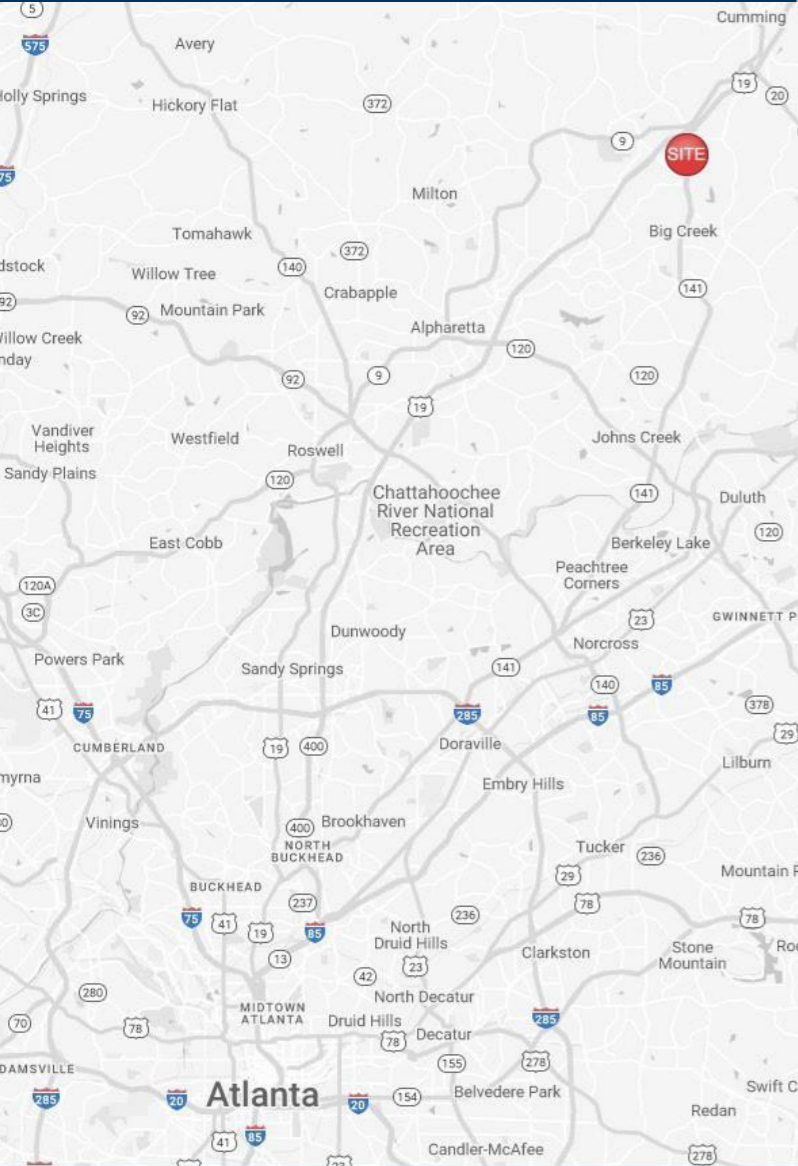


141 - New Development

580 Peachtree Parkway
Cumming, GA 30041



Leasing Contacts

Allie Hodge Motz
678-501-5342
allie@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.
- 47,942 VPD
- Retail Space Available | 1,587 SF

141 - New Development

101 Handel's Ice Cream 1,800 SF

102 Retail Space for Lease 1,587 SF

103-105 Tanishq 4,897 SF

106 Caribou Coffee 1,800 SF

GLA: 10,084 SF

Availability: 1,587 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 |



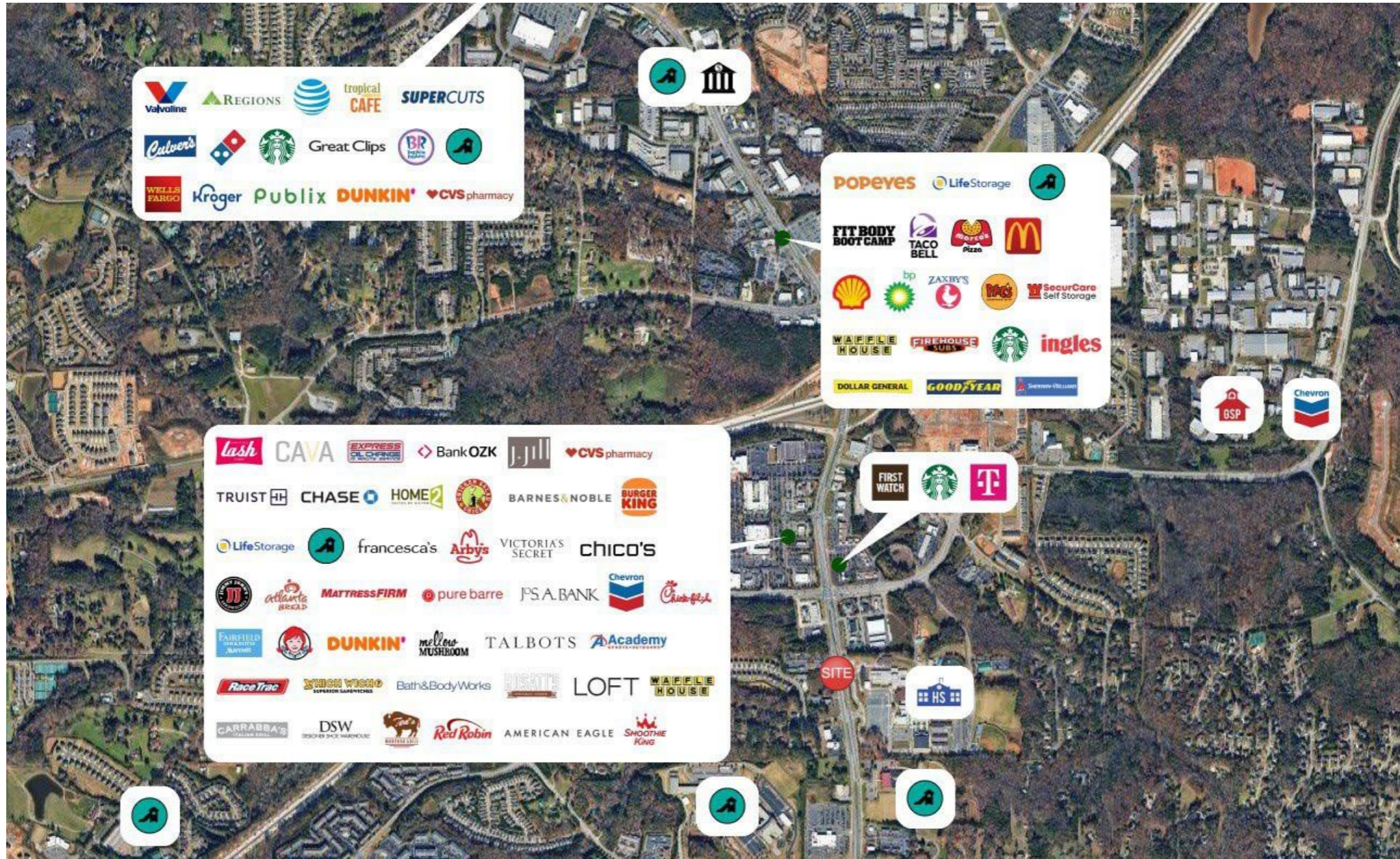
Household 2023

| | |
|--------|--------|
| 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