

Publix
982.2K VISITS / YEAR
#1 PUBLIX IN 15 MI RADIUS
#4/74 GROCERY IN 15 MI

ZAXBY'S
SUBWAY
MCDONALD'S

Vision Source
SIGNATURE EYE CARE

UPS
F&M
FIFTH MAE

MAXFIELD REVEILLE
COFFEEHOUSE CAFE

SAGE DENTAL

easyvet
DUNKIN'

**BROOKVIEW
BY ASHTON WOODS**
AVERAGE PRICE
SUBVISION: \$564,000
TOWNHOUSES: \$399,000

MAGNOLIA CREEK
AVERAGE PRICE
SUBVISION: \$674,778

WALNUT GROOVE
AVERAGE PRICE
SUBVISION: \$489,380

Matt Hwy
12,000 VPD

DEVELOPMENT OPPORTUNITY

4.667 AC



**COLDWELL BANKER
COMMERCIAL
METRO BROKERS**

OFFERING MEMORANDUM

DEVELOPMENT OPPORTUNITY
LAND FOR SALE
4425 HUBERT MARTIN RD, CUMMING GA



AMIT GROVER
(413) 966-1019

CUMMING



NORTH GEORGIA PREMIUM OUTLETS 2.9M VISITS/YR

adidas GAP Bath & Body Works Lee Levi's BOSS HUGO BOSS

J.CREW FACTORY Nike COACH aerie

ARMANI Wrangler Calvin Klein carter's

BANANA REPUBLIC Columbia DOLCE & GABBANA

GUESS MICHAEL KORS LACOSTE



53



DAWSON MARKETPLACE 3.3M VISITS/YR

BARNES & NOBLE Burlington five BELOW HOBBY LOBBY

HomeGoods KIRKLAND'S Marshalls crumbl cookies

AMERICAN EAGLE DOLLAR TREE petco ROSS ULTA BEAUTY

CHICKEN SALAD DRESS FOR LESS



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AVERAGE PRICE

SUBVISION: \$564,000

TOWNHOUSES: \$399,000

MAGNOLIA CREEK

AVERAGE PRICE

SUBVISION: \$674,778

DEVELOPMENT OPPORTUNITY

AUTOMATIONDIRECT

FREE 2-Day Delivery \$49 and over

HEMINGWAY MERITAGE HOMES

AVERAGE PRICE

SUBVISION: \$580,000

~698 HOMES PLANNED

400 37,100 VPD

Walmart

2 MILLION VISITS / YR



Waffle House Starbucks PopeYes BURGER KING JIMMY JOHN'S

Jersey Mikes AT&T MainStreet Family Care QT TAKE 5

QuikTrip



ALTA NORTHERLY

AVERAGE PRICE

APARTMENTS: ~ \$1,544-\$2,440/MO

SIERRA LAKE (ALMONT HOMES)

AVERAGE PRICE

SUBVISION: \$716,990

WALNUT GROOVE

AVERAGE PRICE

SUBVISION: \$489,380

Matt Hwy 12,000 VPD

RAIDER ARENA CAPACITY 1,350

JOT-EM DOWN RD

PROPOSED RESIDENTIAL DEVELOPMENT

North Forsyth HS 2,065 students

North Forsyth MS 1,253 students

Coal Mountain ES 723 students

Vision Source Signature Eye Care

MAXFIELD REVEILLE MEDICAL COFFEEHOUSE CAFE

easyvet DUNKIN'

ups F&M FIFTH HAVEN SAGE DENTAL

Matt Hwy 14,100 VPD

ZAXBY'S SUBWAY MCDONALD'S

INVESTMENT HIGHLIGHTS



PERFECT LOCATION & SIZE

4.667 AC in Cumming, GA, just off Matt Hwy (SR-369); positioned between Publix (Matt Town Center) and Walmart + ALDI at GA-400. (Publix ≈ 982K visits/yr; Walmart ≈ 2.0M visits/yr — per mobile analytics.)



UNPARALLELED ACCESS & TRAFFIC

GA-400 ~37,100 VPD and Matt Hwy (SR-369) ~12,000 VPD. The new SR-369/SR-400 Interchange (Exit 18) opened April 2023.



ROAD CAPACITY TAILWINDS

SR-369 (Matt Hwy) corridor widenings are on Forsyth's capital list (Cherokee Co. line → Wallace Tatum, design phase). The Coal Mountain Connector opened July 3, 2025, linking SR-369 ↔ Hwy 9 to siphon east-west traffic, and the SR-20 widening (I-575 Canton → Cumming) is the expanding Cumming-Canton east-west connector that strengthens regional flow.



GROCER ANCHOR OPTION

Site depth/frontage support a ±25–36K SF neighborhood grocer with 1–3 outparcels for QSR/coffee/clinic; leverages Publix/Walmart/ALDI gravity without over-positioning.



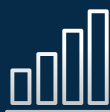
FITNESS ANCHOR OPTION

Alternate anchor at ~20–25K SF pairs well with surrounding rooftops, creates consistent off-peak traffic, and coexists with pads (QSR/medical).



AFFLUENT TRADE AREA

Forsyth County median household income ~\$138,000 (2019–2023 ACS)—top-tier in GA; supports strong necessity retail, value fitness, and medical/service demand.



DYNAMIC PLANNING CONTEXT

The Matt Hwy/Bannister Rd node is a designated commercial hub (“Matt Community”), validating ongoing retail clustering and daily-needs tenancy along SR-369. Perimeter Mall (1.5 MSF), Perimeter Village (380 KSF big-box center), four business-class hotels, and over 2,400 new Class-A multifamily units either open or under construction—serving a 28 MSF office trade area.

Nearby Publix Shopping Center on Matt Hwy (SR-369)

FORSYTH COUNTY

CUMMING, GEORGIA

Not long ago, Cumming, Georgia was considered just a distant suburb of Atlanta. No longer. Forsyth County has become one of the most vibrant sections of the Atlanta Metro Area. Thanks to affordable homes and great schools, Cumming and Forsyth County are among the fastest-growing residential areas in the United States (Currently ranked in Top 100 for Growth) and is expected to grow 58% from 2015 to 2030 - attracting affluent young professionals who want to shop, dine, and work close to home. Cumming is the county seat of Forsyth County, the 9th largest county in Georgia. The diversified economy includes technology, data centers, healthcare, and defense.

AFFLUENT AREA

1 IN 2
HOUSEHOLDS
HAVE INCOMES OVER
\$100,000

30% ABOVE US

HOUSEHOLD
EXPENDITURES
TREND 30% ABOVE
US AVERAGE

8 IN 10

COLLEGE EDUCATED
RESIDENTS · 50%
HAVE CHILDREN
UNDER 18

FORTUNE Top 20 Wealthiest counties in America



Top 100 fastest-growing county in America



CUMMING, GA | FORSYTH COUNTY



The subject property is located in the North Atlanta Lake community of Cumming Georgia, the County Seat of Forsyth County.



Forsyth County is one of the fastest growing counties in the country (Currently ranked #7th in Growth), and was projected expected to grow 58% from 2015 to 2030



A popular Atlanta commuting destination for high-net worth individuals, Forsyth County is currently ranked as the 16th wealthiest county in the country.



Home values approach \$494K county-wide, pointing to strong disposable income for destination retail, dining, and services. Forsyth County Schools rank #3 in Georgia (A+ Niche rating), a magnet for continual family in-migration and stability.

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FORTUNE 500 & CORPORATE OFFICES LOCATED IN ATLANTA



Mercedes-Benz



BUSIEST AIRPORT
IN THE WORLD



6.1 MILLION

MSA POPULATION

9th Most Populous MSA
in United States

\$473 BILLION

GROSS DOMESTIC PRODUCT

The largest economy in
Georgia
10th in United States

\$9 BILLION

FILM INDUSTRY

Direct Spending for Atlanta's
Established Film Industry

126,400+

NEW JOBS

Added to Atlanta Area in
last year

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city's thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from all parts of the country. Diversified investments from corporations, as well as state and local governments, make Atlanta an ideal place to conduct business. Currently there are 18 Fortune 500 companies that

call Atlanta home, which include the recently relocated Mercedes-Benz and State Farm Insurance headquarters. Bolstering the city's economic appeal, Atlanta is also home to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, which handles more than 75 million passengers per year. The Atlanta film industry is booming and has become a major player in the entertainment world. In 2023, it is projected to generate a total economic impact of over \$9 billion, creating jobs and making a dynamic contribution to the Atlanta Metro economy.

NEW DEVELOPMENT OPPORTUNITY

CUMMING, GA

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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4.667 SF DEVELOPMENT OPPORTUNITY LOCATED NEAR THIS HIGH PERFORMING LOW-COMPETITION PUBLIX SHOPPING CENTER



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AMIT GROVER
COMMERCIAL REALTOR® BUSINESS BROKER
amit.grover@cbcmetrobrokers.com
413-966-1019