



DUNKIN'

Bojangles

RaceTrac

VALERO

Walgreens

MOES

FB

3250 Keith Bridge Rd
Cumming, GA 30041
Size: 1.62 Acres

[CLICK TO VIEW ON GOOGLE MAPS](#)

1.62 AC AVAILABLE

3250 Keith Bridge Rd Cumming, Georgia

 JLL SEE A BRIGHTER WAY

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3250 Keith Bridge Rd / Cumming, GA 30041

Available

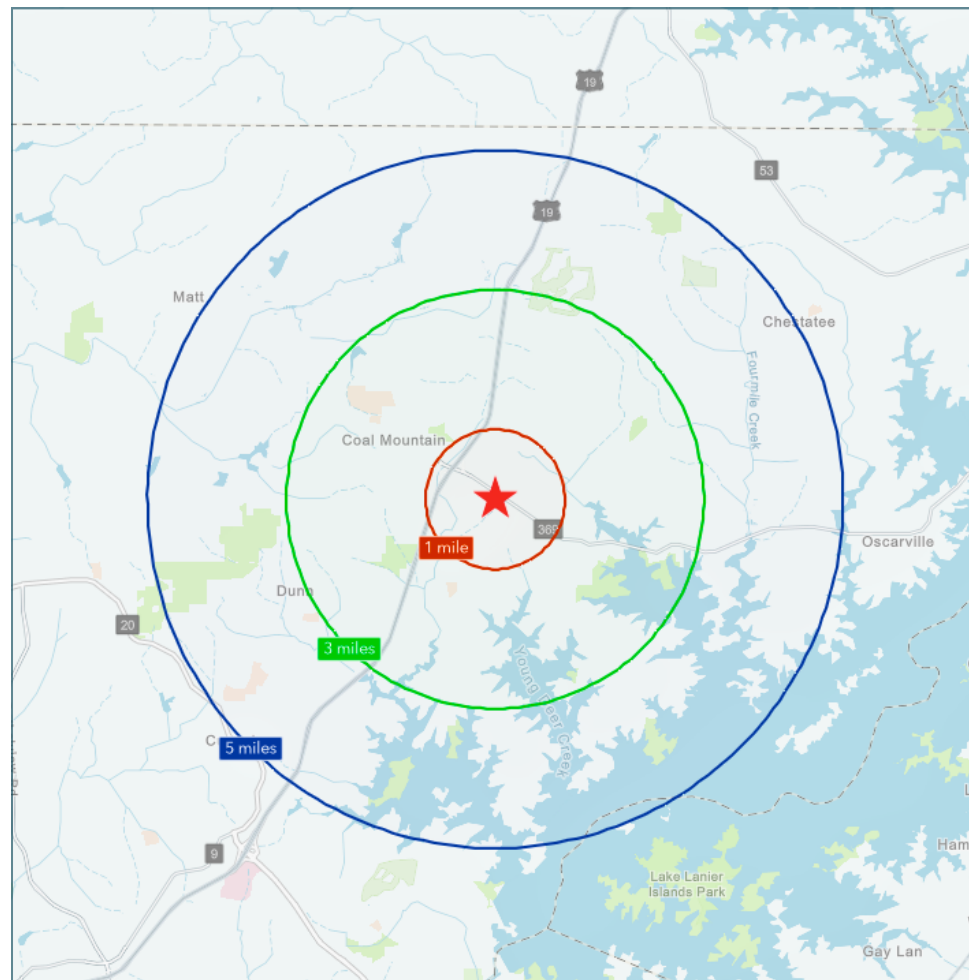
Located in the high-growth corridor of Cumming, Georgia, this premier site offers exceptional exposure and demographics for family-oriented businesses.

Property Highlights

- Zoned CBD with all utilities available on site
- Multiple access points with cross-access to Walgreens
- Easy regional access between Exits 17 & 18 on GA-400
- Minutes from Lake Lanier, capturing year-round residents and seasonal visitors

Market Demographics

- 482 Households in immediate trade area
- Median Home Value: \$543,200
- Primary demographic: 84% "Flourishing Families"
 - established, high-income families with children
- Significantly higher concentration of families than national avg.
- Strong home value to income ratio of 4.4



2026 Demographics		1 Mile	3 Mile	5 Mile
	Total Population	1,524	23,748	62,484
	Total Daytime Population	2,747	20,564	51,571
	Median Household Income	\$123,825	\$118,575	\$131,410
	Median Age	37.9	38.1	39.7

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Thank you

Contact for more information:

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