

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

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

Vision Source SIGNATURE EYE CARE
 MAXFIELD REVELLE MEDICAL COFFEEHOUSE CAFE
 easyvet DUNKIN'
 ZAXBY'S SUBWAY MCDONALD'S
 UPS F&M FIFTH MAR
 SAGE DENTAL

Capitol Materials, Inc.

**LEGACY 369
SELF-STORAGE**

FLEX OFFICE



**COLDWELL BANKER
COMMERCIAL
METRO BROKERS**

OFFERING MEMORANDUM

FLEX OFFICE | FORMER AUTO SITE
EXISTING 2-BAY FLEX OFFICE OR AUTO CONVERSION
ELMO ROAD • CUMMING, GA • ADJACENT TO PUBLIX TRADE AREA



AMIT GROVER
(404) 966-1019



CRESCENT LANDING
 AVERAGE PRICE
 SUBVISION: \$530,000

NORTHBROOKE
 AVERAGE PRICE
 SUBVISION: \$748,000



FLEX OFFICE

VISION SOURCE SIGNATURE EYE CARE
 MAXFIELD REVILLE MEDICAL COFFEEHOUSE CAFE
 easyvet
 DUNKIN'
 UPS
 FIFTH AVENUE
 SAGE DENTAL



**LEGACY 369
 SELF-STORAGE**

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369



MCDONALD'S

Matt Hwy
 14,100 VPD

EXISTING 2-BAY FLEX OFFICE OR AUTO CONVERSION

INVESTMENT HIGHLIGHTS

Flex Office / Service Contractor Hub

- ▶ Ideal for HVAC, plumbing, electrical, landscape or specialty trade tenants
- ▶ Two oversized drive-in bays plus storefront office/showroom

Auto Service Reconversion

- ▶ Quick-lube, tire, or branded/independent repair shop can reopen with minimal retrofit
- ▶ Limited competing bay inventory in the North Forsyth submarket

Location & Growth Drivers

- ▶ **Front-Row Retail Positioning** – Directly faces the brand-new Publix center, capturing daily grocery traffic and serving as a prominent pylon-like sign to 23,000+ combined VPD.
- ▶ **Infrastructure Tailwinds** – \$58 MM GA-400 Exit 18 clover-leaf and SR-369 widening (to 4 lanes) underway; completion 2023-24 will further increase throughput and regional connectivity.
- ▶ **Affluent, Expanding Trade Area** – Forsyth County median HH income \$138k (highest in GA) and population growth of 2.7 % YoY to 260k+.
- ▶ **“Green Zone” C-2/HC Zoning** – By-right commercial, medical, restaurant and automotive uses with flexible site layout and rear access for circulation.
- ▶ **Scarce Competitive Supply** – Few modern flex or drive-thru/auto pads available in North Forsyth, giving operators a first-mover advantage.

Investment Highlights

- ▶ **Plug-&-Play Asset** – Existing structure accelerates time-to-revenue vs. ground-up development.
- ▶ **Multiple Exit Strategies** – Hold as cash-flowing single-tenant asset, subdivide for pads, or execute ground-lease/sale—attractive for 1031 or merchant-builder capital.
- ▶ **Utility & Entitlement Certainty** – All services on-site, saving entitlement time and cost.

SITE AREA

±2.0 acres opposite Publix-anchored Matt Town Center

IMPROVEMENTS

Single-story, 2-bay masonry & steel building (former auto repair)

ACCESS / FRONTAGE

Signalized full-movement corner on SR-369 / Matt Hwy & Bannister Rd

TRAFFIC COUNTS

15,200 VPD on SR-369 / Matt Hwy
8,100 VPD on Bannister Rd

UTILITIES

Sewer, water & power at property line (no known environmental issues)

VISIBILITY

“Billboard” exposure to Publix shoppers and daily commuter traffic

EXISTING 2-BAY FLEX OFFICE OR AUTO CONVERSION • 2 AC ON ELMO ROAD



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Capitol Materials, Inc.
A GMS COMPANY

LEGACY 369 SELF-STORAGE

FLEX OFFICE





ADJACENT TO PUBLIX TRADE AREA • MATT TOWN CENTER



FLEX OFFICE



WILKES MEAT MARKET & DELI



Matt Hwy
14,100 VPD

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#4/74 GROCERY IN 15 MI



REVEILLE
COFFEEHOUSE CAFE



Publix®

982.2K VISITS / YEAR
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#4/74 GROCERY IN 15 MI

FLEX OFFICE

LAREDOS
TAQUERIA & GRILL

Domino's
PIZZERIA

F&M
FIFTHMAE

Vision Source
SIGNATURE EYE CARE

MAXFIELD
MEDICAL

**WILKES MEAT
MARKET & DELI**

REVELLE
COFFEEHOUSE CAFE

**SAGE
DENTAL**

SUBWAY

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DUNKIN'
easyvet **ups**

ZAXBY'S

MCDONALD'S

Matt Hwy
14,100 VPD



1/2 MILE FROM PUBLIX SHOPPING CENTER

PARKSTONE
AVERAGE PRICE
SUBVISION: \$626,390

CRESCENT LANDING
AVERAGE PRICE
SUBVISION: \$530,000

THE MANOR AT HARMON LAKE
AVERAGE PRICE
SUBVISION: \$629,900

FLEX OFFICE

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Matt Hwy
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EASTWOOD HOMES AT PARKVIEW
AVERAGE PRICE
SUBVISION: \$771,150

ZAXBY'S
 SUBWAY
 MCDONALD'S

MAGNOLIA CREEK
AVERAGE PRICE
SUBVISION: \$674,778

GRANDVIEW MANOR
AVERAGE PRICE
SUBVISION: \$601,000

BAMBLETT GROOVE
AVERAGE PRICE
SUBVISION: \$577,500

WALNYT GROOVE
AVERAGE PRICE
SUBVISION: \$489,380

THE SPRINGS AT BURNT BRIDGE
AVERAGE PRICE
SUBVISION: \$505,000

BRIARWOOD
AVERAGE PRICE
SUBVISION: \$688,000

Publix

Publix is a renowned supermarket chain headquartered in Lakeland, Florida. Founded in 1930, Publix has grown into the largest employee-owned grocery retailer in the United States. With about 1,403 stores operating across eight Southeastern states as of year-end 2024 and \$59.7 billion in retail sales reported for the 2024 fiscal year, Publix remains a household name thanks to its unwavering focus on customer satisfaction and high-quality products.

Publix offers a wide range of grocery items—fresh produce, meats, bakery goods, deli selections, and household essentials—delivered in clean, well-maintained stores staffed by friendly associates. Its emphasis on the in-store experience consistently lands Publix at the top of consumer-satisfaction rankings; in 2025, it tied for the #1 spot in the American Customer Satisfaction Index survey of more than 40,000 shoppers.

Through its dedication to exceptional service, employee ownership, and community engagement, Publix continues to earn the trust and loyalty of customers across the Southeast. As it expands into new markets—most recently Kentucky—and innovates with services like online ordering and home delivery, Publix remains committed to its founding principles of delivering quality products and serving as a reliable grocery destination for families and individuals alike.



\$59.7
BILLION
REVENUE
2022

\$62
BILLION
NET
WORTH

1,476
STORES
TOTAL STORE
COUNT

LAKELAND
HEADQUARTERS
LOCATION

RANKED #1
STORE FOR
CUSTOMER SERVICE
NEWSWEEK

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

ECONOMIC DRIVERS

FORTUNE Top 20 Wealthiest counties in America

CNN 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.

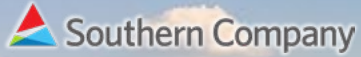
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12.3 Million Visitors



FORTUNE 500 & CORPORATE OFFICES LOCATED IN ATLANTA



Mercedes-Benz

Hartsfield-Jackson
Atlanta International Airport®

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.



Up to Four 0.5-Acre QSR Pads

CONCEPT

- ▶ Re-plat parcel into QSR pad(s). Potentially up to four equally sized lots fronting SR-369, each supporting a 2,500-3,500 SF drive-thru prototype (dual-lane capable). Shared cross-access and stormwater.

Rationale

- ▶ Publix Shadow Premium: National QSRs pay 10-20 % higher ground rent when paired with a strong grocery anchor; Publix generates ±1 M annual visits (Placer.ai estimate).
- ▶ Traffic Growth Curve: Post-widening AADT projected to exceed 25,000, pushing many brands' minimum-traffic underwriting thresholds.
- ▶ Risk-Adjusted Returns: Four separate ground leases create staggered rent commencements and optional reversionary fee sale exits.
- ▶ Capital Efficiency: Minimal vertical cost to landowner; tenants fund building improvements, preserving developer IRR.

Execution Milestones

- ▶ **Phase 1** – Minor Subdivision (0-4 mo) | Secure county plat approval | Establish cross-access and utility easements
- ▶ **Phase 2** – Off-Site Work (4-10 mo) | Construct joint turn-lanes on Matt Hwy | Install utility stubs to each pad | Build shared stormwater vault
- ▶ **Phase 3** – Tenant Deliveries (8-24 mo) | Turn over finished pads to tenants in the order leases are executed



FLEX OPPORTUNITY

ELMO ROAD · 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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LOCATED IN MARKET AREA OF HIGH PERFORMING LOW-COMPETITON PUBLIX SHOPPING CENTER



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