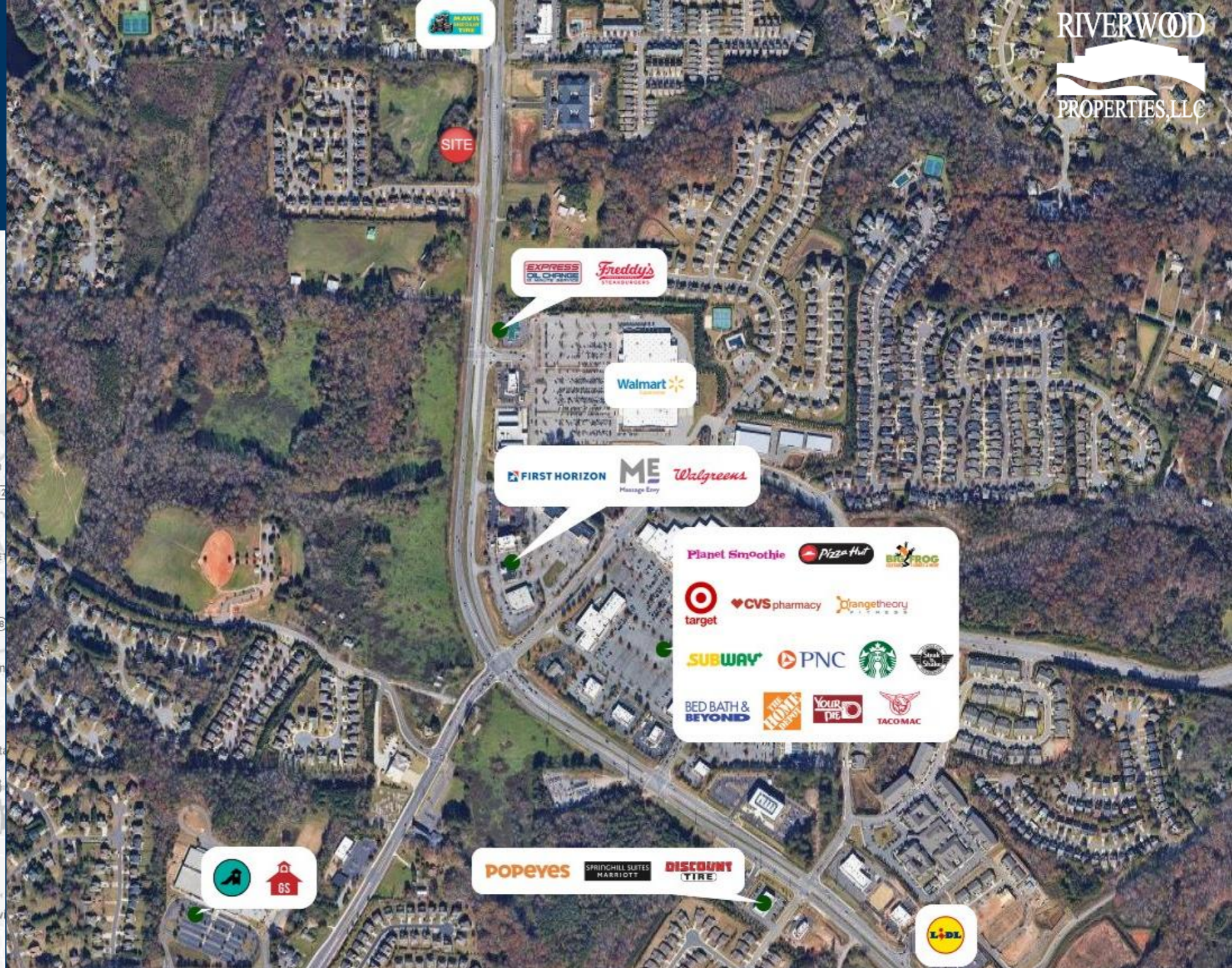


141 New Development

2310 Peachtree Parkway
Cumming, GA 30041

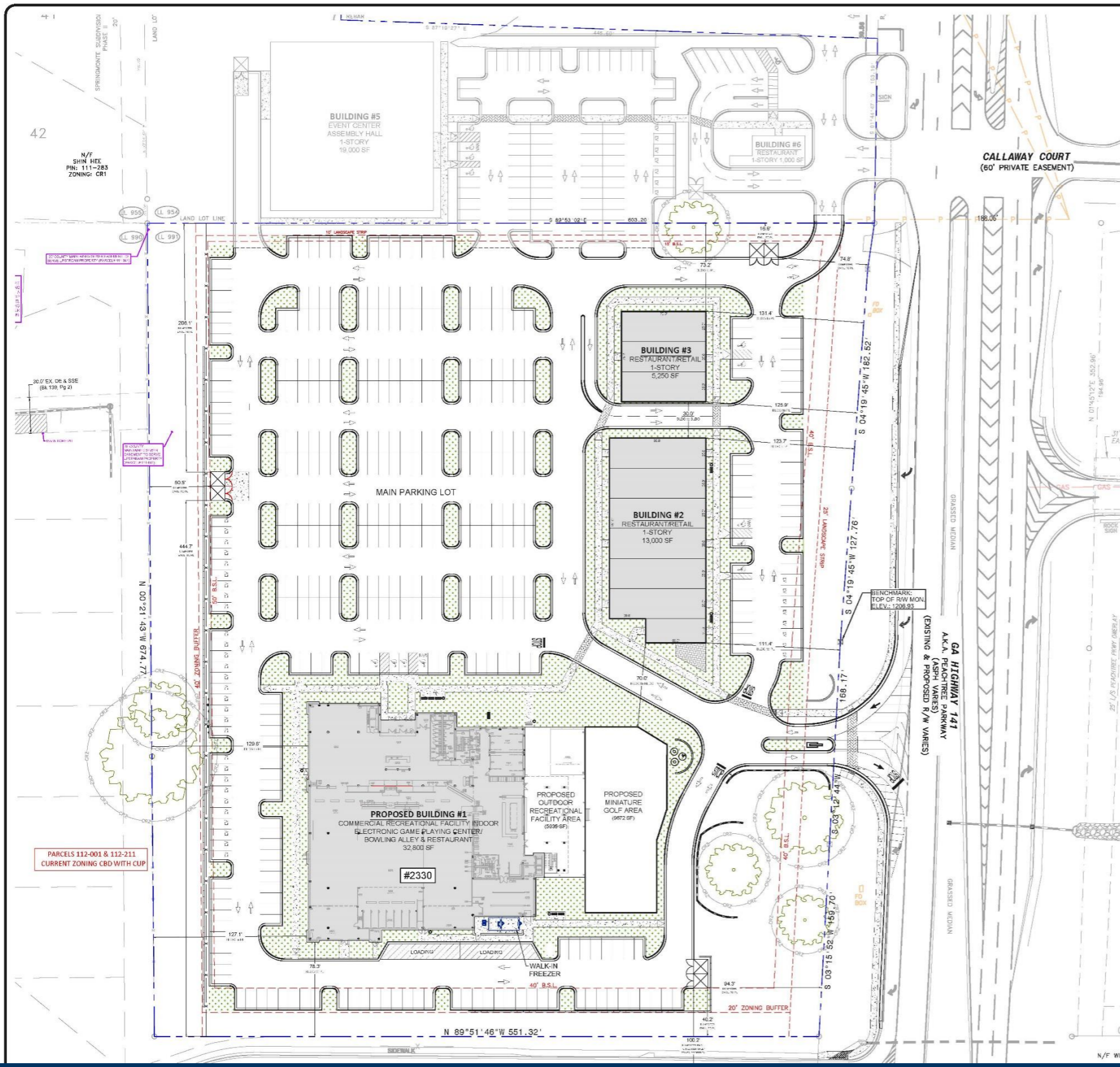


Leasing Contacts

Allie Hodge Motz
678-501-5342
allie@riverwoodproperties.com

Property Highlights

- This proposed development is located on State Route 141 in Cumming, GA, less than 1 mile from Target, Home Depot, and other major retailers.
- The property sits on 7.6 acres in the heart of Georgia's Technology Corridor.
- The site offers great visibility, and the population is over three times the national average.
- This growing retail corridor sees over 30,300 VPD and is an ideal location for any retailer.



HATCH LEGEND

OPEN SPACE 68145 SF (1.564 AC)	
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PROJECT SUMMARY

This development will consist of 32,800 sf of entertainment building, a 15,000 sf retail and restaurant building, and a 110 room hotel on an 8.8 acre parcel. There will be an underground detention facility to provide detention mitigation and water quality for the improvements from each parcel.

PARKING SUMMARY

BUILDING 1 (recreation)	1 space/250 sf	131
INDOOR RECREATION	1 space/250 sf	131
Outdoor Area (sf)		
OUTDOOR RECREATION	1 space/250 sf	24
Outdoor Area (sf)		
MINIATURE GOLF	2 spaces/hole	36
Provided Holes		
SUB TOTAL		191
BUILDING 2 (retail, restaurant, office)		
RETAIL	1 space/250 sf	16
Area in Building (sf)	4,000	
RESTAURANT	1 space/100 sf	90
Area in Building (sf)	9,000	
SUB TOTAL		106
BUILDING 3 (retail, restaurant, office)		
RETAIL	1 space/250 sf	7
Area in Building (sf)	1,750	
RESTAURANT	1 space/100 sf	35
Area in Building (sf)	3,500	
SUB TOTAL		42
MINIMUM REQUIRED PARKING		339
MAXIMUM ALLOWED SPACES (min X 1.25)		424
PROVIDED PARKING		
MAIN LOT		
Regular Spaces	(2.4% of spaces)	365
Handicap Spaces	(9% of spaces)	37
EV Spaces		
TOTAL PROVIDED SPACES		411
EV SPACE REQUIREMENT		
EV Capable Space (9% of Total)		37
EV Charging Station (1% of Total)		4

MAIN PROPERTY DATA

PARCEL NUMBER: 112-001 & 112-211
 MIXED USE AREA: 8.896 ACRES (387,597 SF)
 CURRENT ZONING: CBD WITH CUP
 LAND USE: COMMERCIAL RECREATIONAL FACILITY
 INDOOR - ELECTRONIC GAME PLAYING
 CENTER/RECREATIONAL ALLEY - RESTAURANT - HOTEL - RETAIL
 OVERLAY: PEACHTREE PARKWAY-BETHLEHEM ROAD
 BUILDING 1: 31,800 SF (RECREATION)
 BUILDING 2: 13,000 SF (RETAIL, RESTAURANT, OFFICE)
 BUILDING 3: 5,250 SF (RETAIL, RESTAURANT, OFFICE)
 TOTAL BUILDING: 50,050 SF
 (USE MIX SUBJECT TO CHANGE)
 MAX BLDG COVERAGE: 70% (6.23 AC)
 PROVIDED BLDG COVERAGE: 13% (1.16 AC)
 MIN OPEN SPACE: 20% (1.78 AC)
 PROVIDED OPEN SPACE: 35% (3.46 AC)
 MAX HEIGHT PER BIG CREEK: 40'
 BUILDING 1: 40'
 BUILDING 2: 40'
 BUILDING 3: 40'
SETBACKS/BUFFERS:
 FRONT: 40'
 SIDE: 15'
 REAR: 25'
 LANDSCAPE: 25' PARALLEL ROAD FRONTAGE
 ABUTTING RESIDENTIAL SETBACK: 50'
 ABUTTING RESIDENTIAL BUFFER: 40'

- ZONING NOTES:**
- THE 40' ZONING BUFFER MUST REMAIN UNDISTURBED THEN SUPPLEMENTED TO BUFFER STANDARDS
 - NO GROUND SPEAKERS CURRENTLY DESIGNED FOR PROJECT

NOTIFY FORSYTH COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION (770) 781-2185.



CAUTION
 THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE



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 Seven Dunwoody Park
 Suite 115
 Atlanta, GA 30338
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 www.Paradigmeng.net

Project No.	P-2330
Design By	WBD
Drawn By	LBF
Checked By	WBD
Date	4/3/24
Scale	1" = 40'

Date	4/28/24
Revision	1
Revised	REVISED BUILDING 2 & 3

S1 PROPERTIES LLC
 LOCATED IN:
 12915 KEYSTONE CT.
 ALPHARETTA, GA 30009

OVERALL SITE PLAN
 2330 PEACHTREE PARKWAY
 LAND LOT 991, DISTRICT 2, SECTION 1
 FORSYTH COUNTY, GEORGIA

2310 PEACHTREE PARKWAY

Site Plan



AREA DEMOGRAPHICS



2023
Population

1 MILE	6,568
3 MILE	65,119
5 MILE	177,343



2023 Daytime
Population

1 MILE	1,642
3 MILE	32,034
5 MILE	105,727



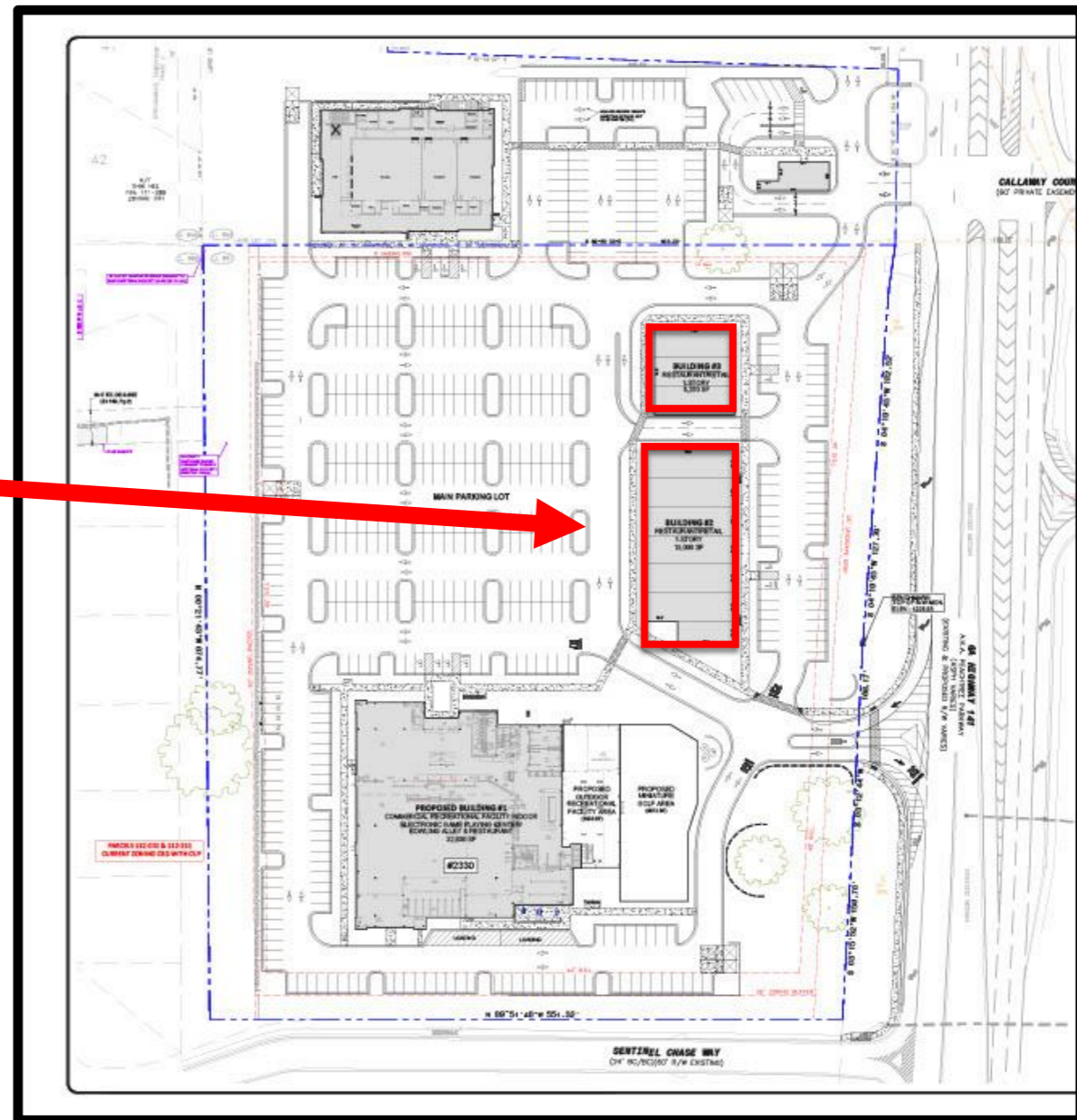
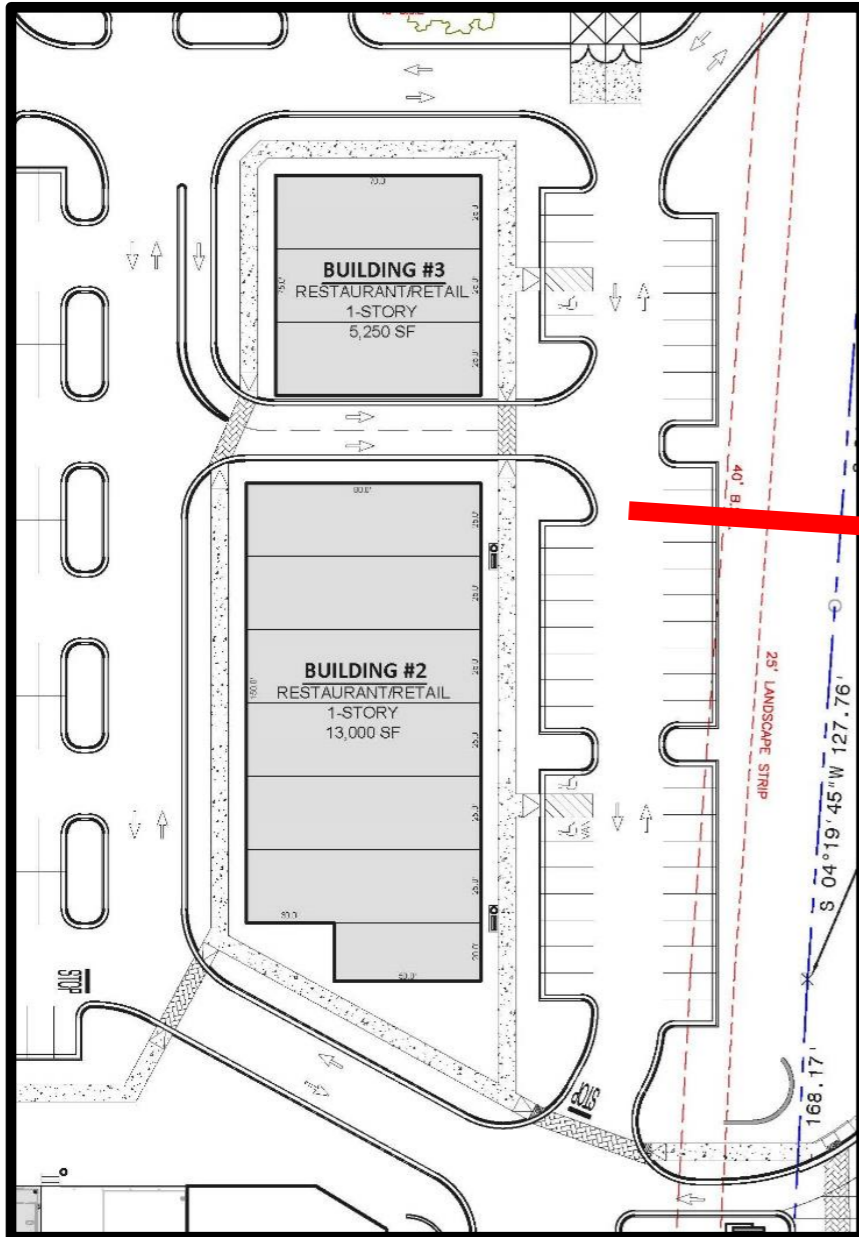
Household 2023

1 MILE	2,084
3 MILE	20,939
5 MILE	59,430



Household
Income

1 MILE	\$238,897
3 MILE	\$239,030
5 MILE	\$201,716



2310 PEACHTREE PARKWAY

Trade Area Overview