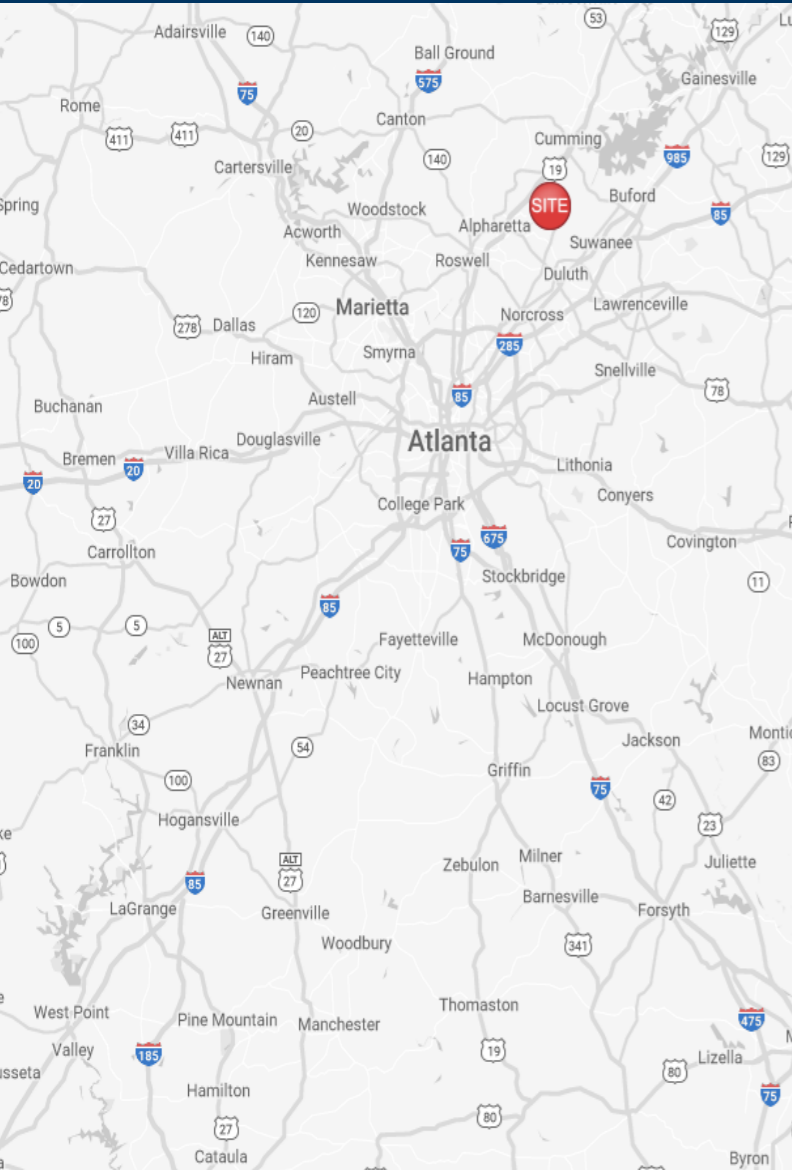


# Ground Lease

2238 Peachtree Parkway  
Cumming, GA 30041



RIVERWOOD  
PROPERTIES, LLC

**Bowling and Hotel  
coming soon.**

## Leasing Contacts

Marrissa Chanin  
678-501-5341  
[Marrissa@riverwoodproperties.com](mailto:Marrissa@riverwoodproperties.com)

Allie Hodge  
678-501-5342  
[Ahodge@riverwoodproperties.com](mailto:Ahodge@riverwoodproperties.com)

[riverwoodproperties.com](http://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 ground lease opportunity offers a 2,900 Sf building on 1.00 acres in the heart of Georgia's Technology Corridor.
- Offers Great visibility
- Sees over 26,000 VPD
- 100% Leased

**ALTA/ACSM LAND TITLE SURVEY FOR:  
MARIAM TAI**

Title Commitment Number: 30872.02  
Effective Date: June 14, 2011  
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were performed in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items NA of Table A thereof.  
The field work was completed on June 20, 2011.

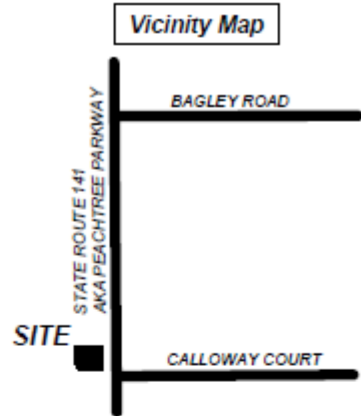
William G. Harbuck  
Registered Land Surveyor No. 3006  
In the State of Georgia  
Date of Survey - July 5, 2011  
Survey Performed By:  
Harbuck Land Surveyors, Inc.  
35 Mansour Circle  
Newnan, GA 30263

The field data upon which this map or plat is based has a closure precision of less than one foot in 10,000 feet and an angular error of 3 seconds per angle point, and was adjusted using compass rule.

This map or plat has been calculated for closure and is found to be accurate within one foot in 202,642 feet.

The type of equipment used to obtain the linear and angular measurements used in the preparation of said map or plat is an Electronic Total Station

**NOTE:**  
A TOPOGRAPHICAL SURVEY WAS PERFORMED 11/01/2016 FOR THIS PROPERTY. THIS CERTIFICATION APPLIES ONLY TO THE TOPOGRAPHICAL SURVEY.



**Statement of Encroachments**

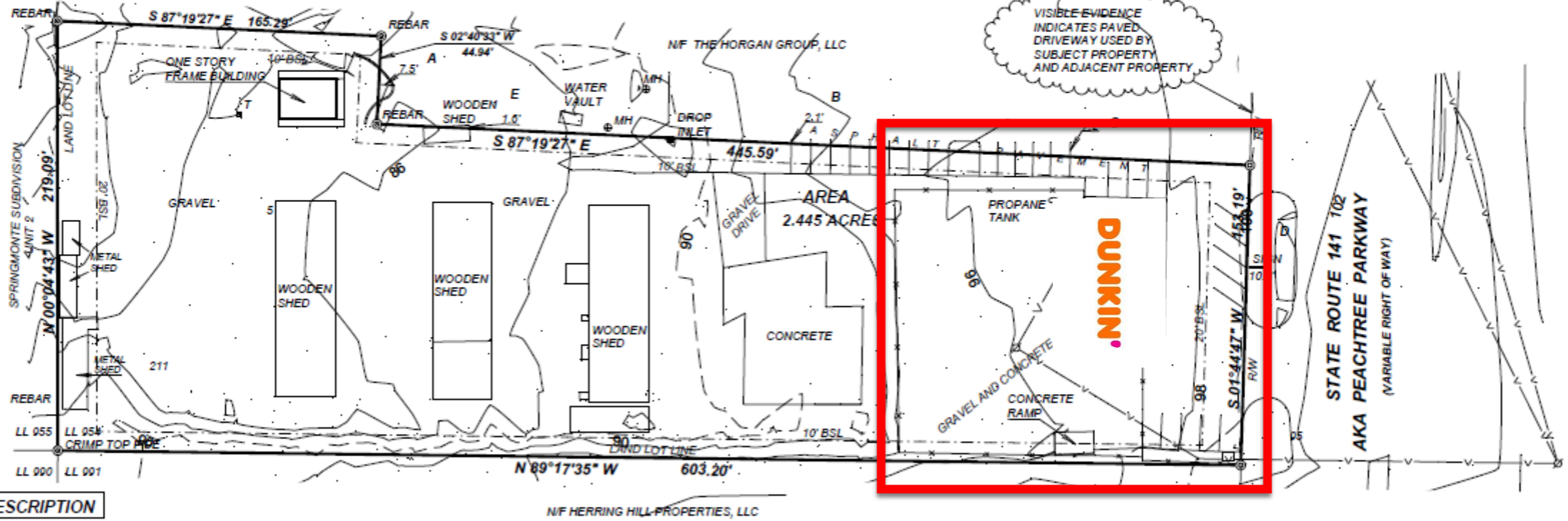
- A RETAINING WALL ENCROACHING BY 7.5'
- B PARKING STRIPES ENCROACHING BY 2.1' TO 7.2' AT C
- C PARKING STRIPES ENCROACHING BY 7.2' TO 2.1' AT B
- D SIGN ENCROACHING INTO RIGHT OF WAY BY 10.3'
- E WOODEN SHED ENCROACHING BY 1.0'

**Zoning Information**

Source of Information: MUNICODE.COM		
Zoning District(s):	HB	
Zoning Definition:	HIGHWAY BUSINESS DISTRICT	
Building Setback Requirements		
	Observed	Required
Front Yard Setback	46.0'	20'
Side Yard Setback	23.7'	10'
Rear Yard Setback	1.0'	20'
Parking Tabulation		
	Observed	Required
Regular Spaces	26	DEPENDENT UPON USE
Handicapped Spaces	0	DEPENDENT UPON USE
Total Parking Spaces	26	DEPENDENT UPON USE

**Legend of Symbols & Abbreviations**

- POC Point of Commencement
- POB Point of Beginning
- Iron pin found
- Iron Pin Set
- Utility pole
- Electric box
- Fence Line
- BC Back of curb
- UGC Underground cable
- SDMH Storm drain manhole
- T Transformer
- Light pole
- BSL Building setback line
- Fire hydrant
- Manhole
- Loading dock
- Telephone box
- Water valve
- Outlet structure
- Drop inlet
- Power line
- Overhead telephone line
- Right of way marker
- Water meter



**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 954 OF THE 2ND LAND DISTRICT, 1ST SECTION OF FORSYTH COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CRIMP TOP PIPE FOUND AT THE INTERSECTION OF LAND LOTS 954, 955, 990 AND 991 OF THE 2ND LAND DISTRICT, 1ST SECTION OF FORSYTH COUNTY, GEORGIA; THENCE N 00°04'43" W ALONG THE WEST LINE OF LAND LOT 954 A DISTANCE OF 219.09' TO A REBAR; THENCE DEPARTING SAID LAND LOT LINE S 87°19'27" E, A DISTANCE OF 165.29' TO A REBAR; THENCE S 02°40'33" W, A DISTANCE OF 44.94' TO A REBAR; THENCE S 87°19'27" E, A DISTANCE OF 445.59' TO A PK NAIL FOUND ON THE RIGHT OF WAY OF STATE ROUTE 141 - AKA PEACHTREE PARKWAY (VARIABLE R/W); THENCE ALONG SAID RIGHT OF WAY S 01°44'47" W, A DISTANCE OF 153.19' TO A CRIMP TOP PIPE LOCATED ON THE SOUTH LAND LOT LINE OF LAND LOT; THENCE DEPARTING SAID RIGHT OF WAY N 89°17'35" W ALONG THE SOUTH LINE OF LAND LOT 954, A DISTANCE OF 603.20' TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 2.445 ACRES, MORE OR LESS.

**Utility Notes**

THE LOCATION OF UTILITES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

**Miscellaneous Notes**

NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS  
NO OBSERVABLE EVIDENCE OF SITE USED AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL  
NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS  
NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS

**FLOOD NOTE**

FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13117C0235E, WHICH BEARS AN EFFECTIVE DATE OF 09/19/2007, IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR AN APPLICATION FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**NEW DEVELOPMENT**

Site Plan



# AREA DEMOGRAPHICS



2022  
Population

1 MILE	7,533
3 MILE	67,379
5 MILE	186,867



2022 Daytime  
Population

1 MILE	1,981
3 MILE	33,568
5 MILE	105,82



Household 2022

1 MILE	2,366
3 MILE	21,053
5 MILE	71,487



Household  
Income

1 MILE	\$197,022
3 MILE	\$183,876
5 MILE	\$156,605



## 2238 PEACHTREE PKWY

Trade Area Overview