

FOR SALE - PAD READY COMMERCIAL LAND

1.5± ACRES ZONED COMMERCIAL | FORSYTH COUNTY, GA



MACALLAN
REAL ESTATE

1642 Powers Ferry Road SE | Suite 250 | Marietta, GA 30067 | 404.647.4999 | www.macallanre.com

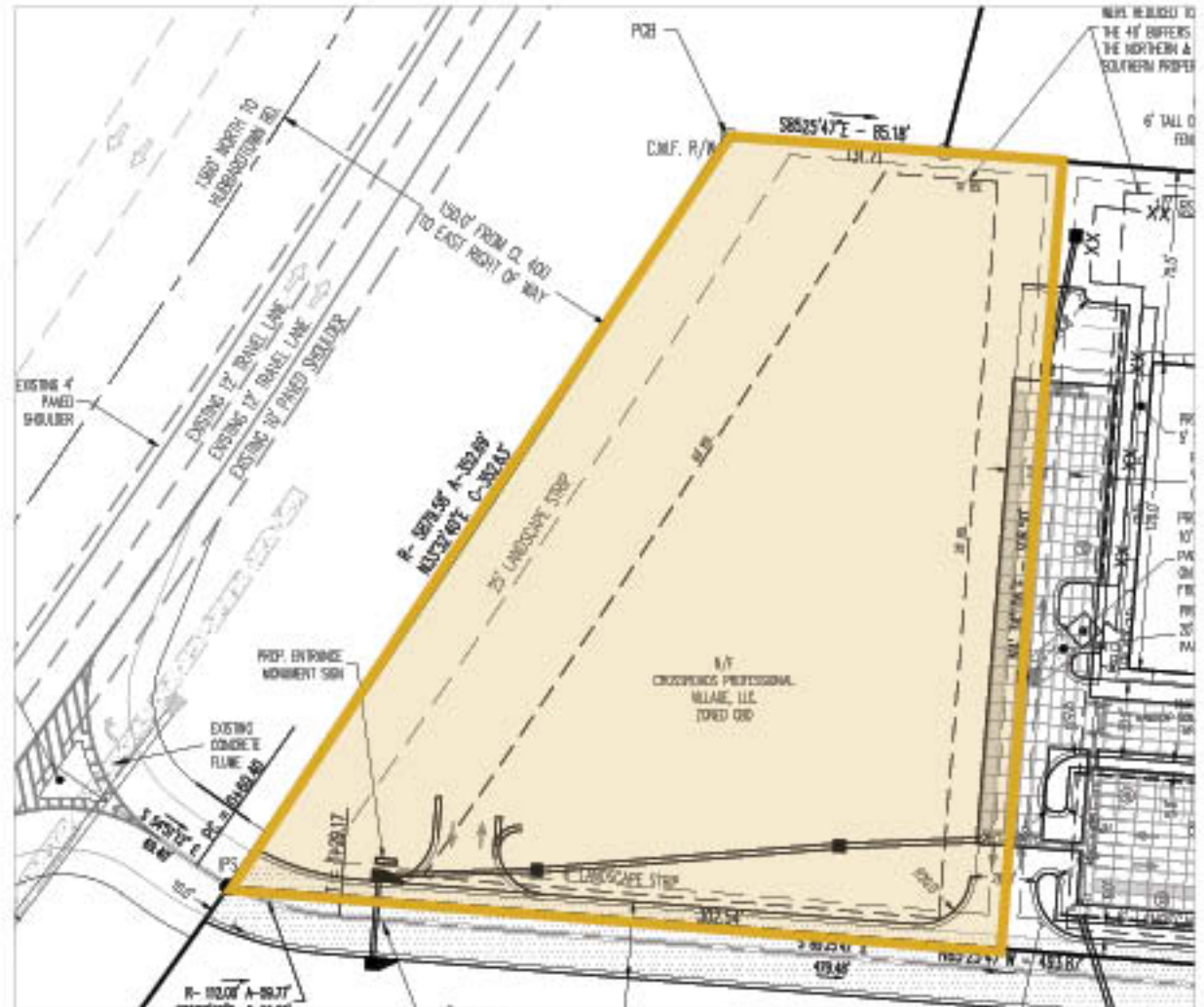
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404.647.4999
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JACK GERBER
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SITE PLAN & PROPERTY FEATURES

- 5680 GA Highway 400 Cumming, Forsyth County, Georgia 30028
- 1.5± acres,
- 350+ feet of frontage on GA-400
- Zoned CBD, Central Business District
- All utilities and stormwater detention systems installed
- Traffic Counts: 35,000 VPD
- Great visibility along GA-400
- Four (4) Miles south of North Georgia Premium Outlet Malls
- Settingdown Road is accessible via an asphalt paved shared driveway.
- Strong Demographics
- Seller will consider build to suit
- Asking Price: \$600,000



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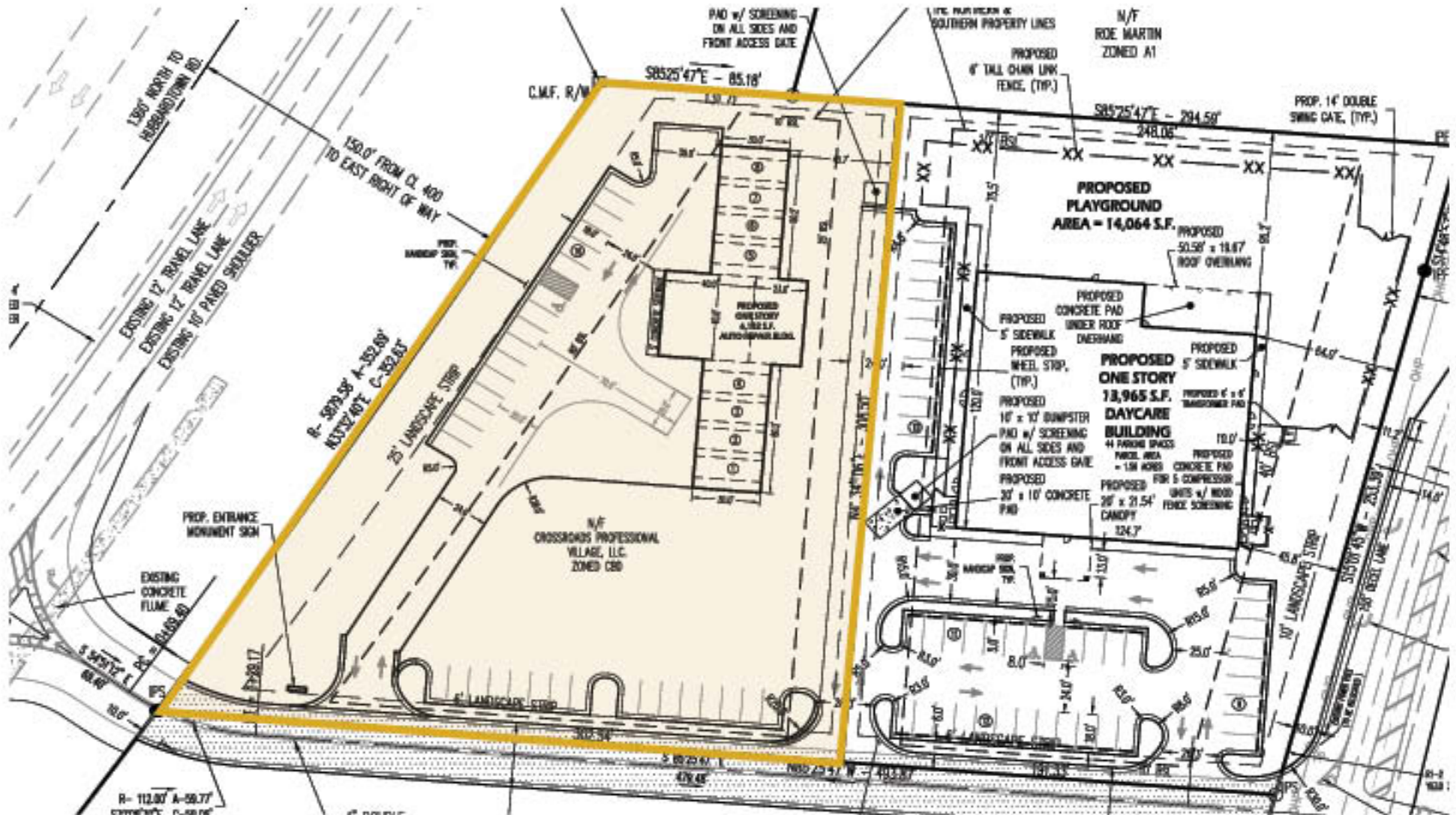
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POTENTIAL AUTO SERVICE LAYOUT



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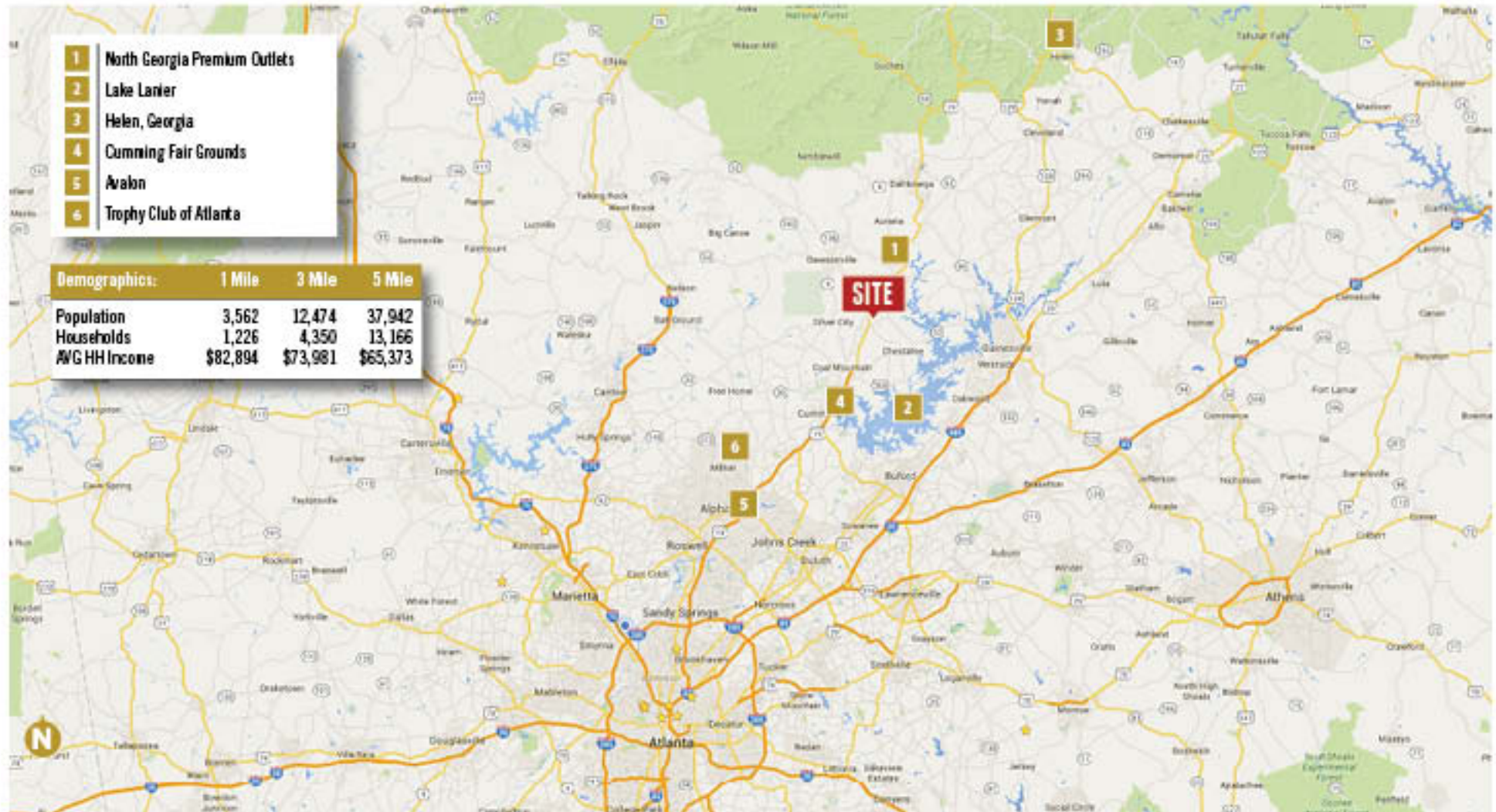
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LOCAL AREA ATTRACTIONS



- North Georgia Premium Outlets
 - › Nike
 - › Polo Ralph Lauren
 - › Pottery Barn
 - › NSaks OFF 5th
 - › Under Armour
 - › Kate Spade
 - › Michael Kors
 - › Levi's
- Grocery and Convenience Stores
 - › Publix
 - › Walmart
 - › Home Depot
 - › Kroger
 - › Ingles Market
 - › CVS Pharmacy
- Restaurants and Entertainment
 - › Chick-fil-A
 - › Five Guys
 - › Arby's
 - › Sonic
 - › Wendy's
 - › McDonald's
 - › IHop
 - › LongHorn Steakhouse
 - › Moe's Southwest Grill
 - › Waffle House
 - › Popeye's Louisiana Grill
 - › Zaxby's
- Hampton Golf Village



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