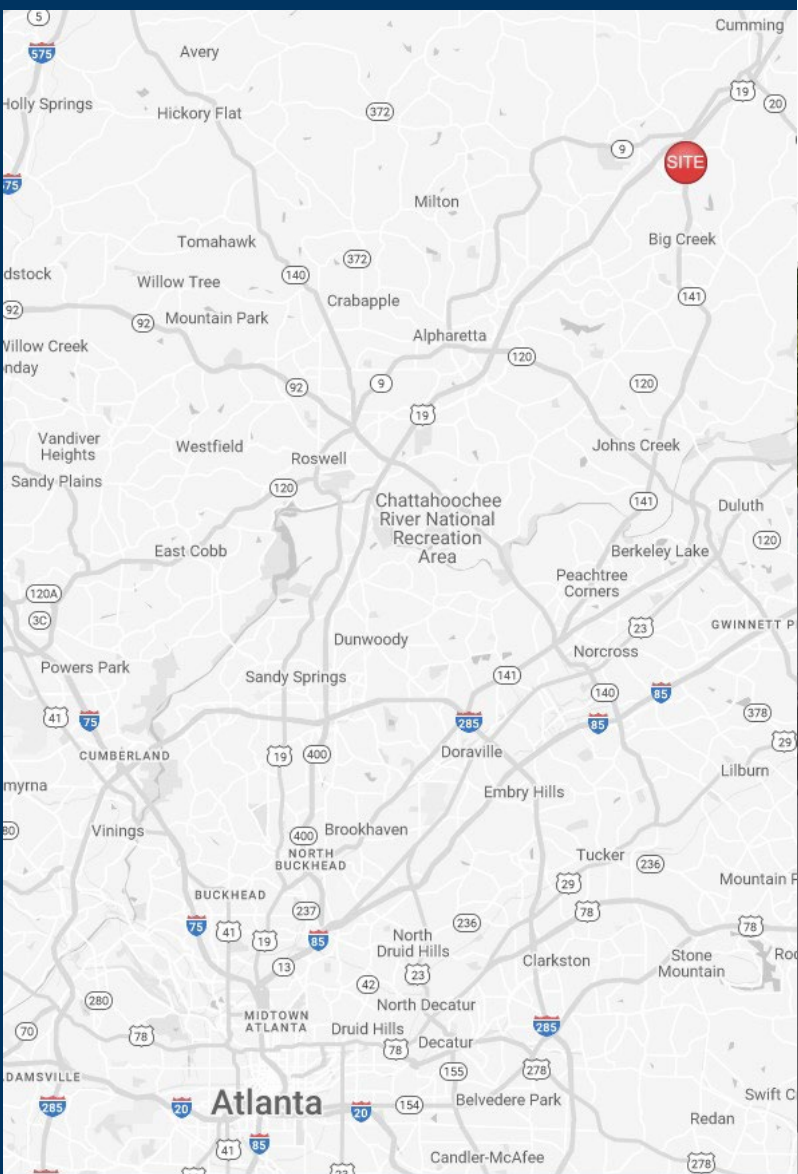


141 - New Development

580 Peachtree Parkway
Cumming, GA 30041



**New Development
Two National Tenants
Lined up for Both
Endcaps**



Leasing Contacts

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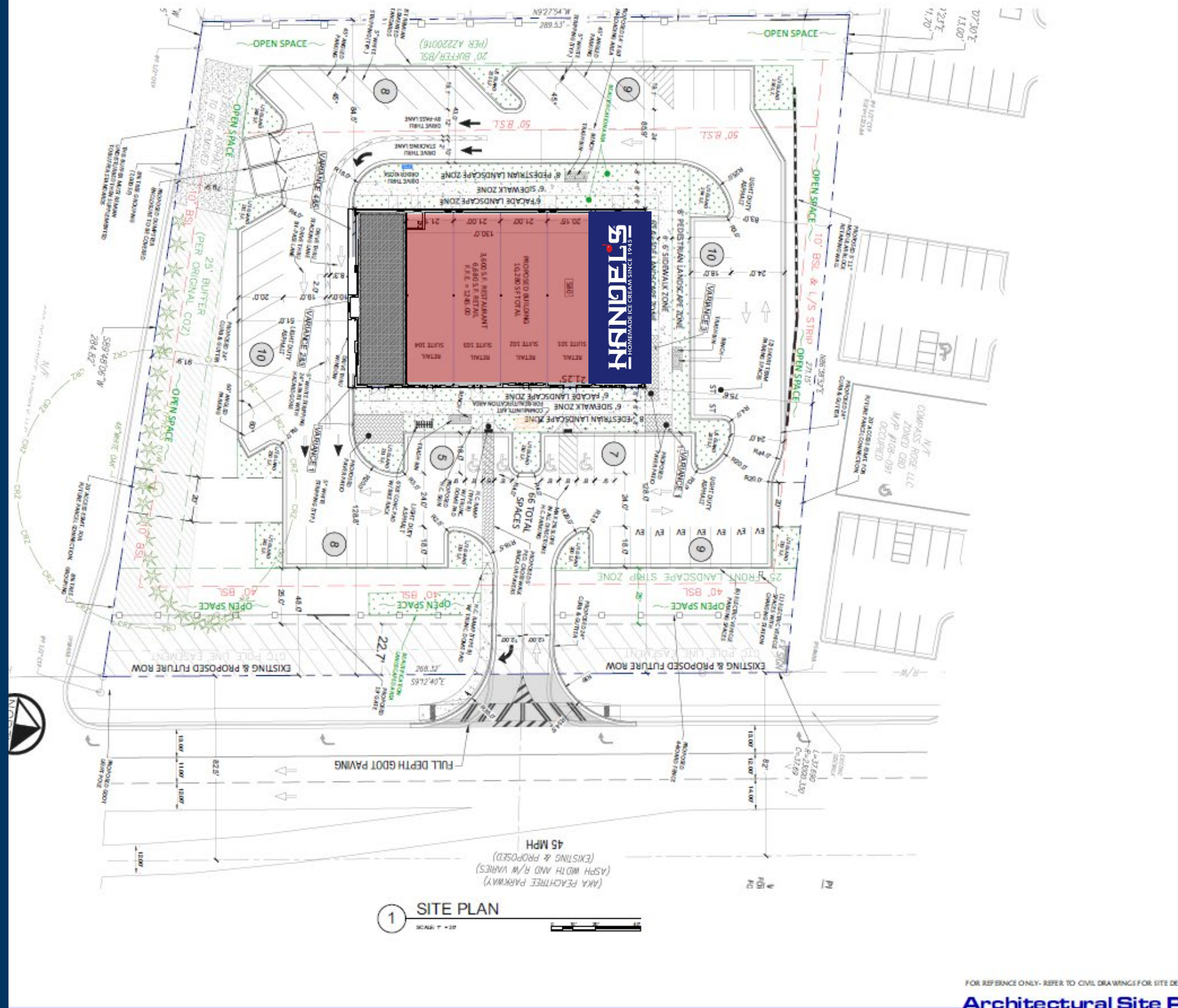
Allie Hodge
678-501-5342
Ahodge@riverwoodproperties.com

Property Highlights

- The property is located on State Route 141 in Cumming, GA, less than half a mile from The Collections at Forsyth and Highway 400.
- This proposed development sits on 2.00 acres in the heart of Georgia's Technology Corridor.
- Offers great visibility, and the population is over three times the national average.
- 28,000 VPD
- Retail Spaces Available | up 6,680 SF

141 - New Development

Suite 100	Leased	1,800 SF
101-104	Retail Spaces Available	6,680 SF
105	Handel's Ice Cream	1,800 SF
GLA: 10,280 SF		
Availability:		6,680 SF



NEW DEVELOPMENT

Site Plan

AREA DEMOGRAPHICS



2022
Population

1 MILE	3,286
3 MILE	54,121
5 MILE	150,606



2022 Daytime
Population

1 MILE	5,320
3 MILE	21,932
5 MILE	78,490



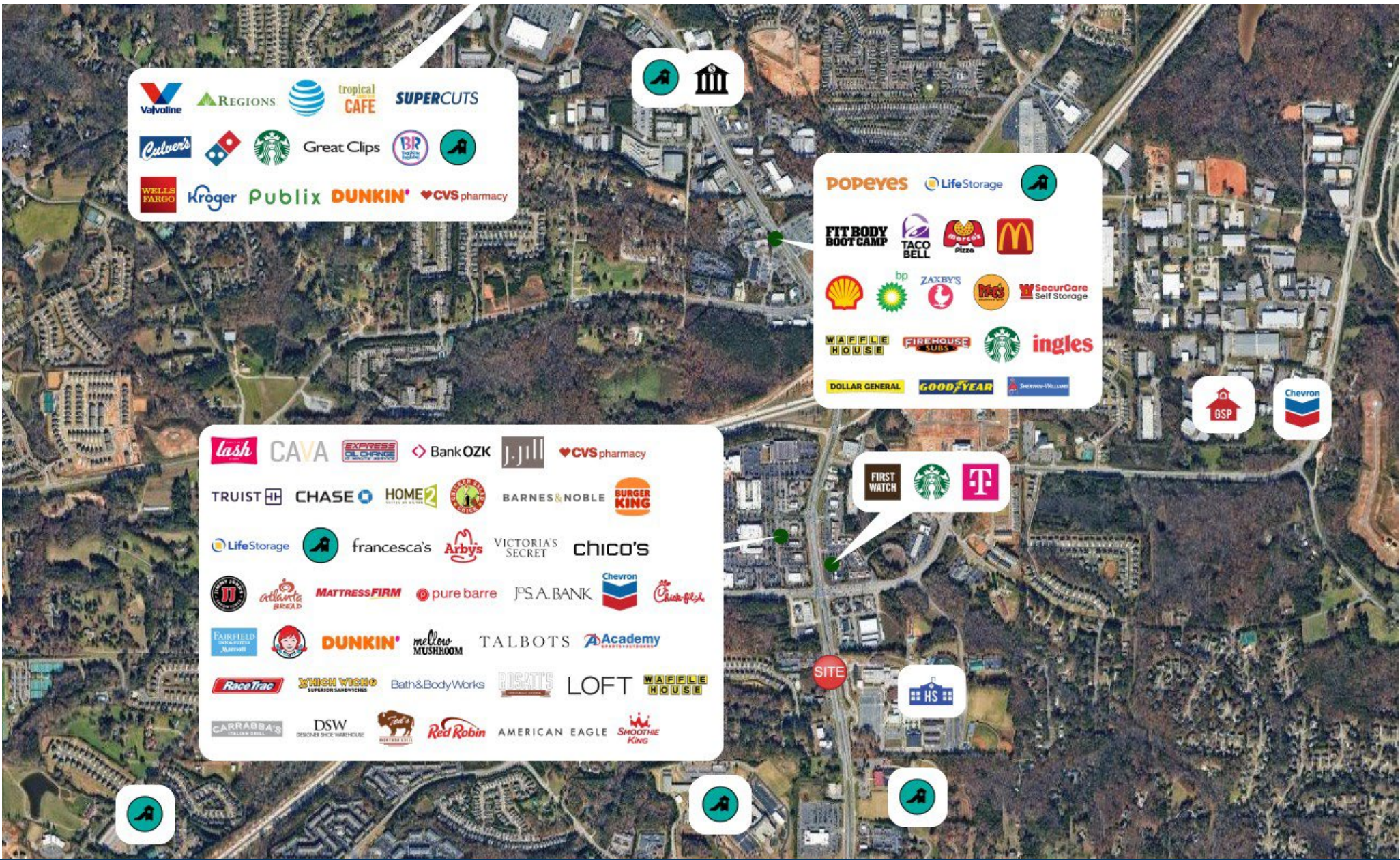
Household 2022

1 MILE	1,335
3 MILE	18,251
5 MILE	49,432



Household
Income

1 MILE	\$110,659
3 MILE	\$139,146
5 MILE	\$149,649



NEW DEVELOPMENT

Trade Area Overview