

CUMMING, GEORGIA

1.08 ACRE OUTPARCEL AVAILABLE
NEAR 5470 BETHELVIEW ROAD (FORSYTH COUNTY)

1.08 ACRES
AVAILABLE FOR
GROUND LEASE



16 Acre Planned
Commercial Development
(Owned by Others)

Creekside Subdivision
163 Single-Family Homes

Atlanta Fence
Company

Bethelview Rd.
32,600 AADT

Local Medical
& Retail Shops

Eco Wash
Auto Spa

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

Castleberry
Bakery

CVS
pharmacy

Culver's

Valvoline

REGIONS

Kroger
FUEL
Center

PALMROSE
SCHOOLS

tropical
SMOOTHIE
CAFE

AT&T

Domino's
PIZZA

CLUB PILATES

Local
Medical

HOTWORX
VENETTII'S
TEMPO

Hydro South Inc.

Kroger

DEMOGRAPHICS

Bethelview Rd. & Castleberry Rd. / Cumming, GA 30040

| POPULATION | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|-----------------------------------|-----------|------------|------------|
| 2024 Estimated Population | 9,900 | 61,700 | 189,600 |
| 2029 Projected Population | 10,700 | 67,600 | 207,400 |
| Annual Growth Rate (2024-2029) | 1.62% | 1.82% | 1.81% |

| HOUSEHOLDS | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|---------------------------|-----------|------------|------------|
| 2024 Estimated Households | 3,300 | 20,500 | 64,500 |
| 2029 Projected Households | 3,500 | 22,200 | 70,100 |

| HOUSEHOLD INCOME | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|------------------------------|-----------|------------|------------|
| 2024 Estimated Median Totals | \$127,300 | \$132,500 | \$134,800 |

| BUSINESS | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|---------------------------------|-----------|------------|------------|
| 2024 Estimated Total Businesses | 240 | 2,400 | 7,800 |
| 2024 Estimated Total Employees | 1,800 | 26,100 | 103,500 |



\$134,800

Median Income



189,600

Population



64,500

Households



3.2%

Unemployment

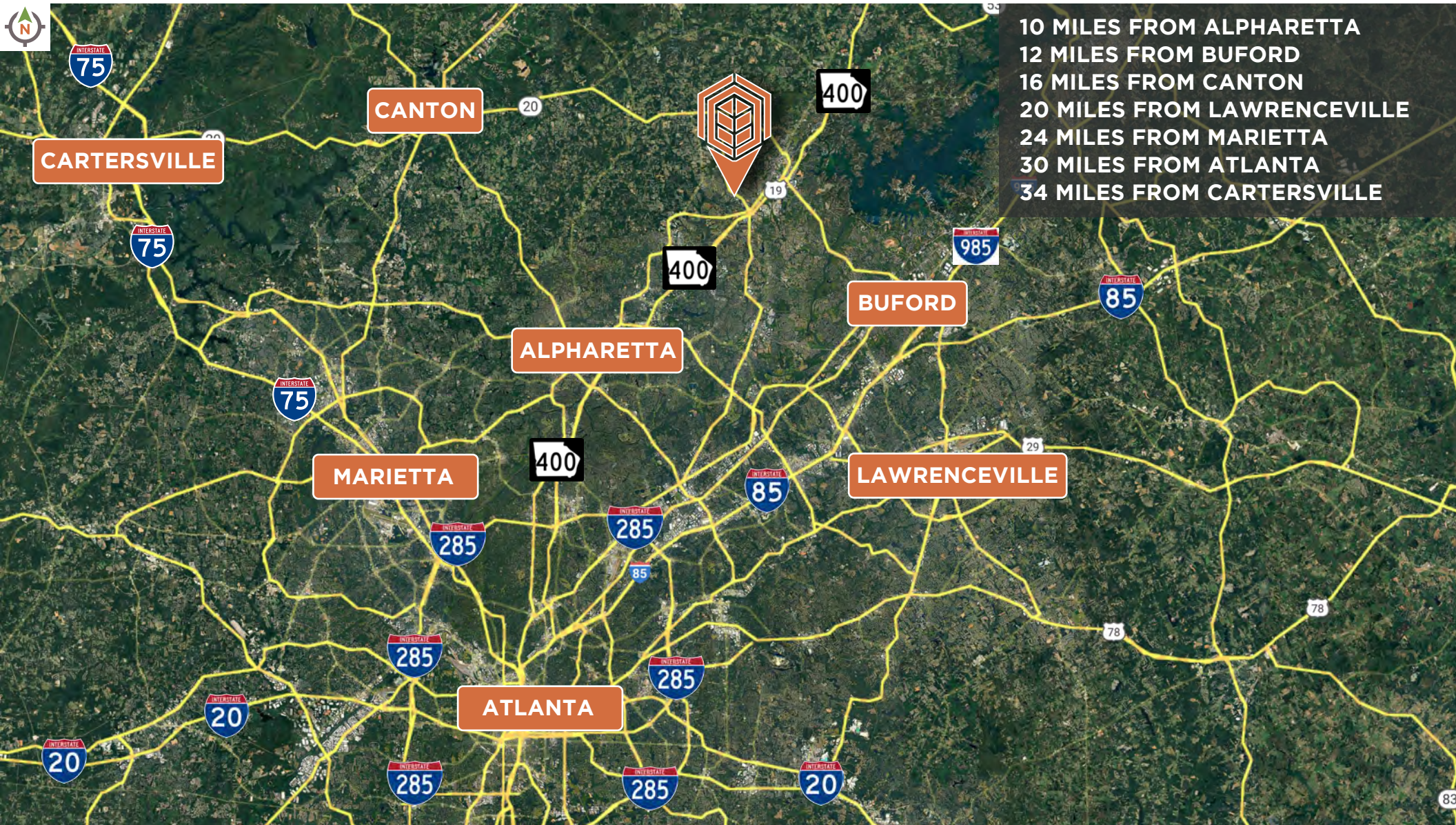


146,100

Labor Force

LOCATION OVERVIEW

Bethelview Rd. & Castleberry Rd. / Cumming, GA 30040



10 MILES FROM ALPHARETTA
12 MILES FROM BUFORD
16 MILES FROM CANTON
20 MILES FROM LAWRENCEVILLE
24 MILES FROM MARIETTA
30 MILES FROM ATLANTA
34 MILES FROM CARTERSVILLE

SURROUNDING MARKET

Bethelview Rd. & Castleberry Rd. / Cumming, GA 30040



PROPERTY OVERVIEW

Bethelview Rd. & Castleberry Rd. / Cumming, GA 30040



Site is located near the heavily traveled intersection of Castleberry Rd and Bethelview Rd with over 43,500 AADT. Nearby daily needs tenants, Kroger & Publix, have over 1,900,000 visitors combined per year.

LOCATED NEAR

-  Multiple Residential Communities
-  Major Intersection - Over 43,500 AADT
-  Excellent Median Household Incomes
-  Multiple Employment Opportunities
-  All Major Utilities

MAJOR BRANDS

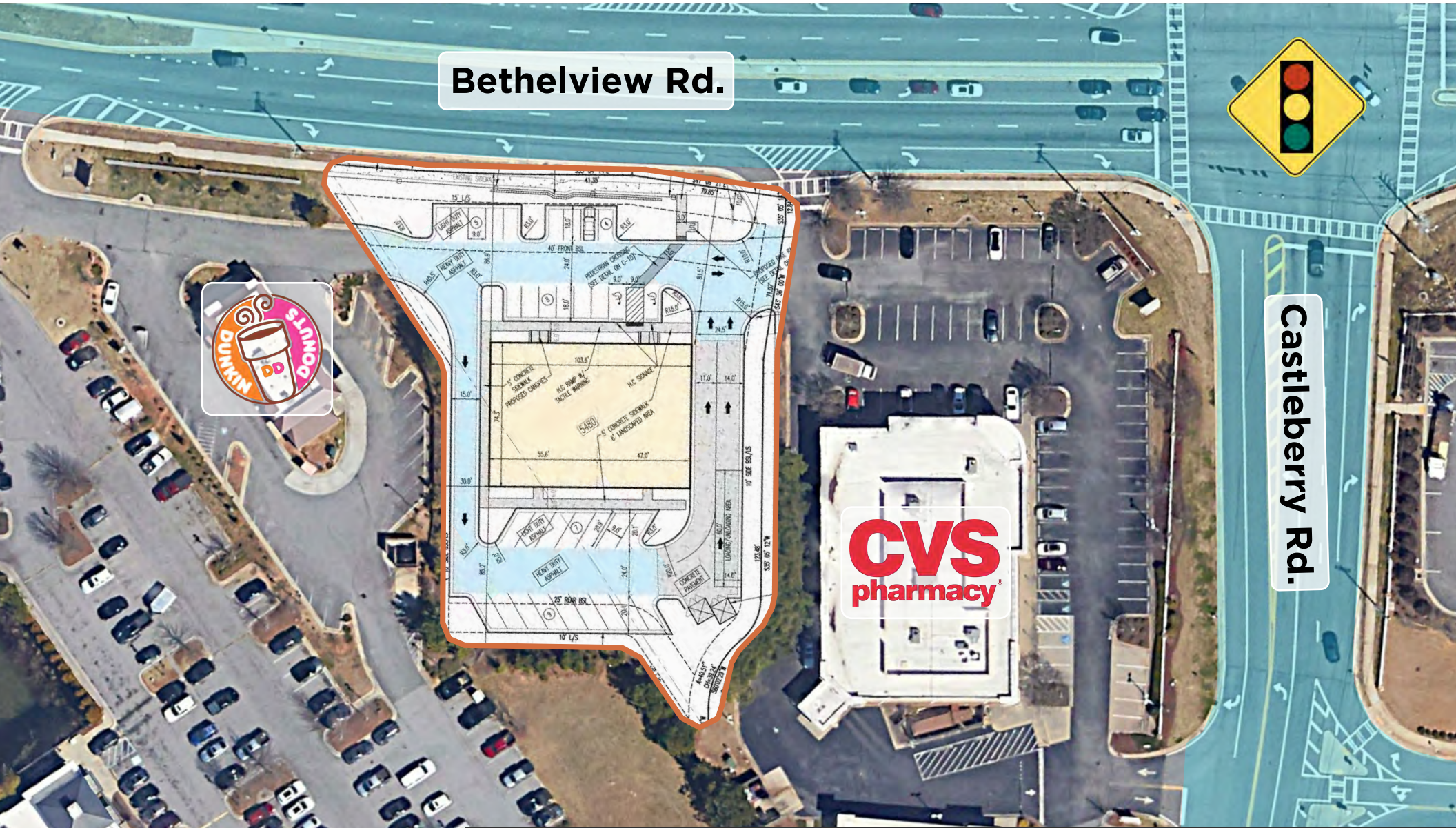


MAJOR INTERSECTIONS

Bethelview Rd & Castleberry Rd / 43,500 AADT

CONCEPTUAL PLAN

Bethelview Rd. & Castleberry Rd. / Cumming, GA 30040



Bethelview Rd.



Castleberry Rd.



CONTACT

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