

FOR LEASE

GA 400 & Keith Bridge Corner Parcel Redevelopment

2820 Keith Bridge Road | Cumming, GA

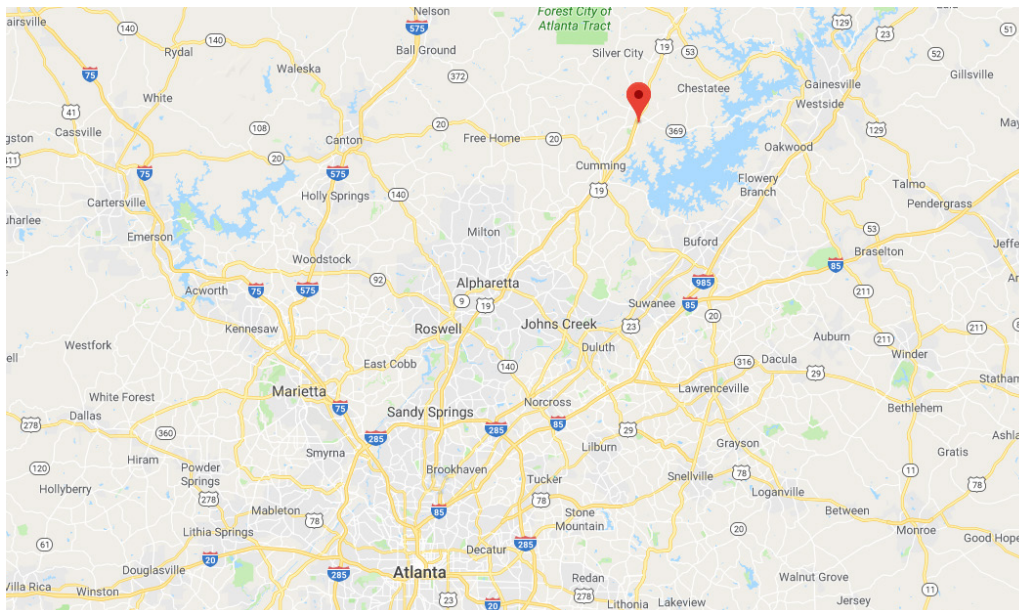


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Overview

AVAILABLE	.99 acres 1,500 - 7,000 sf
RATE	Contact Broker
ZONING	C3

Highlights

- Former Rite Aid planned for redevelopment
- Located at lighted intersection
- Outparcel to Kroger anchored shopping center and across from high volume McDonald's, Zaxby's, Wendy's and Taco Bell locations

Traffic Counts

Keith Bridge Rd / GA 306	22,600 VPD
GA 400	39,800 VPD
Year: 2018 Source: GDOT	

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$72,369	\$73,694	\$77,682
Average HH Income	\$83,971	\$91,492	\$96,497
Households	1,238	7,724	19,023
Current Population	3,684	21,261	53,949
Year: 2018 Source: Esri			

GA 400 & Keith Bridge Corner Parcel Redevelopment | Market Aerial

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GA 400 & Keith Bridge Corner Parcel Redevelopment | Birdseye Aerial

2820 Keith Bridge Road | Cumming, GA



SITE

400

39,800 AADT '18

19

Keith Bridge Commons

Freedom Pkwy

Keith Bridge Rd

ingles

306

22,600 AADT '18

WAFFLE HOUSE

Auto Zone

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	1 mile	3 miles	5 miles
Population			
2018 Population	3,684	21,261	53,949
2000 Population	616	10,453	28,555
2010 Population	2,009	16,188	43,258
2023 Population	4,586	24,883	62,432
2000-2010 Annual Rate	12.55%	4.47%	4.24%
2010-2018 Population: Annual Growth Rate	7.63%	3.36%	2.71%
2018-2023 Population: Annual Growth Rate	4.48%	3.20%	2.96%
2018 Median Age	33.1	37.9	38.7
Households			
2000 Households	209	3,904	10,437
2010 Households	659	5,892	15,317
2018 Total Households	1,238	7,724	19,023
2023 Total Households	1,544	9,027	21,979
2000-2010 Annual Rate	12.17%	4.20%	3.91%
2010-2018 Households: Annual Growth Rate	7.94%	3.34%	2.66%
2018-2023 Households: Annual Growth Rate	4.52%	3.17%	2.93%
2018 Average Household Size	2.98	2.75	2.82
Housing Units			
2018 Total Housing Units	1,349	8,576	20,950
2018 Owner Occupied Housing Units	1,024	6,052	15,309
2018 Renter Occupied Housing Units	214	1,672	3,714
2018 Vacant Housing Units	111	852	1,927
Race and Ethnicity			
2018 White Alone	77.9%	85.0%	87.3%
2018 Black Alone	11.1%	4.2%	2.9%
2018 American Indian/Alaska Native Alone	1.0%	0.6%	0.5%
2018 Asian Alone	2.8%	1.2%	1.1%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	10.9%	14.4%	12.9%
Income			
2018 Median Household Income	\$72,369	\$73,694	\$77,682
2018 Average Household Income	\$83,971	\$91,492	\$96,497
Per Capita Income	\$30,171	\$33,240	\$34,349
2018 Population 25+ by Educational Attainment			
Total	2,282	14,292	36,362
High School Graduate	16.2%	19.5%	19.7%
GED/Alternative Credential	3.3%	4.2%	3.8%
Some College, No Degree	22.4%	22.0%	22.0%
Associate Degree	16.4%	10.1%	8.1%
Bachelor's Degree	22.7%	23.4%	25.6%
Graduate/Professional Degree	11.7%	10.2%	11.4%
Data for all businesses in area			
Total Businesses:	192	747	2,134
Total Employees:	1,686	5,550	18,874
Total Residential Population:	3,684	21,261	53,949
Employee/Residential Population Ratio:	0.46:1	0.26:1	0.35:1
2018 Total Daytime Population	3,546	16,676	47,902
Workers	1,650	5,696	19,111
Residents	1,896	10,980	28,791

