

2152 PEACHTREE PARKWAY

CUMMING, GEORGIA 30041

PREMIER COMMERCIAL DEVELOPMENT OPPORTUNITY

-  **3.351 ACRES**
Level Topography
-  **CBD ZONING**
Approved
-  **PEACHTREE PKWY**
Frontage
-  **40,000 – 44,000**
Vehicles Per Day
(GDOT 2023)

PROPERTY HIGHLIGHTS

-  **3.351 Acres of Prime Commercial Land**
-  **Approx. 245 Feet of Frontage**
on Peachtree Parkway (GA-141)
-  **High Visibility & Excellent Exposure**
-  **CBD Zoning Approved**
-  **Ideal for Retail, Office, Restaurant,**
or Indoor Recreation
-  **Level Topography – Cost Efficient**
Development
-  **All Utilities Available**
-  **Easy Access to GA-400 & Major Highways**
-  **Strong South Forsyth Demographics**

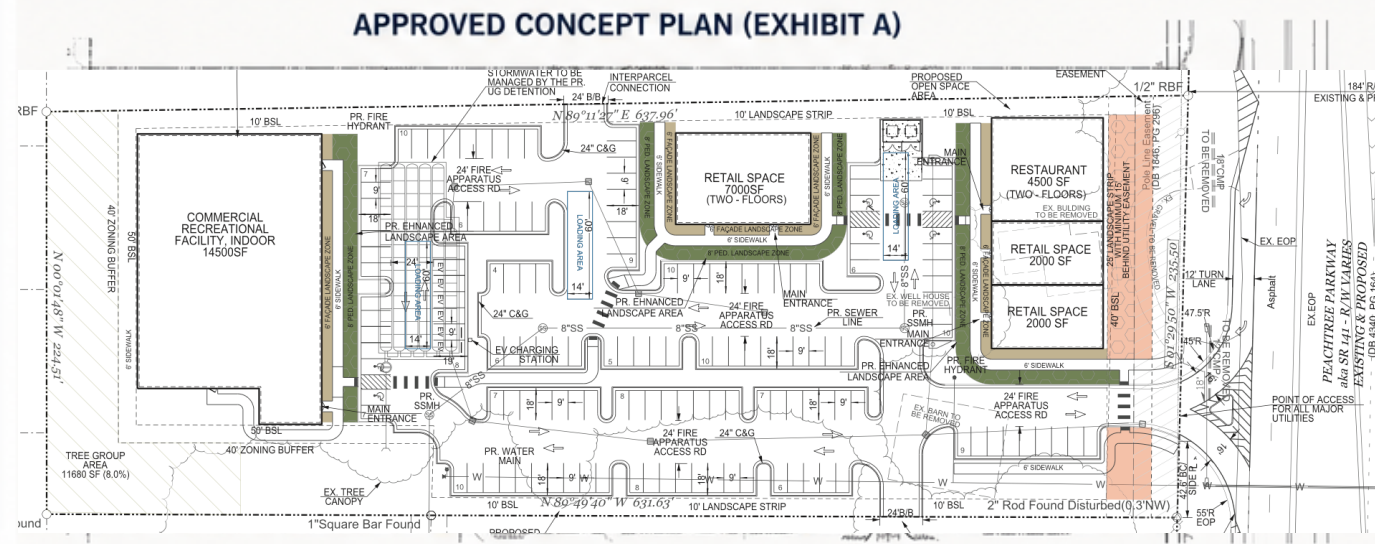
RECENT ZONING APPROVAL

COMMERCIAL BUSINESS DISTRICT (CBD)

Approved Uses Include:

-  **Retail**
-  **Professional Office**
-  **Restaurant**
-  **Indoor Commercial**
Recreational Facility

CONCEPT PLAN APPROVED FOR
30,000 SF | **153**
DEVELOPMENT | PARKING SPACES



Plan is conceptual and subject to final engineering and site design.

EXISTING FRONTAGE



ANCHOR RETAILERS (UNDER 1 MILE SOUTH)



Walmart Supercenter
Located just 0.6 miles south
at 2395 Peachtree Pkwy.



The Home Depot
Conveniently situated
0.5 miles south.



Target
Located 0.5 miles south,
serving as a primary
neighborhood draw.

IMMEDIATE DINING & NEIGHBORHOOD SERVICES (WITHIN 1 MINUTE DRIVE / 0.2 TO 0.3 MILES)



The Coffee Lodge



Cherians International Groceries



Sri Krishna Villas
(South Indian Cuisine)



Everbowl
(Acai Bowls & Smoothies)



Jeremiah's Italian Ice



Walgreens Pharmacy

REGIONAL SHOPPING DESTINATION

THE COLLECTION AT FORSYTH

Located just a few minutes south
on Peachtree Parkway.

The area's premier open-air destination
for upscale shopping, dining,
entertainment, and community events.



IDEAL FOR

- ✓ **Retail Centers**
- ✓ **Professional / Medical Offices**
- ✓ **Restaurants**
- ✓ **Boutique Shops**
- ✓ **Fitness / Wellness**
- ✓ **Indoor Recreation**

FOR MORE INFORMATION, PLEASE CONTACT:



ARAVIND POLASA
Associate Broker



404-844-8041



aravind.realtor@gmail.com



LOTUS PRIME REALTY
COMMERCIAL REAL ESTATE SOLUTIONS



Strategic Location in
South Forsyth Corridor



Strong Demographics
& Growth Area



CBD Zoning Approved
& Ready for Development

All information is deemed reliable but not guaranteed. Buyer to verify all information.