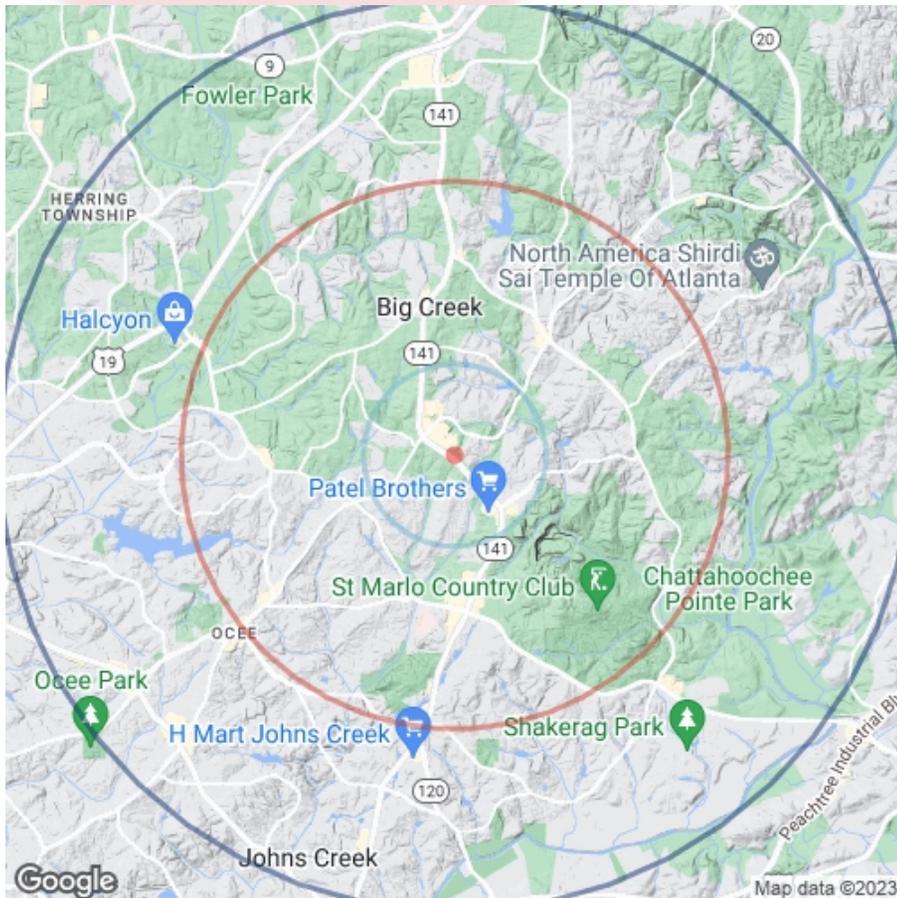
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 256433 FEET.



NOTES:

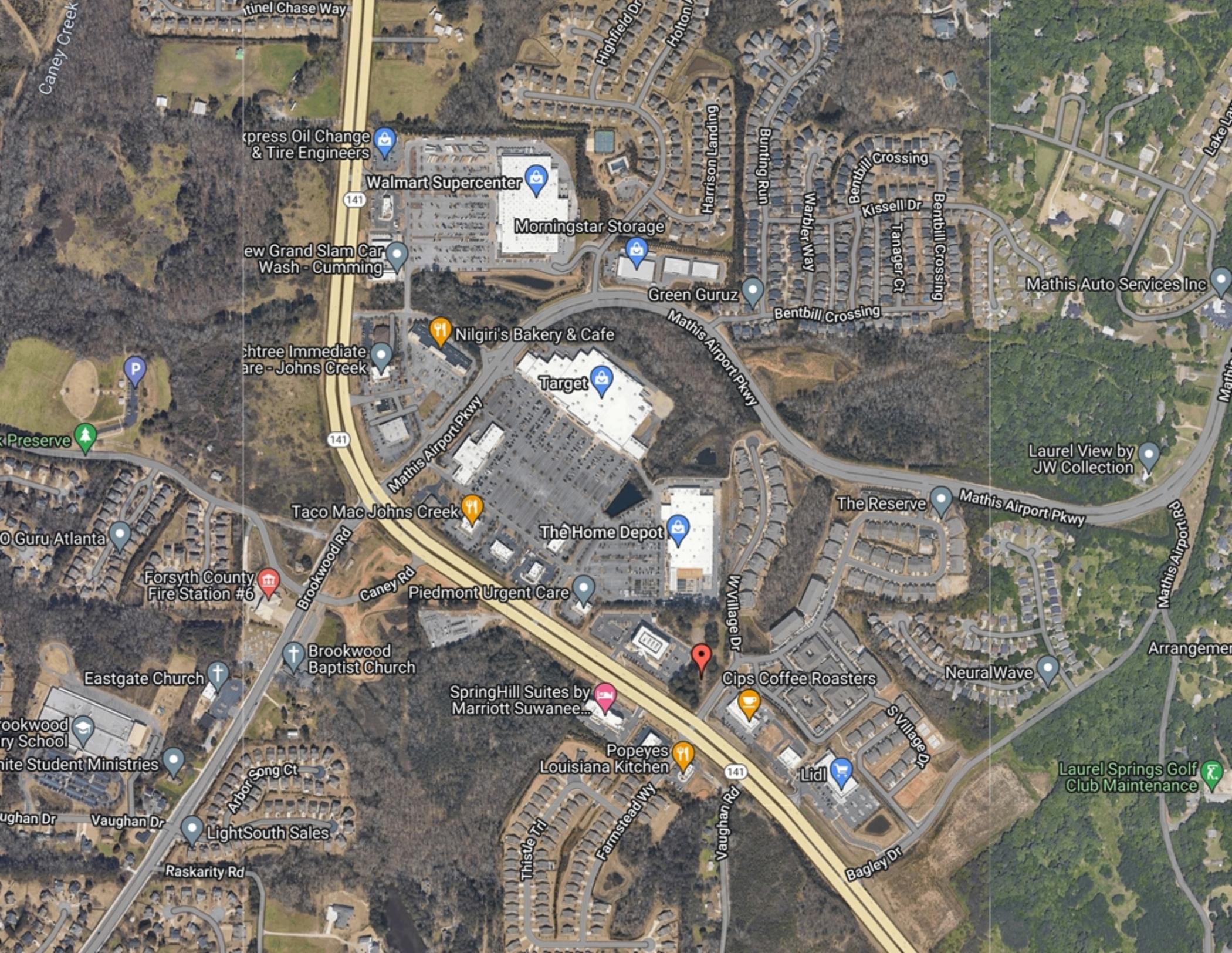
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,107	33,369	81,408
2010 Population	5,874	50,881	134,562
2024 Population	8,651	65,424	185,697
2029 Population	9,480	68,490	193,449
2024-2029 Growth Rate	1.85 %	0.92 %	0.82 %
2024 Daytime Population	7,937	71,057	198,847



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	58	514	1,734
\$15000-24999	15	133	649
\$25000-34999	36	222	977
\$35000-49999	211	732	2,755
\$50000-74999	216	1,155	4,532
\$75000-99999	215	1,349	5,366
\$100000-149999	554	3,969	12,718
\$150000-199999	451	3,798	10,817
\$200000 or greater	984	8,761	21,497
Median HH Income	\$ 155,396	\$ 175,521	\$ 156,162
Average HH Income	\$ 192,052	\$ 216,243	\$ 195,032

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,340	10,621	27,417
2010 Total Households	1,822	15,865	44,880
2024 Total Households	2,741	20,633	61,045
2029 Total Households	2,981	21,609	63,840
2024 Average Household Size	3.12	3.16	3.03
2024 Owner Occupied Housing	2,271	17,631	47,206
2029 Owner Occupied Housing	2,497	18,617	49,932
2024 Renter Occupied Housing	470	3,002	13,839
2029 Renter Occupied Housing	484	2,992	13,908
2024 Vacant Housing	108	640	2,359
2024 Total Housing	2,849	21,273	63,404







ABOUT CUMMING

Cumming is a city in Forsyth County, Georgia, United States, and the sole incorporated area in the county. It is a suburban city, and part of the Atlanta metropolitan area. In the 2020 census, the population is 7,318, up from 5,430 in 2010.



CITY OF CUMMING

AREA	
City	7.2 sq mi
Land	7.2 sq mi
Elevation	1217 ft
POPULATION	
Population	7,318
Density	1,017.80 sq mi

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GENERAL REAL ESTATE and it should not be made available to any other person or entity without the written consent of GENERAL REAL ESTATE.

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE GENERAL REAL ESTATE ADVISOR
FOR MORE DETAILS.**

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