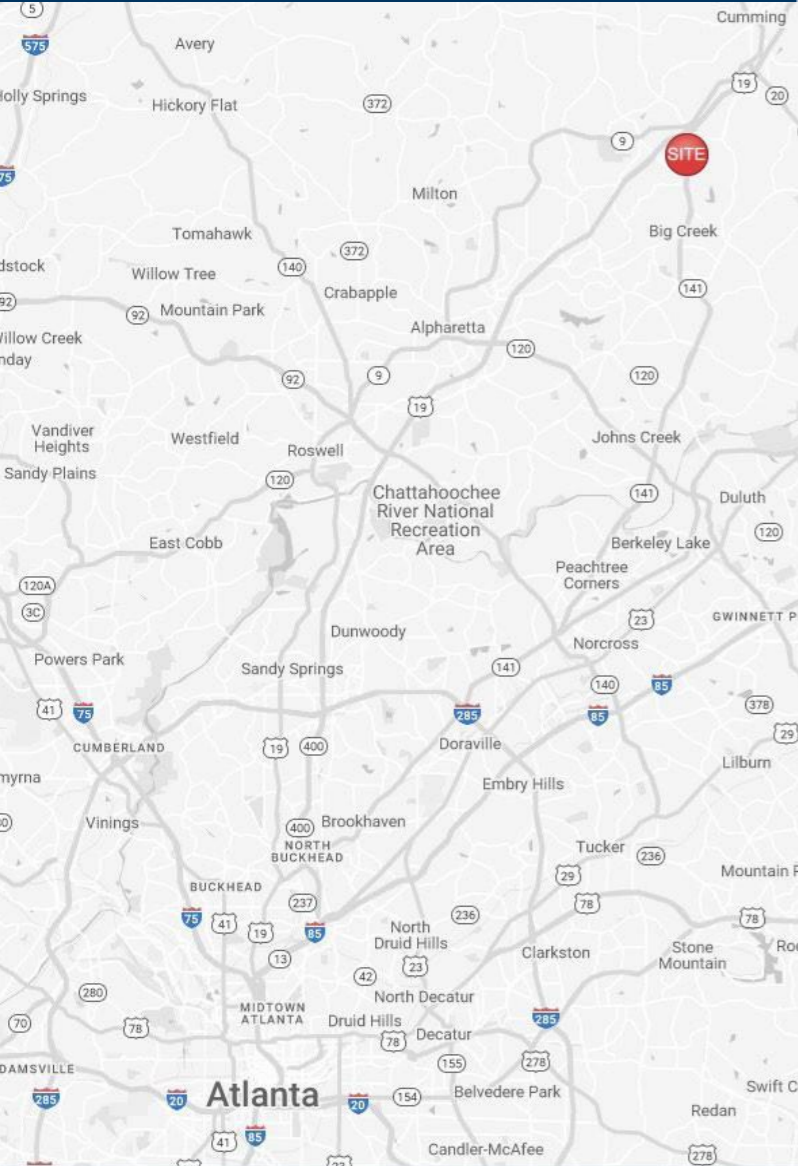


141 - New Development

580 Peachtree Parkway
Cumming, GA 30041



Leasing Contacts

Allie Hodge Motz
678-501-5342
allie@riverwoodproperties.com

Property Highlights

- The property is located on State Route 141 in Cumming, GA, less than half a mile from The Collections at Forsyth and Highway 400.
- This proposed development sits on 2.00 acres in the heart of Georgia’s Technology Corridor.
- Offers great visibility, and the population is over three times the national average.
- 47,942 VPD
- 100% Leased

141 - New Development

101 Handel's Ice Cream 1,800 SF

102 True Education 1,587 SF

103-105 Tanishq 4,897 SF

106 Caribou Coffee 1,800 SF

GLA: 10,084 SF

Availability: 100%
Leased



NEW DEVELOPMENT

Site Plan

AREA DEMOGRAPHICS



2023
Population

1 MILE	3,250
3 MILE	55,000
5 MILE	152,931



2023 Daytime
Population

1 MILE	3,784
3 MILE	20,148
5 MILE	72,754



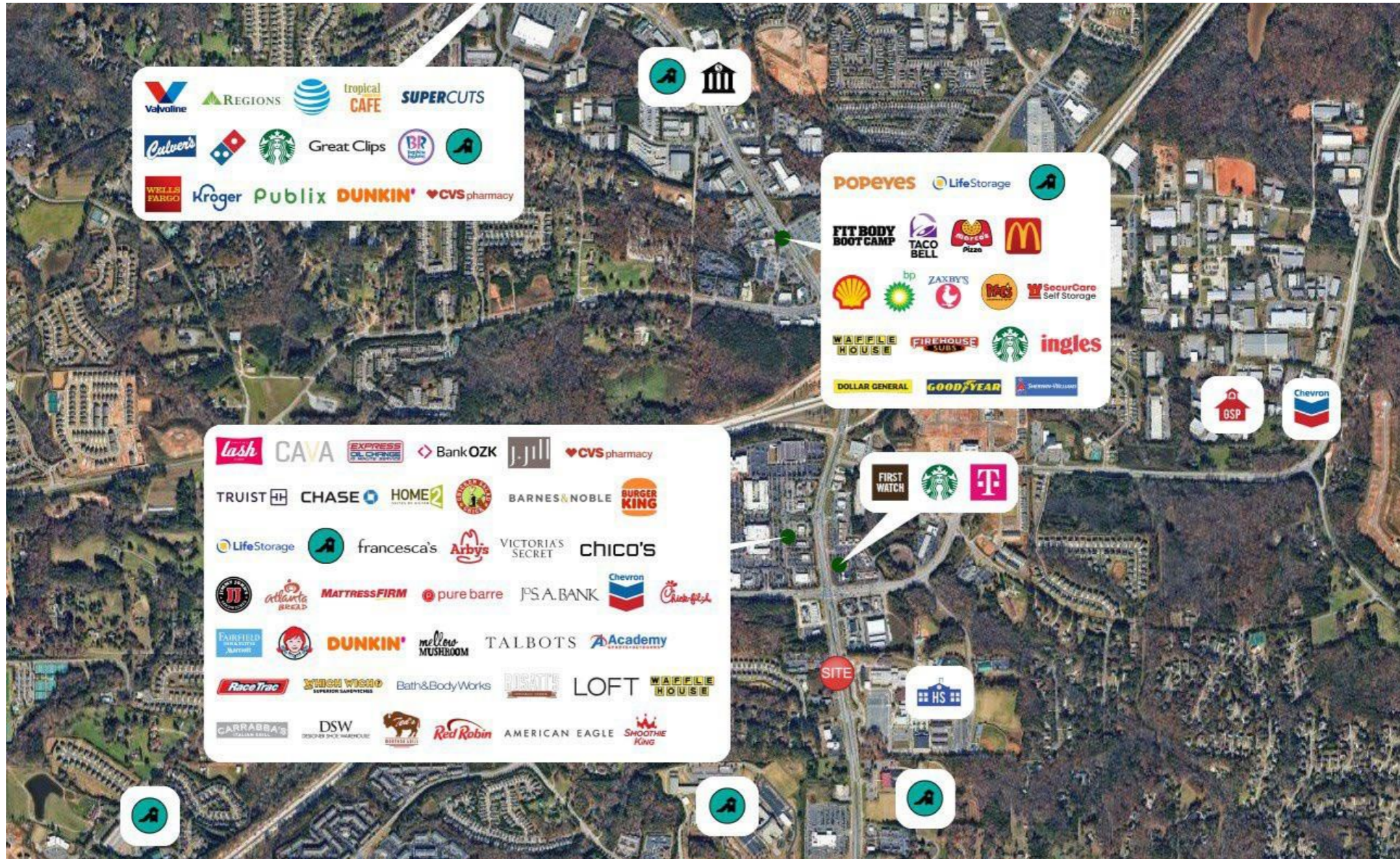
Household 2023

1 MILE	1,338
3 MILE	18,607
5 MILE	50,541



Household
Income

1 MILE	\$151,312
3 MILE	\$176,078
5 MILE	\$180,803



NEW DEVELOPMENT

Trade Area Overview