

HWY 369 & HWY 9 FORSYTH COUNTY GEORGIA

This new development is located at a key intersection in booming Forsyth County... Georgia's Highest Median Home Sales Price county!

Forsyth County has been one of fastest growing and affluent markets in the region.

This property is surrounded by a substantial number of rooftops, affluent communities, and major thoroughfares.

The property is located on the LIGHTED corner of Hwy 369 and Hwy 9 with excellent visibility at a lighted intersection.

This property is rare in that it is already ZONED unrestricted CBD with sewer.

It sits in front of three of Forsyth County's schools ... elementary, middle, and high schools!



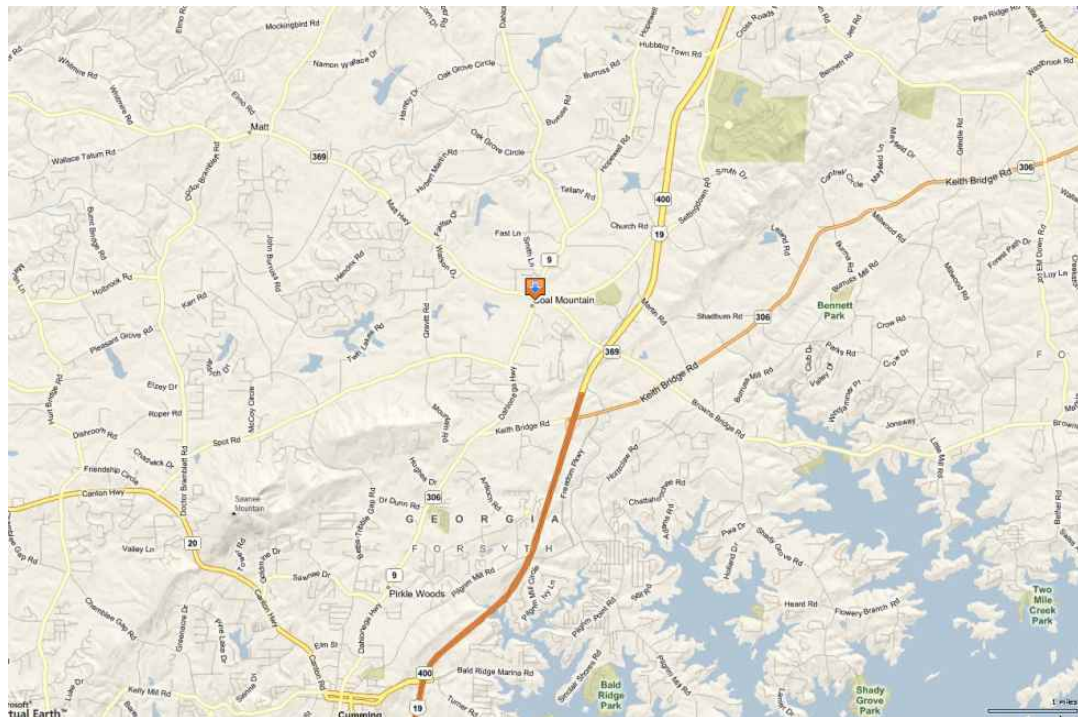
Space Available: 13+/- Acres with outparcels

Occupancy: Summer 2009

Benefits: Brand new construction; frontage on Hwy 369 and Hwy 9; excellent ingress/egress via multiple curb cuts; at traffic light; already zoned CBD; Approx. 1.3 miles West of Hwy 400 on Dinner side of 369.

Description:

This 13+/- acre site was a lumber yard for many years and as such is grandfathered in as CBD with no restrictions! This property sits at a crossroads of two heavily traveled roads in Forsyth County – the highest median home sales price county in the entire state of Georgia!



For more information:

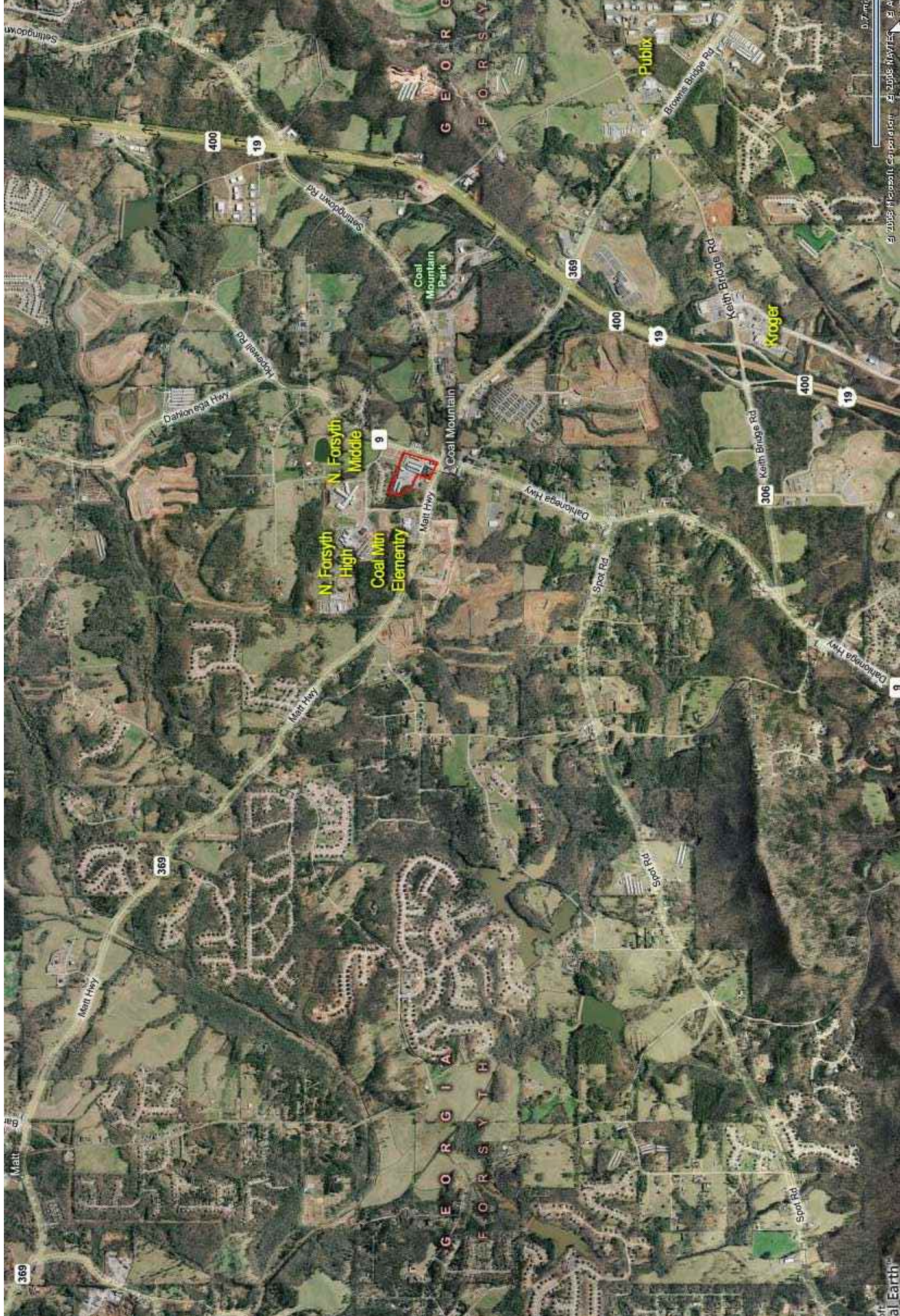
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Information contained herein has been obtained from the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



0.7 miles

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2007 Demographics

Hwy 9 at Hwy 369, Cumming, GA 30040

Population	1-mi.	3-mi.	5-mi.
2007 Male Population	739	7,942	24,546
2007 Female Population	719	7,788	24,013
% 2007 Male Population	50.69%	50.49%	50.55%
% 2007 Female Population	49.31%	49.51%	49.45%
2007 Total Adult Population	1,064	11,855	36,722
2007 Total Daytime Population	2,927	15,928	49,651
2007 Total Daytime Work Population	1,121	7,155	23,683
2007 Median Age Total Population	36	38	38
2007 Median Age Adult Population	44	45	45
2007 Age 0-5	134	1,254	3,824
2007 Age 6-13	172	1,759	5,396
2007 Age 14-17	87	862	2,616
2007 Age 18-20	62	605	1,908
2007 Age 21-24	63	716	2,346
2007 Age 25-29	75	762	2,421
2007 Age 30-34	90	894	2,682
2007 Age 35-39	118	1,218	3,659
2007 Age 40-44	133	1,512	4,528
2007 Age 45-49	133	1,577	4,668
2007 Age 50-54	94	1,070	3,308
2007 Age 55-59	83	921	2,825
2007 Age 60-64	82	909	2,731
2007 Age 65-69	57	683	2,138
2007 Age 70-74	34	405	1,285
2007 Age 75-79	18	283	900
2007 Age 80-84	13	153	601
2007 Age 85+	9	146	720
% 2007 Age 0-5	9.20%	7.97%	7.88%
% 2007 Age 6-13	11.81%	11.18%	11.11%
% 2007 Age 14-17	5.97%	5.48%	5.39%
% 2007 Age 18-20	4.26%	3.85%	3.93%
% 2007 Age 21-24	4.32%	4.55%	4.83%
% 2007 Age 25-29	5.15%	4.84%	4.99%
% 2007 Age 30-34	6.18%	5.68%	5.52%
% 2007 Age 35-39	8.10%	7.74%	7.54%
% 2007 Age 40-44	9.13%	9.61%	9.33%
% 2007 Age 45-49	9.13%	10.03%	9.61%
% 2007 Age 50-54	6.45%	6.80%	6.81%
% 2007 Age 55-59	5.70%	5.86%	5.82%
% 2007 Age 60-64	5.63%	5.78%	5.62%
% 2007 Age 65-69	3.91%	4.34%	4.40%
% 2007 Age 70-74	2.33%	2.57%	2.65%
% 2007 Age 75-79	1.24%	1.80%	1.85%
% 2007 Age 80-84	0.89%	0.97%	1.24%
% 2007 Age 85+	0.62%	0.93%	1.48%
2007 White Population	1,348	14,516	44,294
2007 Black Population	5	134	679
2007 Asian/Hawaiian/Pacific Islander	17	196	616
2007 American Indian/Alaska Native	3	24	77
2007 Other Population (Incl 2+ Races)	86	859	2,892
2007 Hispanic Population	92	1,104	4,070
2007 Non-Hispanic Population	1,366	14,626	44,488
% 2007 White Population	92.39%	92.29%	91.22%
% 2007 Black Population	0.34%	0.85%	1.40%
% 2007 Asian/Hawaiian/Pacific Islander	1.17%	1.25%	1.27%
% 2007 American Indian/Alaska Native	0.21%	0.15%	0.16%
% 2007 Other Population (Incl 2+ Races)	5.89%	5.46%	5.96%
% 2007 Hispanic Population	6.31%	7.02%	8.38%
% 2007 Non-Hispanic Population	93.69%	92.98%	91.62%
2000 Non-Hispanic White	871	10,254	29,304
2000 Non-Hispanic Black	n/a	2	24
2000 Non-Hispanic Amer Indian/Alaska Native	n/a	12	109
2000 Non-Hispanic Asian	5	49	107
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	24
2000 Non-Hispanic Some Other Race	n/a	32	62
2000 Non-Hispanic Two or More Races	14	102	305
% 2000 Non-Hispanic White	97.87%	98.12%	97.89%
% 2000 Non-Hispanic Black	0.00%	0.02%	0.08%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.00%	0.11%	0.36%

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Hwy 9 at Hwy 369, Cumming, GA 30040

% 2000 Non-Hispanic Asian	0.56%	0.47%	0.36%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.08%
% 2000 Non-Hispanic Some Other Race	0.00%	0.31%	0.21%
% 2000 Non-Hispanic Two or More Races	1.57%	0.98%	1.02%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2007 Total Population	1,458	15,730	48,558
2007 Total Households	516	5,507	16,951
Population Change 1990-2007	959	8,921	29,869
Household Change 1990-2007	328	3,051	10,163
% Population Change 1990-2007	192.18%	131.02%	159.82%
% Household Change 1990-2007	174.47%	124.23%	149.72%
Population Change 2000-2007	538	4,724	16,777
Household Change 2000-2007	175	1,494	5,440
% Population Change 2000-2007	58.48%	42.92%	52.79%
% Households Change 2000-2007	51.32%	37.23%	47.26%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	357	4,303	12,251
2000 Occupied Housing Units	335	4,045	11,469
2000 Owner Occupied Housing Units	297	3,446	9,461
2000 Renter Occupied Housing Units	37	599	2,008
2000 Vacant Housing Units	22	258	781
% 2000 Occupied Housing Units	93.84%	94.00%	93.62%
% 2000 Owner Occupied Housing Units	83.43%	80.08%	77.23%
% 2000 Renter Occupied Housing Units	10.39%	13.92%	16.39%
% 2000 Vacant Housing Units	6.18%	6.00%	6.38%
Income	1-mi.	3-mi.	5-mi.
2007 Median Household Income	\$60,182	\$61,073	\$56,402
2007 Per Capita Income	\$24,713	\$27,353	\$25,894
2007 Average Household Income	\$69,829	\$78,130	\$74,176
2007 Household Income < \$10,000	27	277	978
2007 Household Income \$10,000-\$14,999	11	221	748
2007 Household Income \$15,000-\$19,999	32	160	688
2007 Household Income \$20,000-\$24,999	13	191	701
2007 Household Income \$25,000-\$29,999	31	219	696
2007 Household Income \$30,000-\$34,999	26	287	828
2007 Household Income \$35,000-\$39,999	24	237	734
2007 Household Income \$40,000-\$44,999	17	276	862
2007 Household Income \$45,000-\$49,999	23	290	1,065
2007 Household Income \$50,000-\$59,999	52	527	1,836
2007 Household Income \$60,000-\$74,999	82	964	2,806
2007 Household Income \$75,000-\$99,999	106	958	2,699
2007 Household Income \$100,000-\$124,999	41	368	1,089
2007 Household Income \$125,000-\$149,999	13	251	594
2007 Household Income \$150,000-\$199,999	13	120	279
2007 Household Income \$200,000-\$249,999	1	45	87
2007 Household Income \$250,000-\$499,999	2	112	252
2007 Household Income \$500,000+	n/a	5	9
2007 Household Income \$200,000+	4	162	349
% 2007 Household Income < \$10,000	5.25%	5.03%	5.77%
% 2007 Household Income \$10,000-\$14,999	2.14%	4.01%	4.41%
% 2007 Household Income \$15,000-\$19,999	6.23%	2.90%	4.06%
% 2007 Household Income \$20,000-\$24,999	2.53%	3.47%	4.14%
% 2007 Household Income \$25,000-\$29,999	6.03%	3.98%	4.11%
% 2007 Household Income \$30,000-\$34,999	5.06%	5.21%	4.88%
% 2007 Household Income \$35,000-\$39,999	4.67%	4.30%	4.33%
% 2007 Household Income \$40,000-\$44,999	3.31%	5.01%	5.09%
% 2007 Household Income \$45,000-\$49,999	4.47%	5.27%	6.28%
% 2007 Household Income \$50,000-\$59,999	10.12%	9.57%	10.83%
% 2007 Household Income \$60,000-\$74,999	15.95%	17.50%	16.55%
% 2007 Household Income \$75,000-\$99,999	20.62%	17.39%	15.92%

2007 Demographics

Hwy 9 at Hwy 369, Cumming, GA 30040

% 2007 Household Income \$100,000-\$124,999	7.98%	6.68%	6.42%
% 2007 Household Income \$125,000-\$149,999	2.53%	4.56%	3.50%
% 2007 Household Income \$150,000-\$199,999	2.53%	2.18%	1.65%
% 2007 Household Income \$200,000-\$249,999	0.19%	0.82%	0.51%
% 2007 Household Income \$250,000-\$499,999	0.39%	2.03%	1.49%
% 2007 Household Income \$500,000+	0.00%	0.09%	0.05%
% 2007 Household Income \$200,000+	0.78%	2.94%	2.06%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2007 Children/Infants Clothing Stores	\$103,853	\$1,254,352	\$3,925,228
2007 Jewelry Stores	\$79,101	\$954,644	\$2,975,288
2007 Mens Clothing Stores	\$149,243	\$1,805,661	\$5,753,655
2007 Shoe Stores	\$135,602	\$1,644,290	\$5,268,832
2007 Womens Clothing Stores	\$250,717	\$3,049,591	\$9,986,061
2007 Automobile Dealers	\$1,692,346	\$20,774,515	\$68,309,365
2007 Automotive Parts/Acc/Repair Stores	\$216,815	\$2,638,910	\$8,508,255
2007 Other Motor Vehicle Dealers	\$66,692	\$808,302	\$2,583,789
2007 Tire Dealers	\$60,272	\$731,952	\$2,332,764
2007 Hardware Stores	\$28,509	\$345,985	\$1,077,605
2007 Home Centers	\$148,712	\$1,850,655	\$6,463,594
2007 Nursery/Garden Centers	\$63,962	\$776,782	\$2,461,536
2007 Outdoor Power Equipment Stores	\$17,370	\$220,345	\$787,109
2007 Paint/Wallpaper Stores	\$5,602	\$70,183	\$248,967
2007 Appliance/TV/Other Electronics Stores	\$175,374	\$2,117,379	\$6,672,388
2007 Camera/Photographic Supplies Stores	\$26,878	\$327,629	\$1,064,527
2007 Computer/Software Stores	\$78,194	\$958,062	\$3,184,313
2007 Beer/Wine/Liquor Stores	\$110,744	\$1,338,360	\$4,208,598
2007 Convenience/Specialty Food Stores	\$271,137	\$2,633,192	\$8,235,929
2007 Restaurant Expenditures	\$1,706,622	\$15,666,298	\$47,743,592
2007 Supermarkets/Other Grocery excl Conv	\$1,158,798	\$14,145,467	\$46,186,933
2007 Furniture Stores	\$171,100	\$2,082,056	\$6,716,314
2007 Home Furnishings Stores	\$116,158	\$1,399,238	\$4,368,160
2007 Gen Merch/Appliance/Furniture Stores	\$1,518,011	\$18,453,548	\$59,524,845
2007 Gasoline Stations w/ Convenience Stores	\$1,029,459	\$11,805,641	\$37,790,095
2007 Other Gasoline Stations	\$758,322	\$9,172,448	\$29,554,164
2007 Department Stores excl Leased Depts	\$1,693,385	\$20,570,927	\$66,197,232
2007 General Merchandise Stores	\$1,346,911	\$16,371,491	\$52,808,530
2007 Other Health/Personal Care Stores	\$107,217	\$1,316,306	\$4,351,753
2007 Pharmacies/Drug Stores	\$556,254	\$6,794,178	\$22,231,253
2007 Pet/Pet Supplies Stores	\$76,928	\$942,544	\$3,140,634
2007 Book/Periodical/Music Stores	\$27,279	\$325,734	\$1,086,473
2007 Hobby/Toy/Game Stores	\$14,384	\$207,103	\$1,000,084
2007 Musical Instrument/Supplies Stores	\$15,464	\$188,779	\$612,324
2007 Sewing/Needlework/Piece Goods Stores	\$4,919	\$59,422	\$196,992
2007 Sporting Goods Stores	\$122,326	\$1,434,537	\$4,054,577
2007 Video Tape Stores - Retail	\$13,952	\$169,543	\$544,316

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