

400 Commons Cumming, Georgia

Near
Lake Lanier

- ❖ Excellent Visibility
- ❖ Close Proximity to GA 400 and Lake Lanier
- ❖ Growing Residential Market
- ❖ 236 New Apartments along Freedom Parkway
- ❖ Across from Kroger shopping center, next to QuickTrip (QT)

Retail | Office Available
Fronting Highway 306



Highlights



Location:

2840 Keith Bridge Road
Keith Bridge Road (Highway 306) at GA 400
Cumming, Forsyth County, GA 30041

Demographics:

Population Growth ('09-'14)	21.12%
Population	46,053
Average HH Income	\$87,343

Traffic Counts:

41,140 ADT - GA 400
20,140 ADT - Highway 306

Key Tenant:

9,720 SF including Auto Zone

Available:

1,400 SF

Angie S. Hutson

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angie@retailleasingadvisors.net



Shannon Shuman Martin

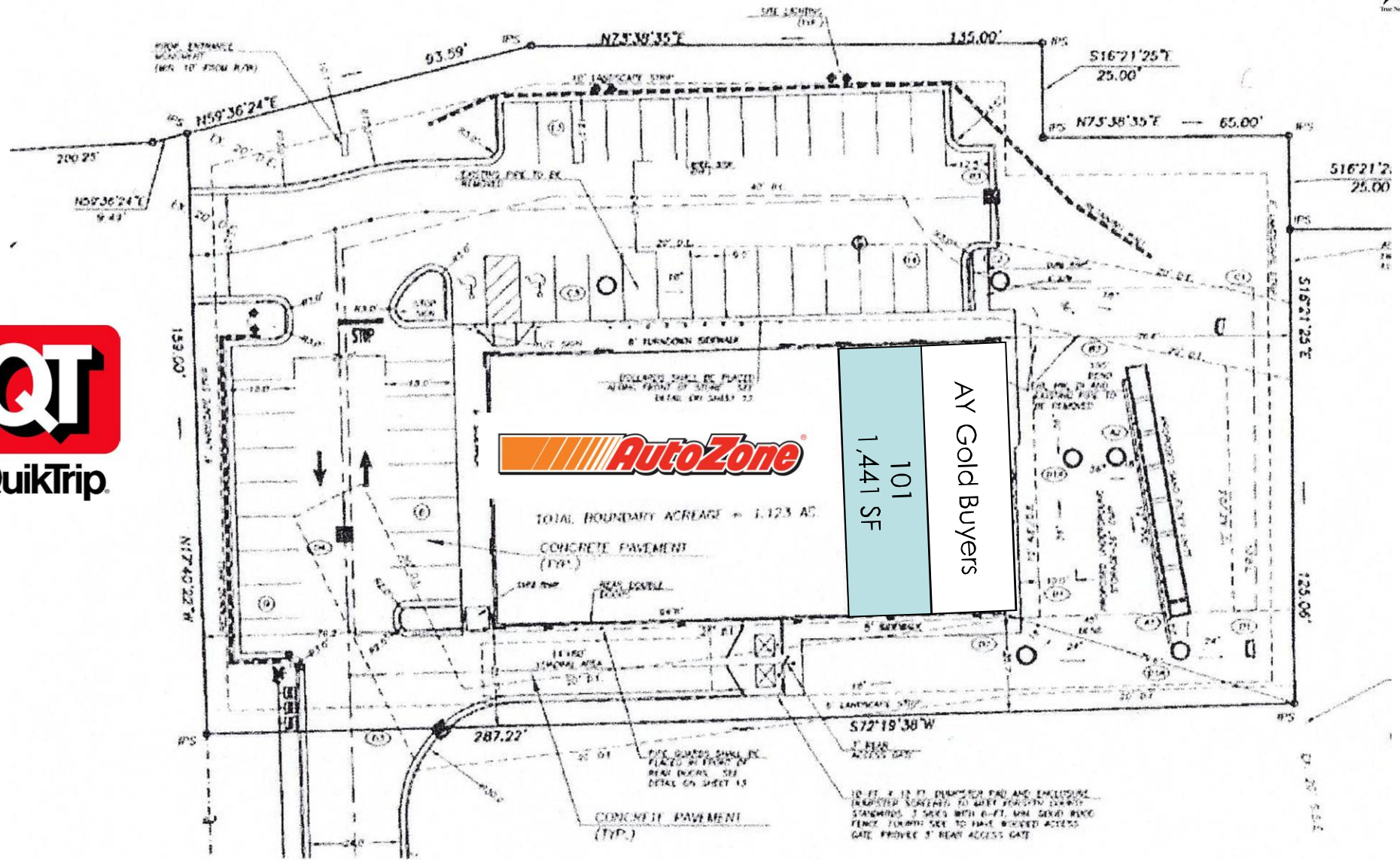
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Visit Us At:

www.retailleasingadvisors.net

Commons 400 Site Plan

Keith Bridge Road (Hwy 306)

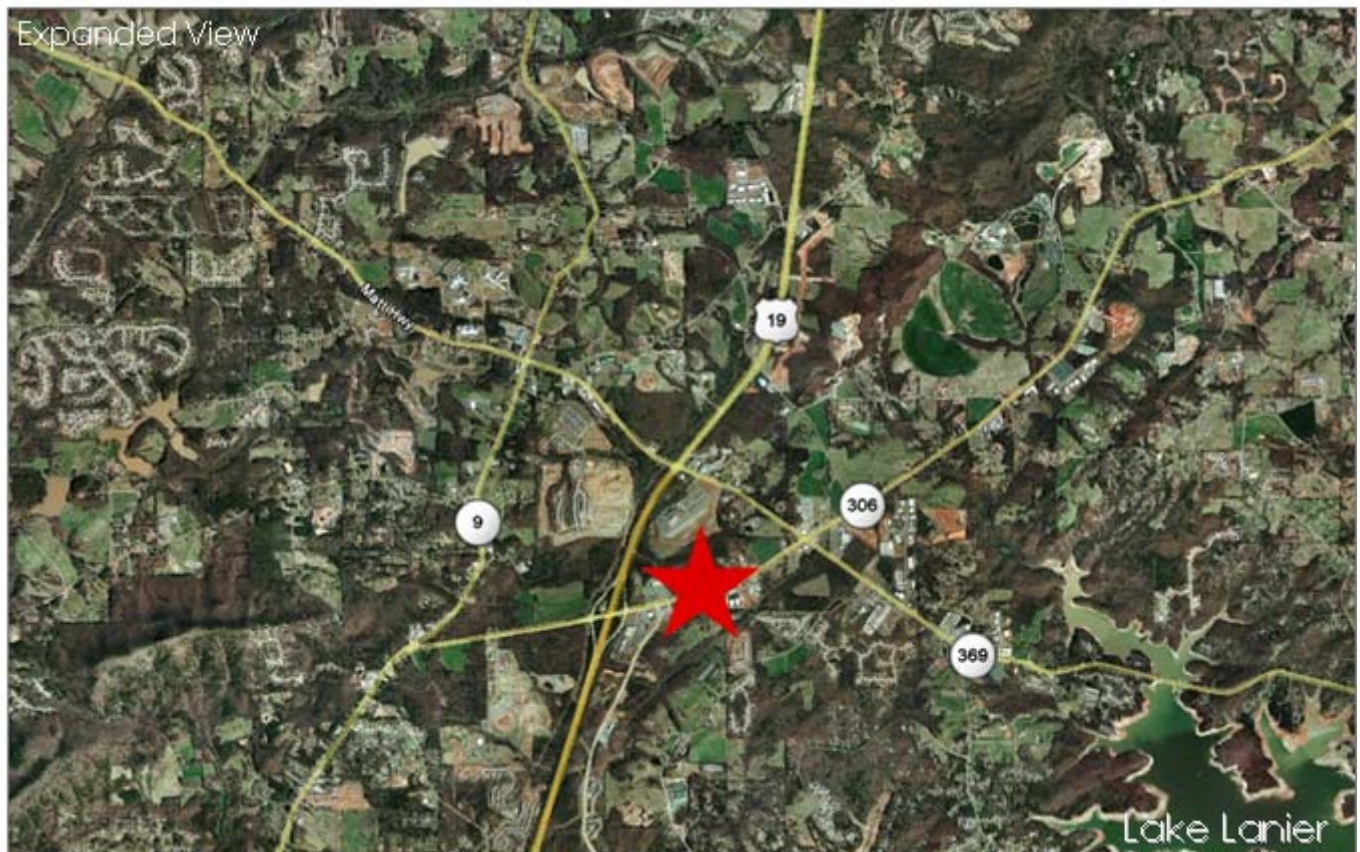


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Close-Up View



Expanded View

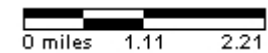
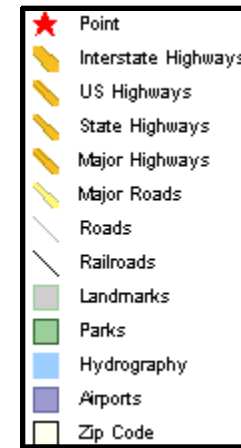
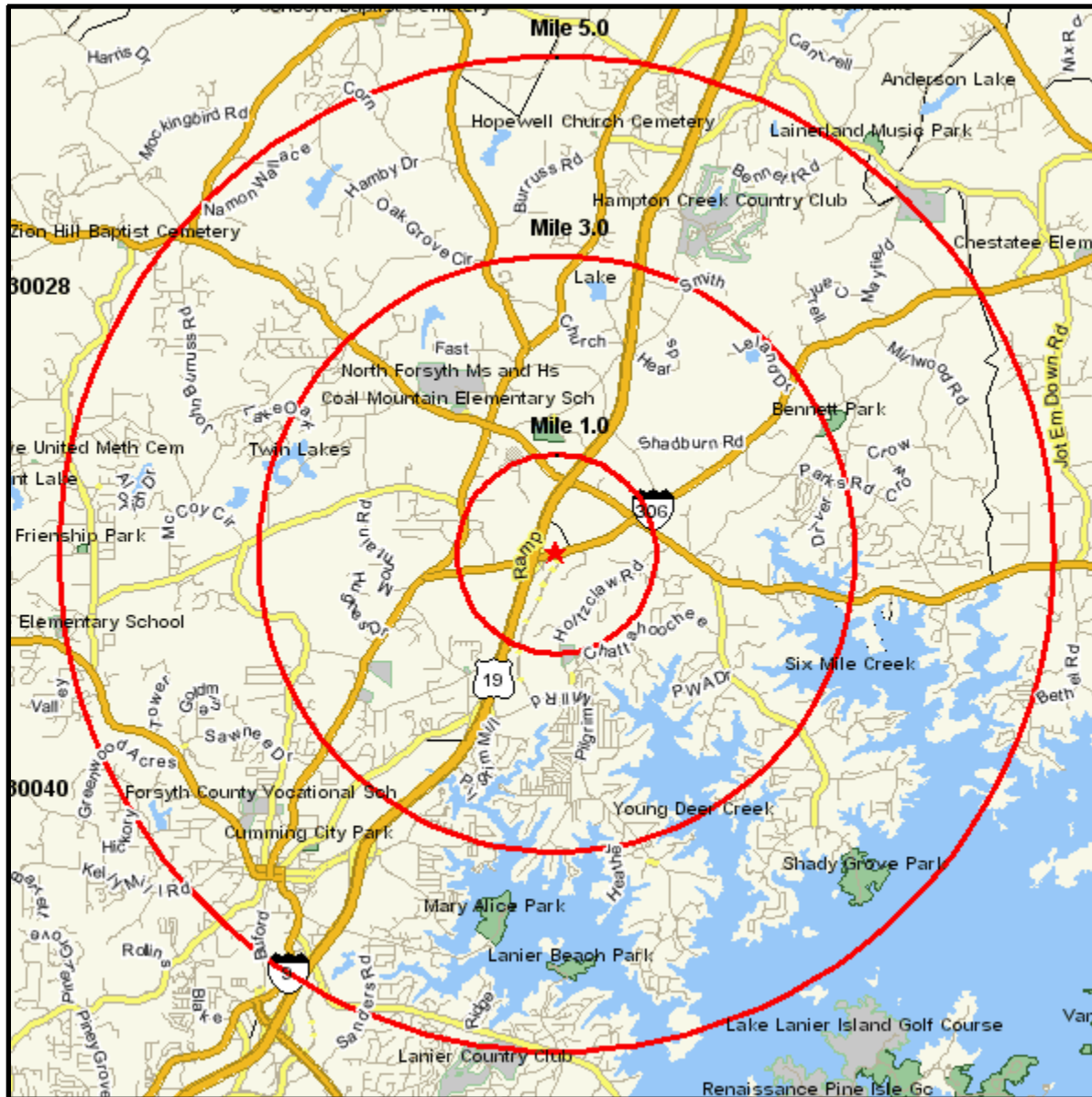


Area Map

Prepared For:

Order #: 968615294
Site: 01

KEITH BRIDGE RD AT FREEDOM PKWY
CUMMING, GA 30028
Coord: 34.252869, -84.088714
Radius - See Appendix for Details



Pop-Facts: Demographic Quick Facts Report

Radius 1: KEITH BRIDGE RD AT FREEDOM PKWY, CUMMING, GA 30028, aggregate

Radius 2: KEITH BRIDGE RD AT FREEDOM PKWY, CUMMING, GA 30028, aggregate

Radius 3: KEITH BRIDGE RD AT FREEDOM PKWY, CUMMING, GA 30028, aggregate

Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
	%	%	%	%	%	%
Population						
2014 Projection		1,058		18,988		55,780
2009 Estimate		880		15,838		46,053
2000 Census		577		10,490		29,286
1990 Census		322		6,310		17,276
Growth 1990 - 2000		79.19%		66.24%		69.52%
Households						
2014 Projection		379		7,008		19,996
2009 Estimate		316		5,860		16,546
2000 Census		210		3,933		10,629
1990 Census		118		2,366		6,305
Growth 1990 - 2000		77.97%		66.23%		68.58%
2009 Est. Population by Single Classification Race						
		880.00		15,838.00		46,053.00
White Alone	811	92.16	14,462	91.31	41,819	90.81
Black or African American Alone	9	1.02	252	1.59	1,139	2.47
American Indian and Alaska Native Alone	3	0.34	46	0.29	128	0.28
Asian Alone	11	1.25	282	1.78	773	1.68
Native Hawaiian and Other Pacific Islander Alone	0	0.00	2	0.01	9	0.02
Some Other Race Alone	29	3.30	512	3.23	1,466	3.18
Two or More Races	16	1.82	283	1.79	719	1.56
2009 Est. Population Hispanic or Latino						
		880.00		15,838.00		46,053.00
Hispanic or Latino	63	7.16	1,212	7.65	3,996	8.68
Not Hispanic or Latino	817	92.84	14,626	92.35	42,057	91.32
2009 Tenure of Occupied Housing Units						
		316.00		5,860.00		16,546.00
Owner Occupied	276	87.34	4,968	84.78	13,856	83.74
Renter Occupied	40	12.66	891	15.20	2,690	16.26
2009 Average Household Size						
		2.78		2.70		2.76



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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2009 Est. Households by Household Income	316.00		5,860.00		16,546.00	
Income Less than \$15,000	21	6.65	452	7.71	1,330	8.04
Income \$15,000 - \$24,999	16	5.06	291	4.97	994	6.01
Income \$25,000 - \$34,999	24	7.59	440	7.51	1,252	7.57
Income \$35,000 - \$49,999	43	13.61	852	14.54	2,270	13.72
Income \$50,000 - \$74,999	74	23.42	1,323	22.58	3,586	21.67
Income \$75,000 - \$99,999	64	20.25	1,087	18.55	2,897	17.51
Income \$100,000 - \$149,999	55	17.41	980	16.72	2,925	17.68
Income \$150,000 - \$249,999	14	4.43	290	4.95	940	5.68
Income \$250,000 - \$499,999	4	1.27	104	1.77	262	1.58
Income \$500,000 and over	2	0.63	42	0.72	91	0.55
2009 Est. Average Household Income	78,609.79		80,635.89		79,874.14	
2009 Est. Median Household Income	68,333.33		66,918.43		66,922.22	
2009 Est. Per Capita Income	28,292.79		29,845.08		28,765.97	

