

PROPERTY OVERVIEW

Asking Price: \$800,000

Property: Owner-User/
Investment Property

**Additional Property
Revenue:**

\$2,800+ per year from
an advertising structure
attached to premises.

Square Footage: 5,900 SF

Acreage: 0.78 AC

Year Built/Year Renovated:
1970/2007

Asset Type:

Flex Building

Parking: 12 Spaces |
2.03/1,000 SF

Zoning:

CBD, Commercial Business District

Doors: 2 Drive-Ins

Occupancy: Vacant



CUMMING, GA

- Cumming is the county seat and sole incorporated city of Forsyth County
Cumming Population: 7,325, Forsyth County Population: 260,206.
- Due to heavy investment from many national and international companies, Forsyth has become a hub for manufacturing and technology. As a result, Forsyth has exploded into a high growth and high income suburb of Atlanta
- There are over 6,500 businesses and a workforce of over 120,000 people in Forsyth County (1)
- **Top employers include: Arris, Koch Foods, Scientific Games, Tyson Foods, and Siemens (2)**
- The Halcyon, a \$370 million mixed-use development sitting on 135-acres at Georgia 400 and McFarland Parkway was recently completed. It features 480,000 square feet of office & retail space, two hotels and 690 residential units. (3)



- Lake Lanier brings close to 12 million visitors annually adding to Forsyth's tourism and entertainment efforts (2)
- Situated on approximately 75 acres between Canton Highway and Sawnee Drive to the west of downtown Cumming and behind Forsyth Central High School and the Cumming City Center. With 13 commercial tenants and counting, it has become a hub for local businesses The Cumming City Council has approved a \$15.8 million infrastructure upgrade to the city center as well.
- Atlanta-based Roberts Properties has proposed an 84 acre mixed-use development in Forsyth County bringing 238 residential units as well as 57,000 square feet of commercial space.
- Commissioners have also approved two rezoning requests, adding 120 residential lots to South Forsyth as well as approving the request for 176 new homes on Pilgrim Road.

RANKED #1 IN THE STATE FOR: Community for Incoming Investment, Concentration of Tech Talent, and Fastest Growing County



1. Costar 2. Forsyth County 3. Atlanta Business Chronicle

CUMMING CITY CENTER



Situated on 75 acres located between Canton Highway (Hwy 20) and Sawnee Drive, west of downtown Cumming and behind Forsyth Central High School, the Cumming City Center development offers a “main-street Americana” feel. Features include approximately 117,000 square feet of retail space, a new Cumming Police and Municipal Court building, an amphitheater adjacent to a small lake, two system meandering above the Kelly Mill Branch stream, its tributaries and wetlands. Across Canton Highway, another 10 acres was donated to the city for development of additional walking trails.

Source : Forsyth County



MULTI USE PROPERTY FOR LEASE

A photograph of a multi-use property for lease. The property consists of a single-story white building with blue trim around the windows and doors. To the right of the main building is a carport with a blue roof and blue support pillars. Several cars are parked in the lot, including a white sedan, a dark sedan, and a white SUV. A utility pole with multiple wires is located on the right side of the property. The background is filled with tall green trees under a blue sky with scattered white clouds. The overall scene is bright and sunny.

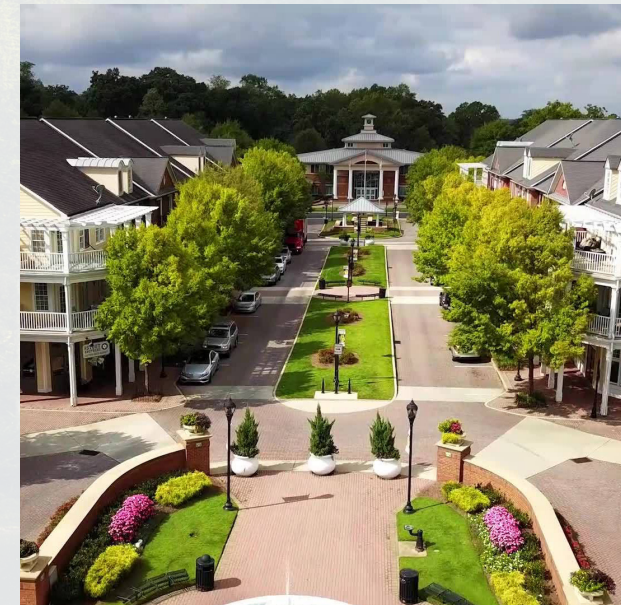
BROKER'S OPINION OF VALUE

AUTO REPAIR SALES/LEASING EXPERIENCE



AREA DEMOGRAPHICS

| POPULATION | 2 MILE | 5 MILE | 10 MILE |
|----------------------------|----------|-----------|-----------|
| 2028 POPULATION PROJECTION | 59,315 | 221,810 | 971,253 |
| 2023 POPULATION | 57,763 | 217,800 | 955,436 |
| 2010 POPULATION | 45,511 | 185,310 | 812,022 |
| GROWTH 2023-2028 | 0.5% | 0.4% | 0.3% |
| GROWTH 2010-2023 | 1.9% | 1.3% | 1.4% |
| HOUSEHOLDS | | | |
| 2028 PROJECTION | 30,494 | 96,153 | 414,605 |
| 2023 ESTIMATE | 29,776 | 94,540 | 407,687 |
| 2010 CENSUS | 24,446 | 81,162 | 344,372 |
| INCOME | | | |
| < \$25,000 | 2,629 | 10,247 | 51,458 |
| \$25,000 - \$50,000 | 5,733 | 18,590 | 67,425 |
| \$50,000 - \$75,000 | 6,958 | 17,794 | 62,140 |
| \$75,000 - \$100,000 | 4,293 | 12,451 | 49,638 |
| \$100,000 - \$125,000 | 3,849 | 9,147 | 40,437 |
| \$125,000 - 150,000 | 1,523 | 5,315 | 28,330 |
| \$150,000 - \$200,000 | 1,774 | 7,578 | 38,606 |
| \$200,000+ | 3,017 | 13,419 | 69,653 |
| AVG HOUSEHOLD INCOME | \$99,152 | \$108,889 | \$118,348 |



HIGHEST AND BEST USES



Medical
Development



Bank



Small Footprint
Restaurant



Auto User /
Car Wash



Gas / Service
Station



Miscellaneous
Retailers

HOLCOMB BRIDGE BUSINESS CENTER



Industrial/Flex Buildings For Lease

Suites Statrting at\$3,800/Month

PROPERTY OVERVIEW & AVAILABILITY

- Three Single Story Flex Warehouses
- Built 1986 | Renovated 2024
- Zoning OP - Office Park
- Ceiling Height: 14'
- Loading Dock or Drive-In
- Parking Ratio: 2.99 / 1,000 SF
- 3.5 Miles from GA-400
- Holcomb Bridge Road - 36,585 Vehicles per Day
- \$150,739 3-Mile Average Household Income

AVAILABLE SPACES

| SUITE | UNIT DESCRIPTION |
|------------------|--|
| Suite 604 | 2,112 SF 1 Loading Dock 70% Warehouse, 30% Office |
| Suite 620 | 3,340 SF 1 Drive-In Door 82% Warehouse, 18% Office |
| Suite 628 | 2,872 SF 1 Drive-In Door 60% Warehouse, 40% Office |
| Suite 630 | 4,467 SF 1 Drive-In Door 85% Warehouse, 15% Office |



LOCATION MAP

**THE TOWNES
AT EAST VILLAGE**
65+ RESIDENTIAL UNITS

3.5 MILES
TO GA-400

SUBJECT PROPERTY

ECI DEVELOPMENT:
75,000 SF COMMERCIAL
AND 400+ RESIDENTIAL
UNIT DEVELOPMENT



Holcomb Bridge Rd

- Easy access to Metro Atlanta via GA-400
- Key Industrial and Commerce Hub for North Fulton
- 40 Minutes to Hartsfield Jackson International Airport
- Across from new mixed-use development by ECI Group
- \$150,739 3-Mile Average Household Income

AREA DEMOGRAPHICS



Households

| | 1 mile | 3 mile | 5 mile |
|---------------------------|--------|--------|--------|
| 2010 Households | 4,289 | 25,017 | 77,752 |
| 2023 Households | 4,384 | 26,015 | 83,280 |
| 2028 Household Projection | 4,353 | 25,939 | 83,553 |

Population

| | 1 mile | 3 mile | 5 mile |
|----------------------------|--------|--------|---------|
| 2010 Population | 10,037 | 64,470 | 197,951 |
| 2023 Population | 10,172 | 66,399 | 211,552 |
| 2028 Population Projection | 10,084 | 66,134 | 212,243 |
| Annual Growth 2010-2023 | 1.3% | 3.0% | 6.9% |
| Annual Growth 2023-2028 | -0.9% | -0.4% | 0.3% |

2023 HOUSEHOLDS BY HH INCOME

| | 1 mile | 2 mile | 5 mile |
|----------------------------|-----------|-----------|-----------|
| 2023 Avg Households Income | \$125,571 | \$150,739 | \$132,517 |
| Daytime Employment | 2,059 | 20,221 | 133,805 |
| < \$25,000 | 345 | 1,743 | 7,220 |
| \$25,000 - 50,000 | 709 | 3,145 | 13,424 |
| \$50,000 - 75,000 | 775 | 3,175 | 12,269 |
| \$75,000 - 100,000 | 410 | 2,322 | 8,228 |
| \$100,000 - 125,000 | 486 | 2,945 | 8,511 |
| \$125,000 - 150,000 | 354 | 2,275 | 6,171 |
| \$150,000 - 200,000 | 556 | 3,693 | 10,265 |
| \$200,000+ | 750 | 6,717 | 17,192 |

DEL TACO PORTFOLIO

BROKER'S OPINION OF VALUE



BANK STATION



PROPERTY HIGHLIGHTS

- 2,420 SF
- Ground Lease
- Drive-Thru Access
- High Visibility on Glynn St N (VPD: 33,000)
- Year Built: 2022

POPULATION

| | 1 MILE | 3 MILE | 5 MILE |
|----------------------|----------|----------|----------|
| 2024 POPULATION | 4,311 | 26,492 | 87,810 |
| 2024 HOUSEHOLDS | 6,516 | 18,964 | 26,166 |
| AVG HOUSEHOLD INCOME | \$67,663 | \$70,878 | \$73,382 |

FAYETTEVILLE - AERIAL MAP



JONESBORO MORROW



PROPERTY HIGHLIGHTS

- 2,420 SF
- 1.16 AC
- Drive-Thru Access
- High Visibility on Jonesboro Rd (VPD: 42,361)
- Year Built: 2023

POPULATION

| | 1 MILE | 3 MILE | 5 MILE |
|----------------------|----------|----------|----------|
| 2024 POPULATION | 4,690 | 78,432 | 189,155 |
| 2024 HOUSEHOLDS | 6,481 | 27,024 | 64,835 |
| AVG HOUSEHOLD INCOME | \$62,035 | \$47,390 | \$48,119 |

MORROW - AERIAL MAP



CAP RATE MATRIX

| | | SALE LEASEBACK MATRIX | | | | | | |
|----------|-------|-----------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | | Annual Rent | | | | | | |
| | | \$70,000 | \$75,000 | \$80,000 | \$85,000 | \$90,000 | \$95,000 | \$100,000 |
| Cap Rate | 6.00% | \$1,166,667 | \$1,250,000 | \$1,363,888 | \$1,516,667 | \$1,500,000 | \$1,583,333 | \$1,666,667 |
| | 6.25% | \$1,120,000 | \$1,200,000 | \$1,236,000 | \$1,360,000 | \$1,440,000 | \$1,520,000 | \$1,600,000 |
| | 6.50% | \$1,076,923 | \$1,153,846 | \$1,238,769 | \$1,307,692 | \$1,384,615 | \$1,461,538 | \$1,538,462 |
| | 6.75% | \$1,037,037 | \$1,111,111 | \$1,185,185 | \$1,259,259 | \$1,333,333 | \$1,407,407 | \$1,481,481 |
| | 7.00% | \$1,000,000 | \$1,071,429 | \$1,142,857 | \$1,214,286 | \$1,285,714 | \$1,357,143 | \$1,428,571 |
| | 7.25% | \$965,517 | \$1,034,483 | \$1,103,448 | \$1,172,414 | \$1,241,379 | \$1,310,345 | \$1,379,310 |
| | 7.50% | \$933,333 | \$1,000,000 | \$1,066,667 | \$1,133,333 | \$1,200,000 | \$1,266,667 | \$1,333,333 |