

141 & Stoney Point Land

1110 Stoney Point Rd
Cumming, GA 30041



**Ground Lease
0.762-1.367 Acres**

Leasing Contacts

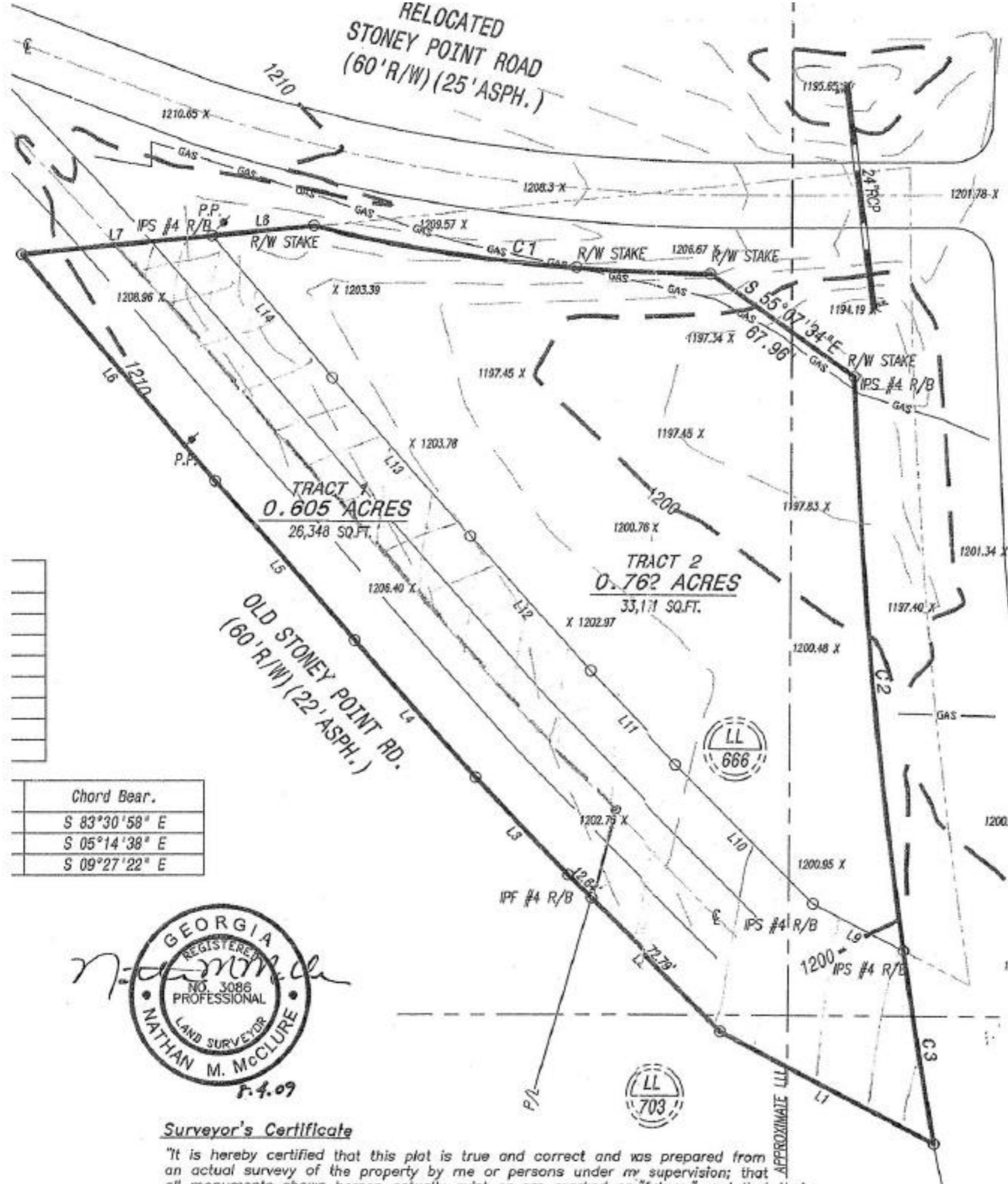
Marrissa Chanin
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marrissa@riverwoodproperties.com

Property Highlights

- 0.762-1.367 Acres Available For Ground Lease on Peachtree Parkway and Stoney Point Road
- Located at a signalized intersection with 350 ft of road frontage.
- Potential for 8,000 SF building with 48 parking spaces
- Over 41,800 VPD
- Zoned O&I | Office and Institutional

riverwoodproperties.com





Chord Bear.
S 83°30'58" E
S 05°14'38" E
S 09°27'22" E

GEORGIA
 REGISTERED
 NO. 3086
 PROFESSIONAL
 LAND SURVEYOR
 NATHAN M. MCCLURE
 8.4.09

Surveyor's Certificate

"It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown herein actually exist or are marked as 'future' and that there

Owner's Certificate

"The owner of the land hereto, in person or plat was made from taxes or other assets donates and dedicate as shown on this plat

Owner
Signed, sealed and in the presence of:

Witness

Notary Public

NOTES

- 1) PLAT FOR DATED 5/1
- 2) D.O.T. R/
- 3) R/W TAKEN

OWNE

1110
CWA

SR #141 - AKA PEACHTREE PARKWAY
(R/W AS PER REFERENCE #2)

LL 666

LL 665

LL 703

LL 704

APPROXIMATE LL

AREA DEMOGRAPHICS



2023
Population

1 MILE	6,344
3 MILE	55,884
5 MILE	155,407



2023 Daytime
Population

1 MILE	1,555
3 MILE	23,776
5 MILE	82,478



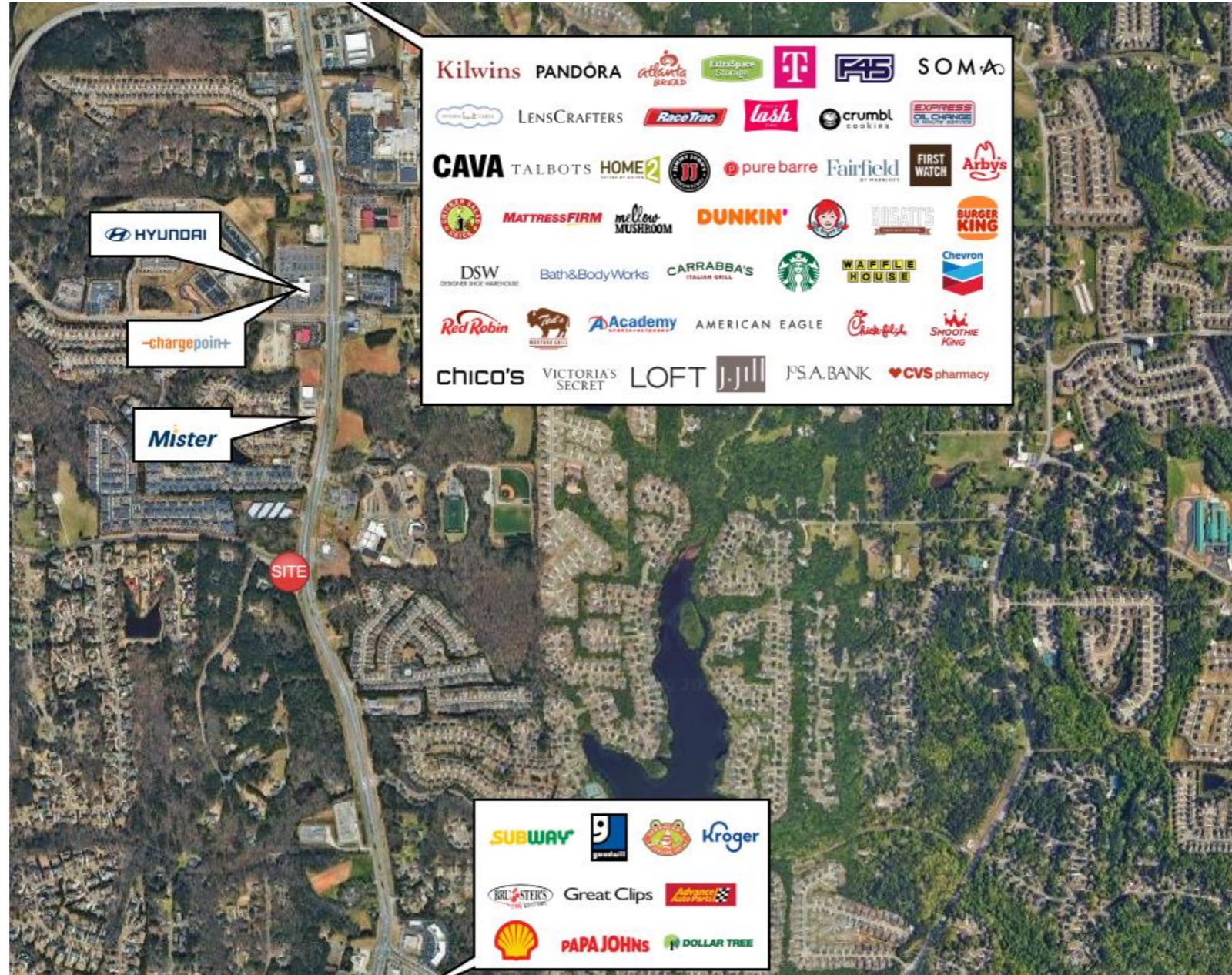
Household 2023

1 MILE	2,403
3 MILE	18,836
5 MILE	52,443



Household
Income

1 MILE	\$186,569
3 MILE	\$201,127
5 MILE	\$200,222



141 & STONEY POINT LAND

Trade Area Overview