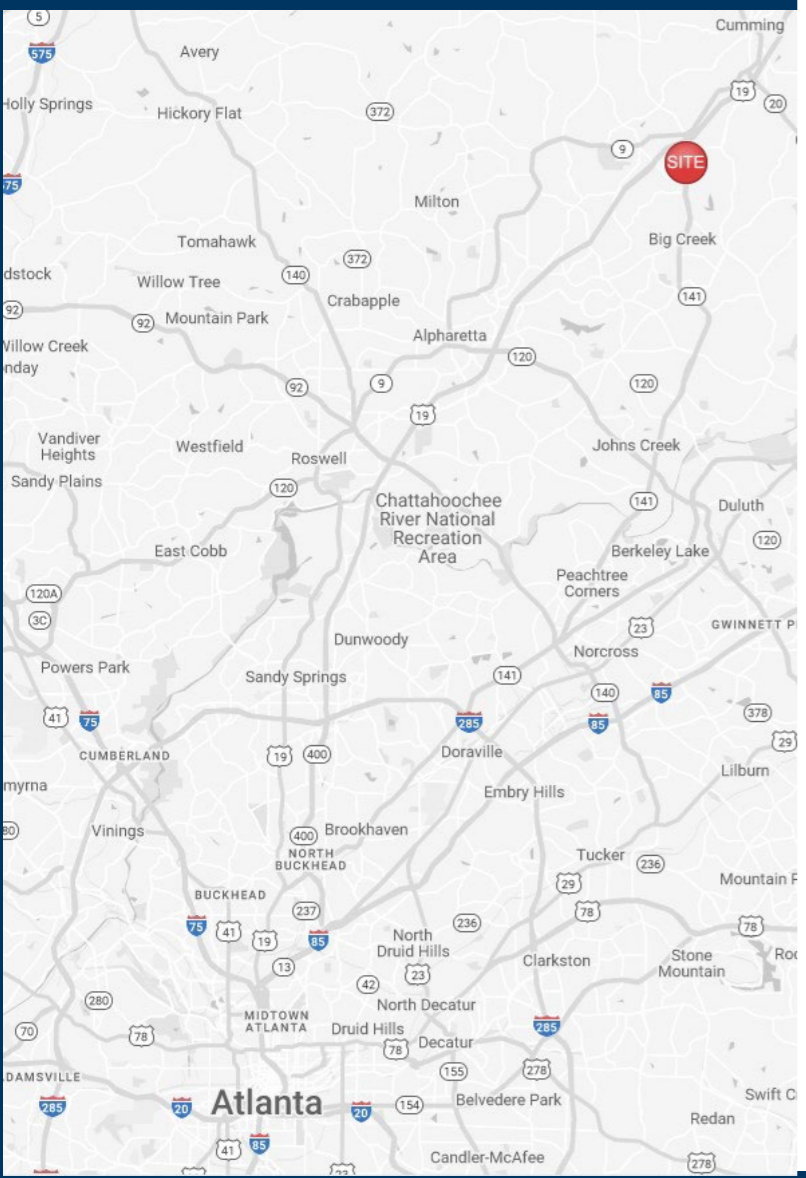


141 - New Development

580 Peachtree Parkway
Cumming, GA 30041



**Come join Caribou Coffee
& Handel's Ice Cream at
580 Peachtree Pkwy!**



Leasing Contacts

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Property Highlights

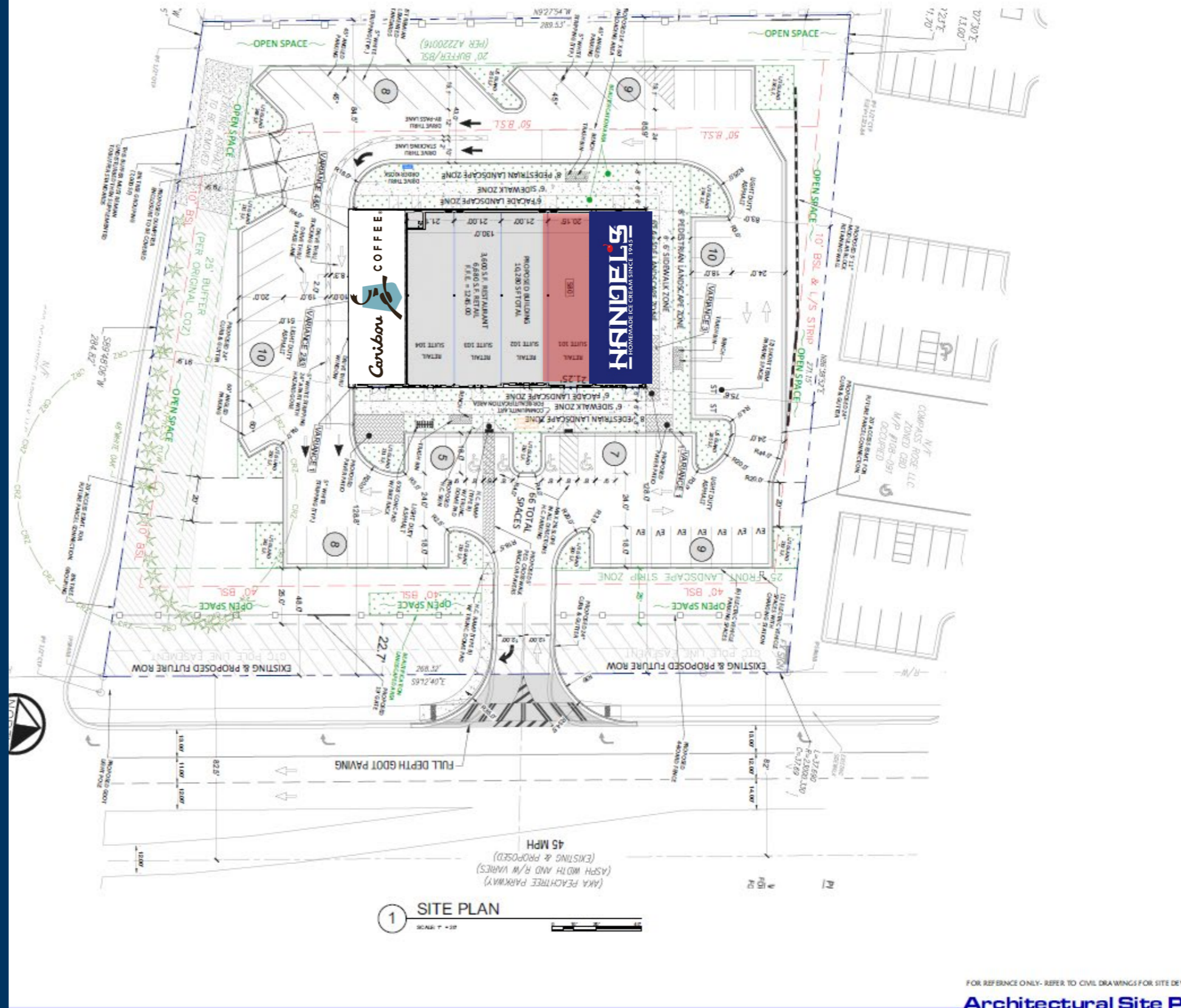
- The property is located on State Route 141 in Cumming, GA, less than half a mile from The Collections at Forsyth and Highway 400.
- This proposed development sits on 2.00 acres in the heart of Georgia's Technology Corridor.
- Offers great visibility, and the population is over three times the national average.
- 41,177 VPD
- Retail Space Available | 1,670 SF

141 - New Development

Suite 100	Caribou Coffee	1,800 SF
101-103	At Lease	5,000 SF
104	Retail Space Available	1,670 SF
105	Handel's Ice Cream	1,800 SF

GLA: 10,280 SF

Availability: 1,670 SF



NEW DEVELOPMENT

Site Plan

AREA DEMOGRAPHICS



2023
Population

1 MILE	3,250
3 MILE	55,000
5 MILE	152,931



2023 Daytime
Population

1 MILE	3,784
3 MILE	20,148
5 MILE	72,754



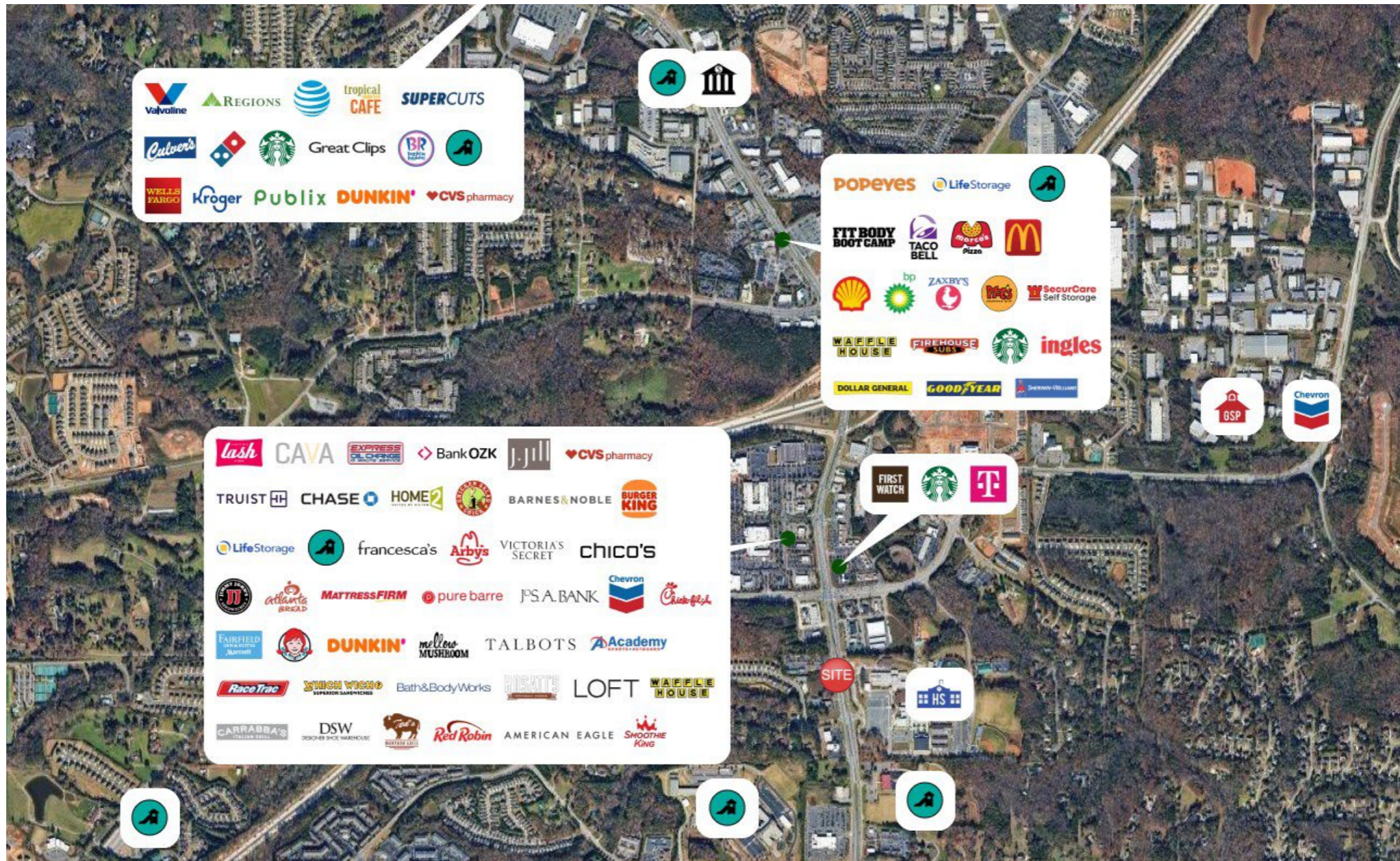
Household 2023

1 MILE	1,338
3 MILE	18,607
5 MILE	50,541



Household
Income

1 MILE	\$151,312
3 MILE	\$176,078
5 MILE	\$180,803



NEW DEVELOPMENT

Trade Area Overview