

GROUND LEASE - 4.83 ACRES

ZONED COMMERCIAL - CBD

0 Majors Fork Road At Atlanta Highway, Cumming, GA 30040



OFFERING SUMMARY

LEASE RATE:	\$5,000.00 per month (Ground)
LOT SIZE:	4.82 Acres
ZONING:	CBD

PROPERTY HIGHLIGHTS

- Corner intersection in South Forsyth County
- Good topography
- 346 feet frontage on Highway 9
- 415 feet frontage on Majors Fork Road
- Traffic count: approximately 15,400 cars per day (2019)
- Zoned CBD - Commercial Business District
- Ideal for auto sales lot, outside storage or landscaping supply

KW COMMERCIAL
770.205.2600
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

J B BADER
O: 770.205.2600
C: 678.858.4582
jbbader@kwcommercial.com
GA #144398

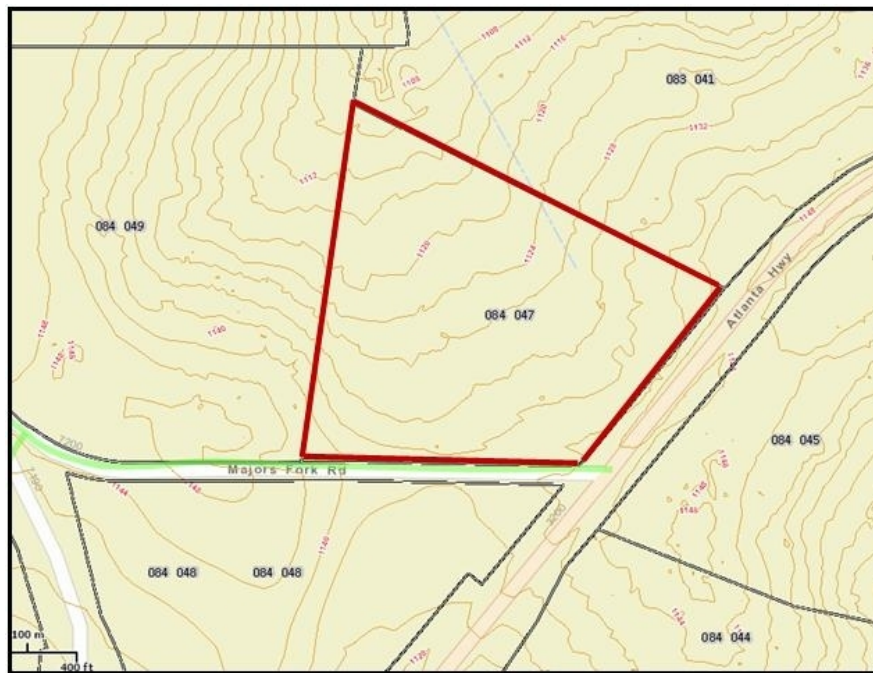
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

GROUND LEASE - 4.83 ACRES

ZONED COMMERCIAL - CBD

0 Majors Fork Road At Atlanta Highway, Cumming, GA 30040



4 FOOT CONTOURS

KW COMMERCIAL

770.205.2600
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

J B BADER

O: 770.205.2600
C: 678.858.4582
jbbader@kwcommercial.com
GA #144398

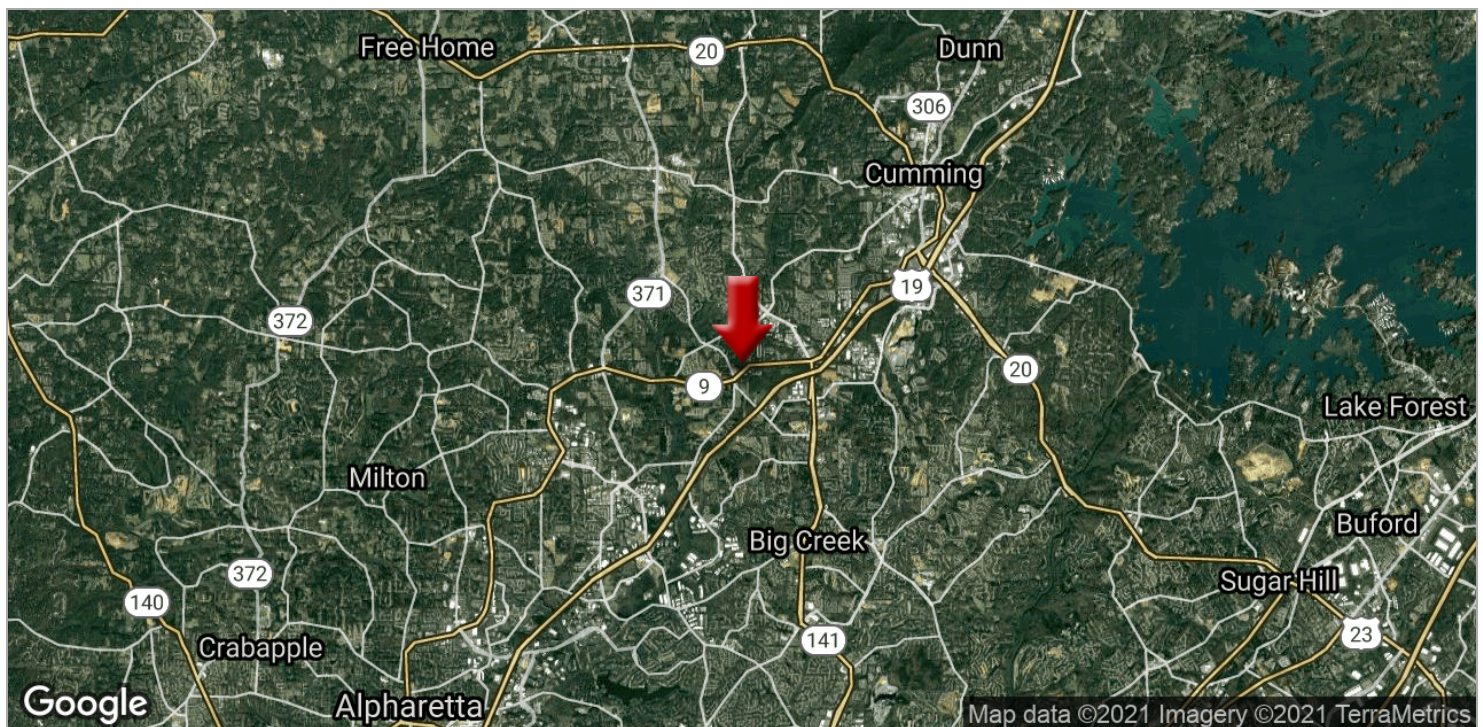
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

GROUND LEASE - 4.83 ACRES

ZONED COMMERCIAL - CBD

0 Majors Fork Road At Atlanta Highway, Cumming, GA 30040



KW COMMERCIAL
770.205.2600
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

J B BADER
O: 770.205.2600
C: 678.858.4582
jbbader@kwcommercial.com
GA #144398

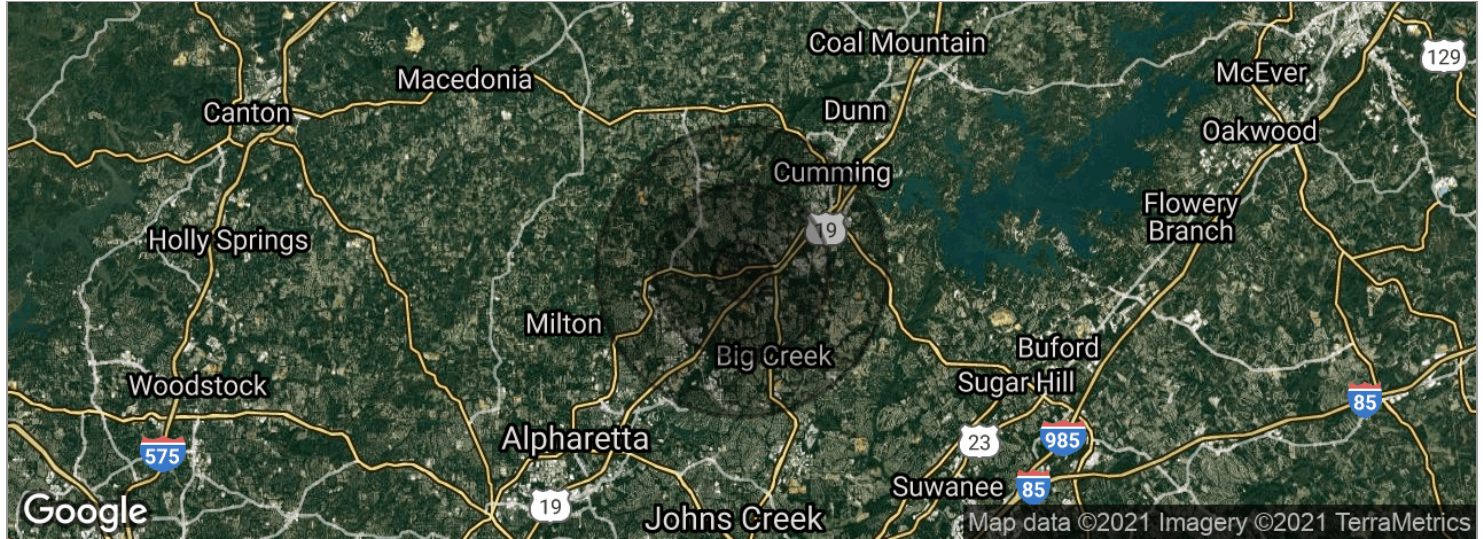
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

GROUND LEASE - 4.83 ACRES

ZONED COMMERCIAL - CBD

0 Majors Fork Road At Atlanta Highway, Cumming, GA 30040



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,394	26,499	80,468
Median age	37.9	36.2	35.9
Median age (male)	36.4	35.8	35.3
Median age (Female)	37.9	36.0	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	798	8,924	27,049
# of persons per HH	3.0	3.0	3.0
Average HH income	\$130,723	\$117,261	\$114,122
Average house value	\$322,932	\$354,717	\$362,799
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	8.8%	8.5%	9.7%
RACE (%)	1 MILE	3 MILES	5 MILES
White	89.8%	85.0%	83.9%
Black	4.6%	4.1%	3.7%
Asian	3.7%	7.7%	8.2%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.1%	0.1%	0.2%
Other	0.8%	2.4%	2.7%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
770.205.2600
540 Lake Center Parkway, Ste 201
Cumming, GA 30040

J B BADER
O: 770.205.2600
C: 678.858.4582
jbbader@kwcommercial.com
GA #144398

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com