

Presented By:

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**POWELL PROPERTY GROUP, INC**

343 Dahlonga Street, Suite A  
Cumming, GA 30040  
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**POWELL**  
PROPERTY GROUP

# 900 PEACHTREE PARKWAY

Land :

CUMMING, GA 30041

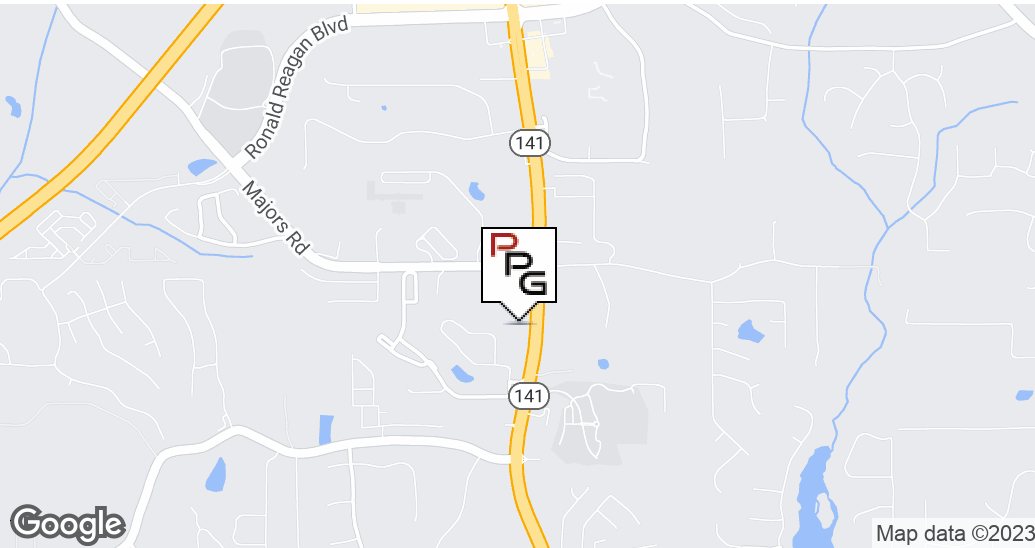
FOR SALE





# 900 PEACHTREE PARKWAY

CUMMING, GA 30041



Property Type	Land
Property Subtype	Retail-Pad
APN	108-160
Lot Size	1.246 Acres
Number of Lots	1

One remaining pad site available. End cap unit approx 1.246 acres zoned CBD in Forsyth County. The site is located within the Development Corridor character area of Forsyth County, which requires a high standard of exterior finishes and landscaping. The bulk site offers approximately 1,285 ft of frontage and visibility on Peachtree Parkway/ Hwy 141, with approximately 42K VPD.



- Offered at \$1,000,000
- 40,200 ADT (15) on Peachtree Pkwy/ Hwy 141
- All utilities available to site
- Detention is in and in place
- Excellent Visibility to Hwy 141
- Ample road frontage

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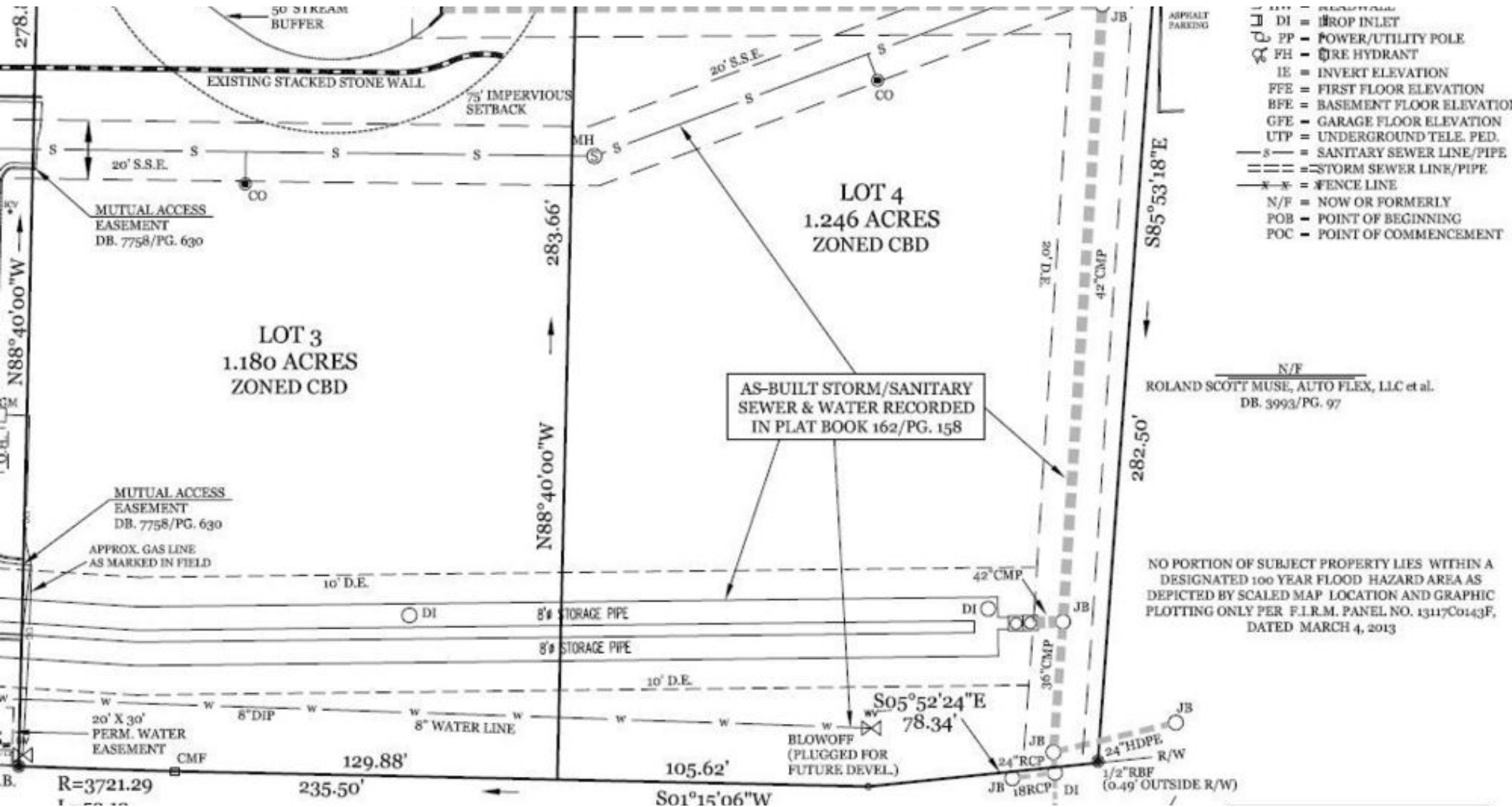
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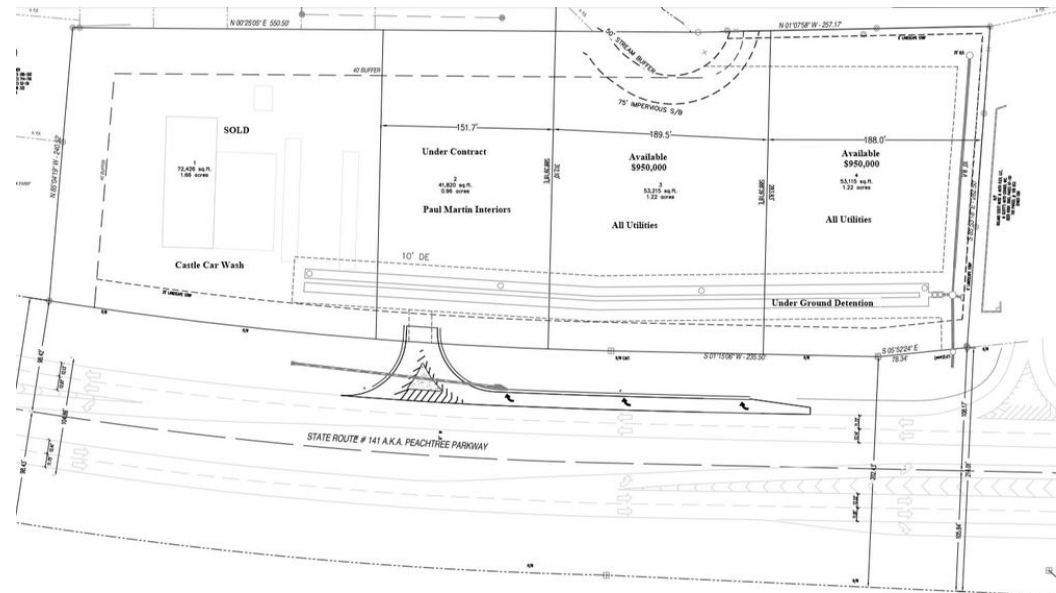
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# OF LOTS 1 | TOTAL LOT SIZE 1.22 ACRES | TOTAL LOT PRICE \$1,000,000 | BEST USE DEVELOPMENT

STATUS	LOT #	ADDRESS	SUB-TYPE	SIZE
Sold	MISTER CAR WASH	930 Peachtree Pkwy, Cumming, GA 30041	Retail-Pad	1.125 A
Sold	Paul Martin Interiors	920 Peachtree Pkwy Suite 100, Cumming, GA 30041	Retail-Pad	0.97 Ac
Sold	3- Package Store- Coming Soon- Sold 2021	880 Peachtree Pkwy, Cumming, GA 30041	Retail-Pad	1.186 A
Available	4	880 Peachtree Pkwy, Cumming, GA 30041	Retail-Pad	1.22 Ac



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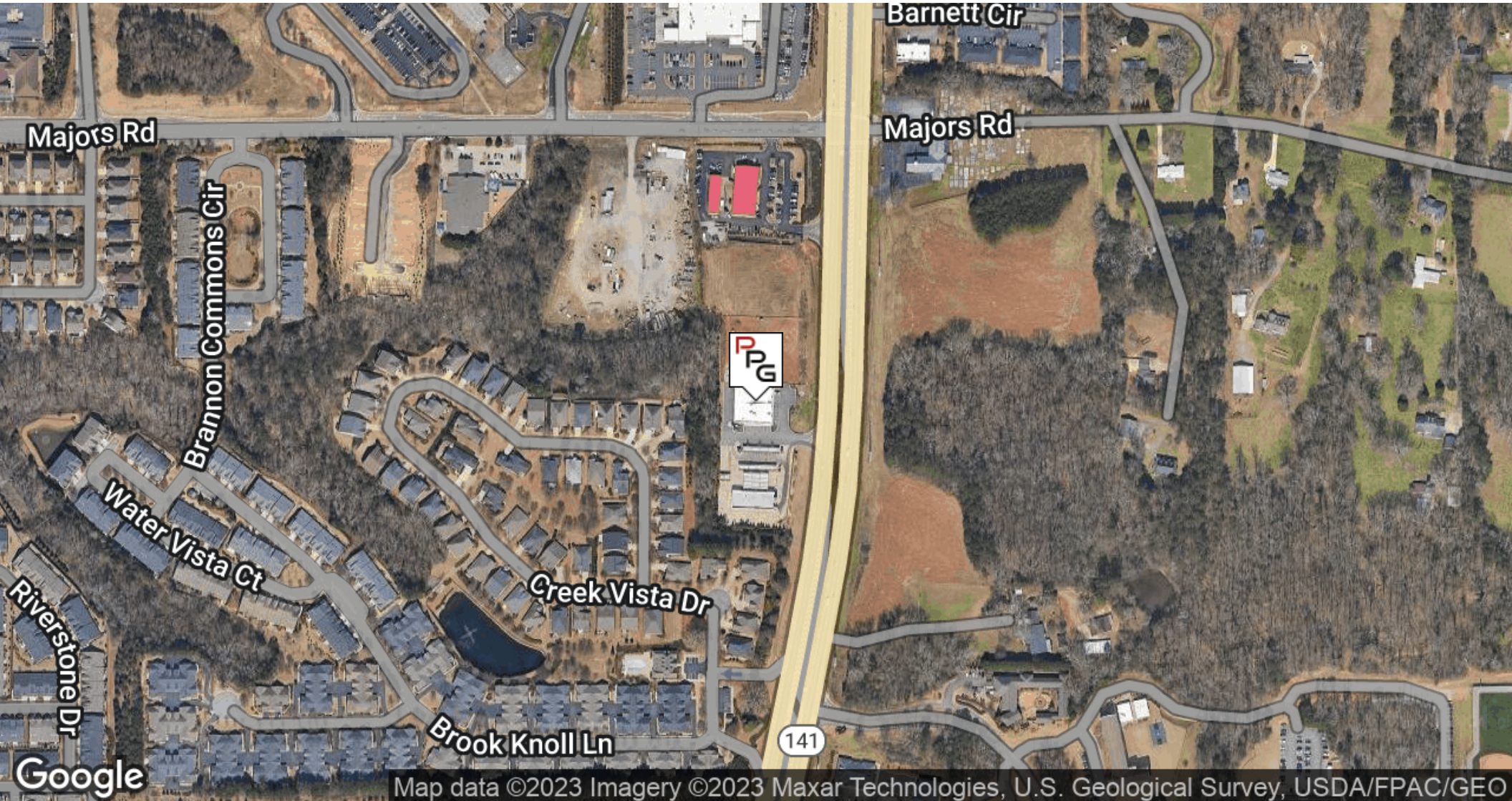


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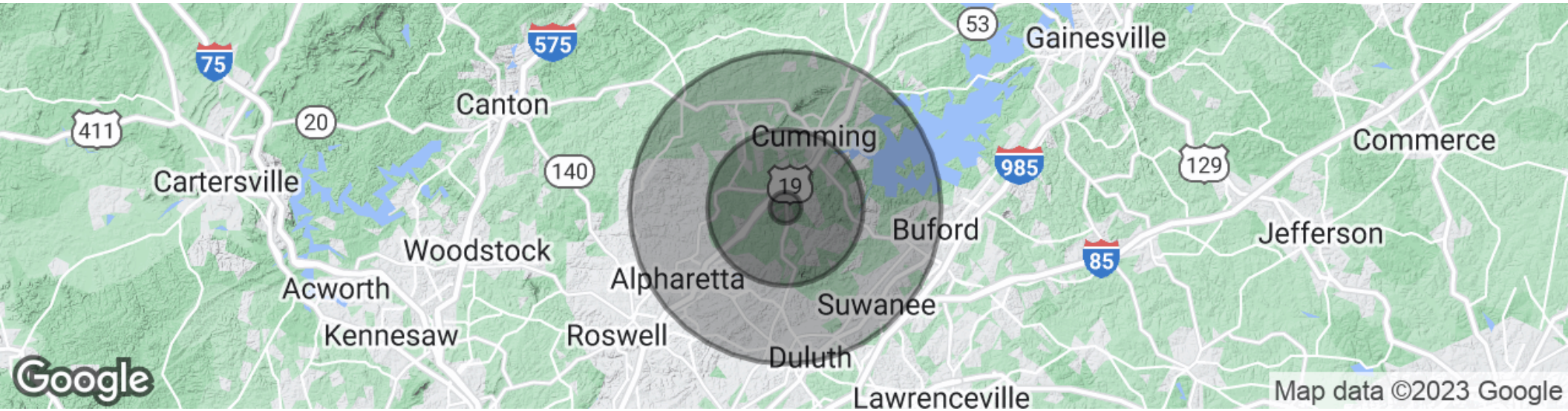


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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,175	92,617	379,051
Median age	38.2	36.3	36.3
Median age (Male)	37.5	35.7	35.8
Median age (Female)	39.1	36.7	36.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,107	30,419	129,617
# of persons per HH	2.9	3.0	2.9
Average HH income	\$122,201	\$121,919	\$114,643
Average house value	\$376,159	\$385,478	\$376,360

*\* Demographic data derived from 2020 ACS - US Census*

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