

AVAILABLE

670 Atlanta Hwy, Cumming, GA 30040



Property overview

This available property offers an excellent opportunity for food service or retail operations in the thriving Georgia 400 corridor. The 2,994 SF building features drive-thru capabilities, abundant parking, and prime highway visibility in Forsyth County's growing market. With competitive rental rates and strong suburban demographics, this turnkey space is ideal for established franchises or local businesses seeking high-traffic exposure in the Atlanta metropolitan area.



Existing building
2,994 SF



Total land area
0.8-acre property



Location
Cumming/Forsyth County submarket



Submarket position

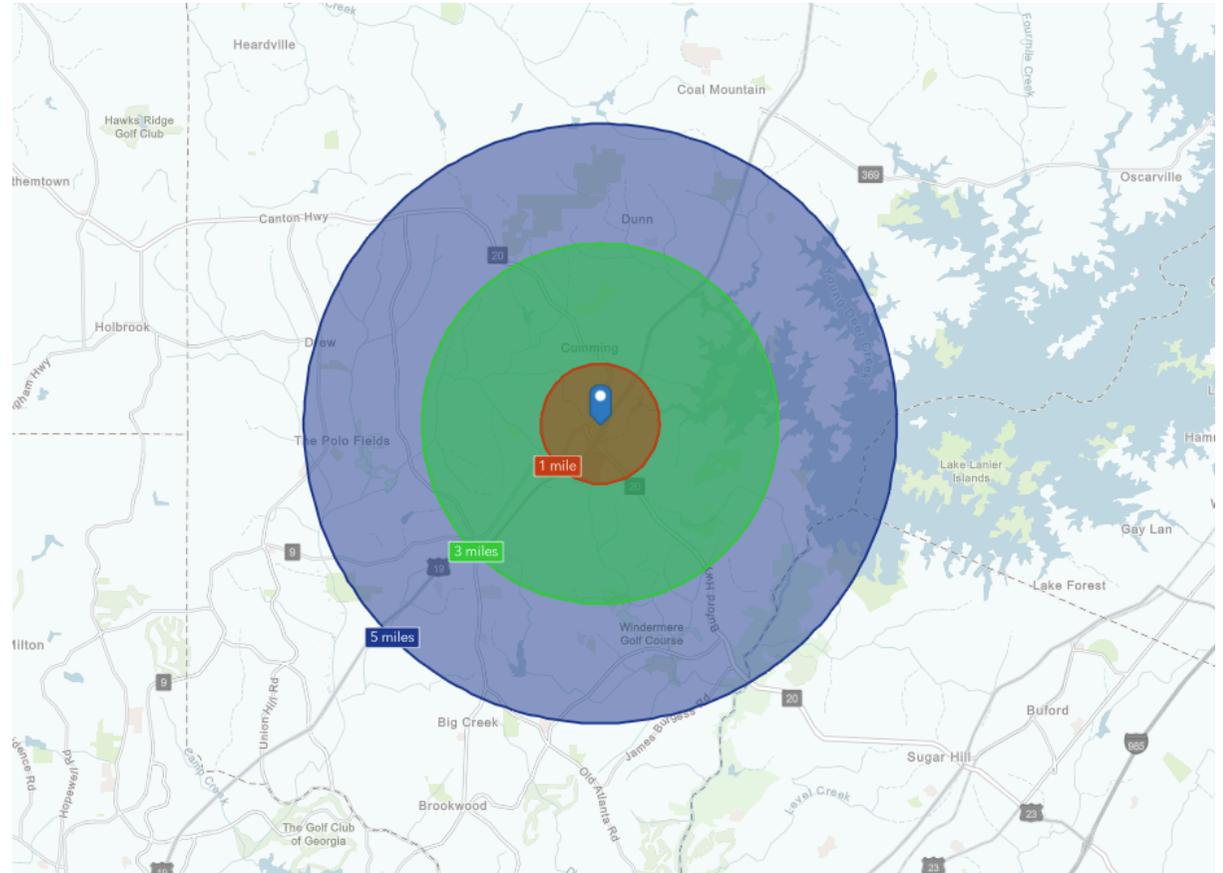
Strategically located in Forsyth County's thriving Georgia 400 corridor, one of North Atlanta's most rapidly growing and prosperous suburban markets.

- Direct frontage on Atlanta Highway
- 15 minutes to Georgia 400 interchange
- Easy access to Lake Lanier recreational areas

Prime urban density

Located in an established retail corridor surrounded by national retailers, popular restaurants, automotive services, and growing residential developments serving Cumming's expanding population.

- Nearby attractions include Lake Lanier beaches and marinas, Sawnee Mountain Preserve, local shopping centers, family dining establishments, and recreational facilities serving the active Forsyth County community.



	1 Mile	3 Miles	5 Miles
Total Population	5,798	44,501	117,556
Median Household Income	\$86,415	\$118,036	\$136,498
Median Age	37.7	39.2	39.9



Lakeland Plaza



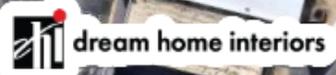
Buford Rd 27,889 VPD 26



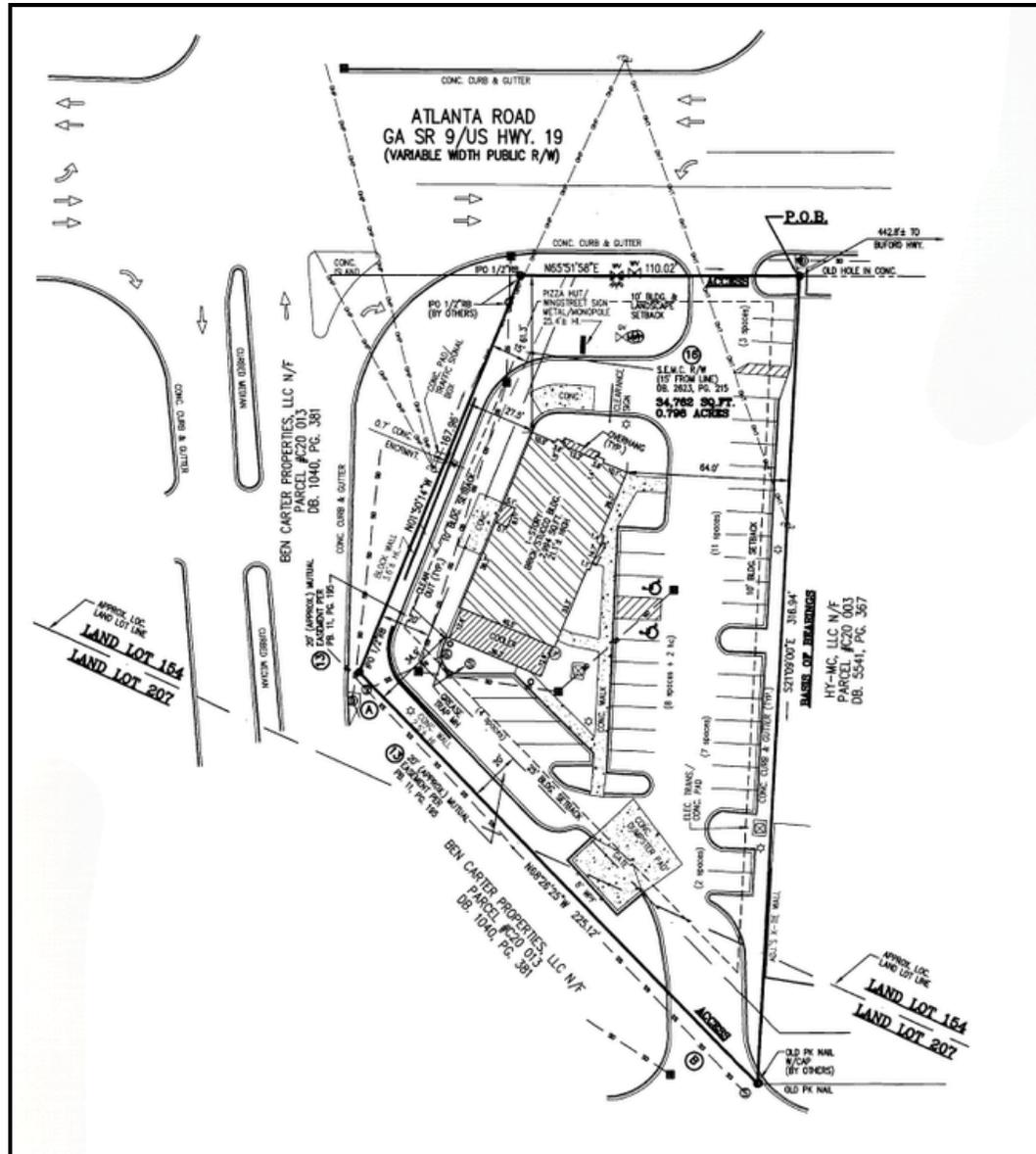
Merchant's Square



Atlanta Hwy 18,194 VPD 26



Survey



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