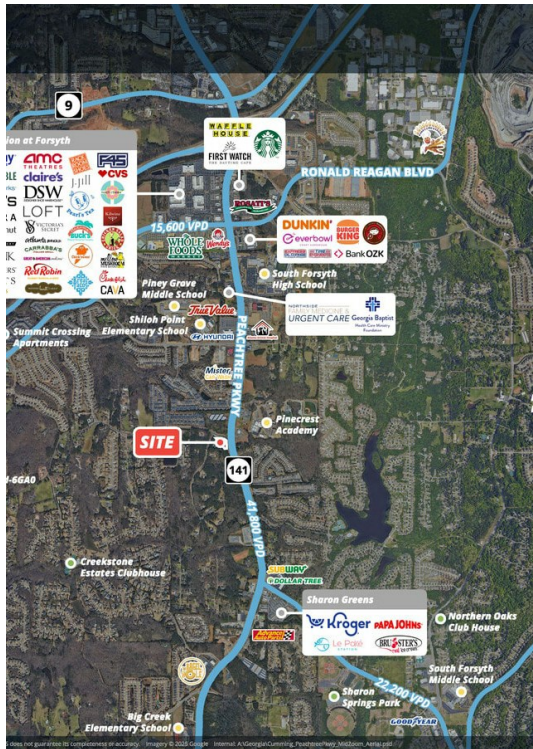




1110 Stoney Point Rd

1110 Stoney Point Rd, Cumming, GA 30041

Sai Jitta

Bells Ferry Property LLC

6449 Bells Ferry Rd, Woodstock, GA 30189

sjitta@hotmail.com

(770) 355-9133



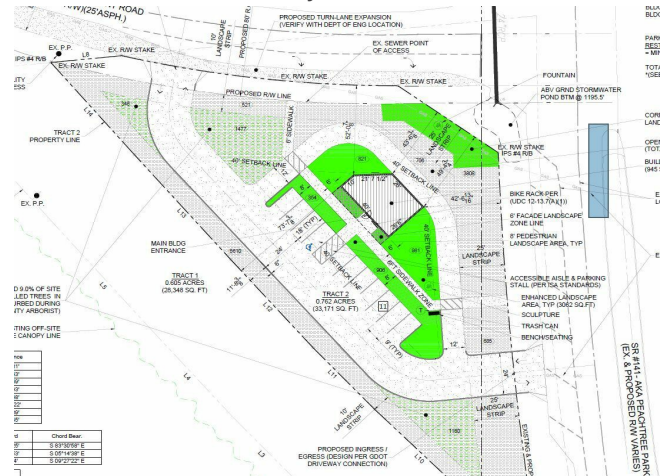
1110 Stoney Point Rd

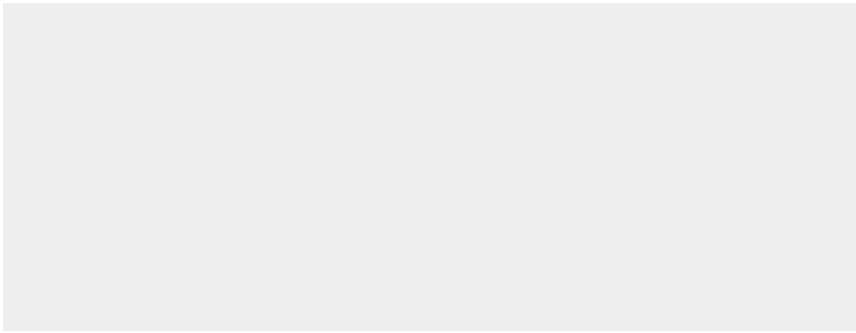
Upon Request

Prime ± 1.32 -acre commercial corner parcel located at 1110 Stoney Point Road, Cumming, Georgia, at the signalized intersection of Stoney Point Road and Georgia Highway 141 (Peachtree Parkway). Positioned along one of Forsyth County's most heavily traveled commercial corridors, the site benefits from exposure to more than 42,000 vehicles per day, providing exceptional visibility and brand recognition opportunities. This property is zoned CBD (Commercial Business District), allowing for a broad range of retail, restaurant, office, medical, financial, and service-oriented uses. Its prominent corner location offers excellent access, strong frontage, and convenient ingress/egress from a fully signalized intersection. Surrounded by established residential communities, top-rated schools, and expanding commercial development, the site is ideally situated to serve the growing population of South Forsyth County and neighboring communities including Johns Creek, Alpharetta, and Suwanee. The area is characterized by strong household incomes, continued residential growth, and increasing demand for neighborhood-serving commercial amenities. This highly visible parcel presents an outstanding opportunity for a ground lease, build-to-suit development, or custom commercial project, making it well-suited for users seeking a premier location in one of Metro Atlanta's fastest-growing markets. The combination of strong traffic counts, signalized access, flexible zoning, and affluent demographics creates a rare development opportunity along the highly desirable Highway 141 corridor....

Rental Rate:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Rental Rate Mo:	Upon Request

- Lighted corner
- Over 42000 VPD on Hwy 141





Space 1

Space Available	57,499 SF
Rental Rate	Upon Request
Date Available	Now

Ground Lease / Build-to-Suit Opportunity – Prime Signalized Corner in Cumming, GA

Ground Lease or Build-to-Suit Opportunity
1110 Stoney Point Road, Cumming, GA 30041

Exceptional opportunity to secure a highly visible commercial site at one of Forsyth County's most active intersections. This ±1.32-acre corner parcel is strategically positioned at the signalized intersection of Stoney Point Road and Georgia Highway 141 (Peachtree Parkway), offering outstanding exposure to more than 42,000 vehicles per day along Highway 141.

The property is currently being rezoned to CBD (Commercial Business District), creating flexibility for a wide range of retail, restaurant, medical, office, financial, and service-oriented users seeking a premier location in one of Metro Atlanta's fastest-growing trade areas.

Property Highlights

±1.32 Acres Available

Ground Lease or Build-to-Suit

Signalized Corner Intersection

Over 42,000 Vehicles Per Day on Highway 141

Excellent visibility and multiple points of access

Planned CBD zoning allows a broad range of commercial uses

Strong daytime and residential demographics

Located within one of the highest-growth corridors in Forsyth County

Ideal for retail, restaurant, coffee shop, medical, banking, professional office, convenience retail, and service uses

Surrounded by established neighborhoods, schools, and growing commercial development

Easy access to GA-400, Johns Creek, Suwanee,

Alpharetta, and North Forsyth

Location Advantages

The site sits along the highly traveled Highway 141 corridor, a major north-south artery connecting the affluent communities of Cumming, Johns Creek, and Alpharetta. The corridor continues to experience significant residential and commercial growth, creating sustained demand for retail and service-oriented businesses.

Its signalized corner position provides excellent ingress and egress while maximizing visibility to commuters, local residents, and destination traffic. The surrounding area features strong household incomes, expanding residential rooftops, and a growing customer base that supports both national and regional operators.

Ideal Uses

Coffee Shop / Café

Quick-Service Restaurant (QSR)

Fast Casual Dining

Medical or Dental Office

Bank with Drive-Thru

Financial Services

Insurance Office

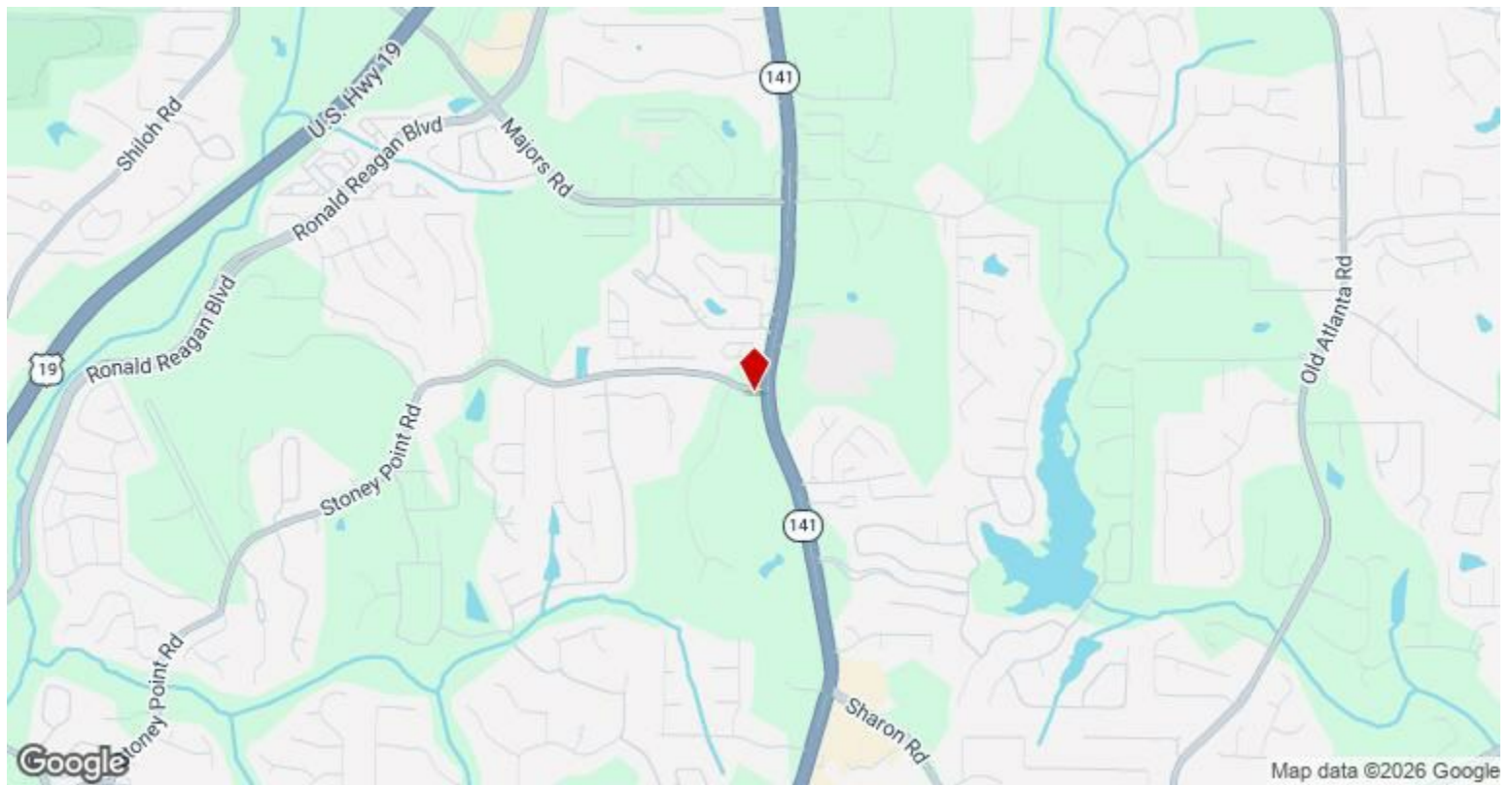
Veterinary Clinic

Specialty Retail

Professional Office
Pharmacy
Personal Services
Development Opportunity

Ownership will consider a long-term ground lease, build-to-suit, or customized development solution for qualified tenants. The site offers the rare combination of signalized access, strong traffic counts, premier visibility, and flexible commercial zoning within a rapidly expanding Forsyth County market.

Rare opportunity to establish a presence on one of North Georgia's most desirable commercial corridors.



1110 Stoney Point Rd, Cumming, GA 30041

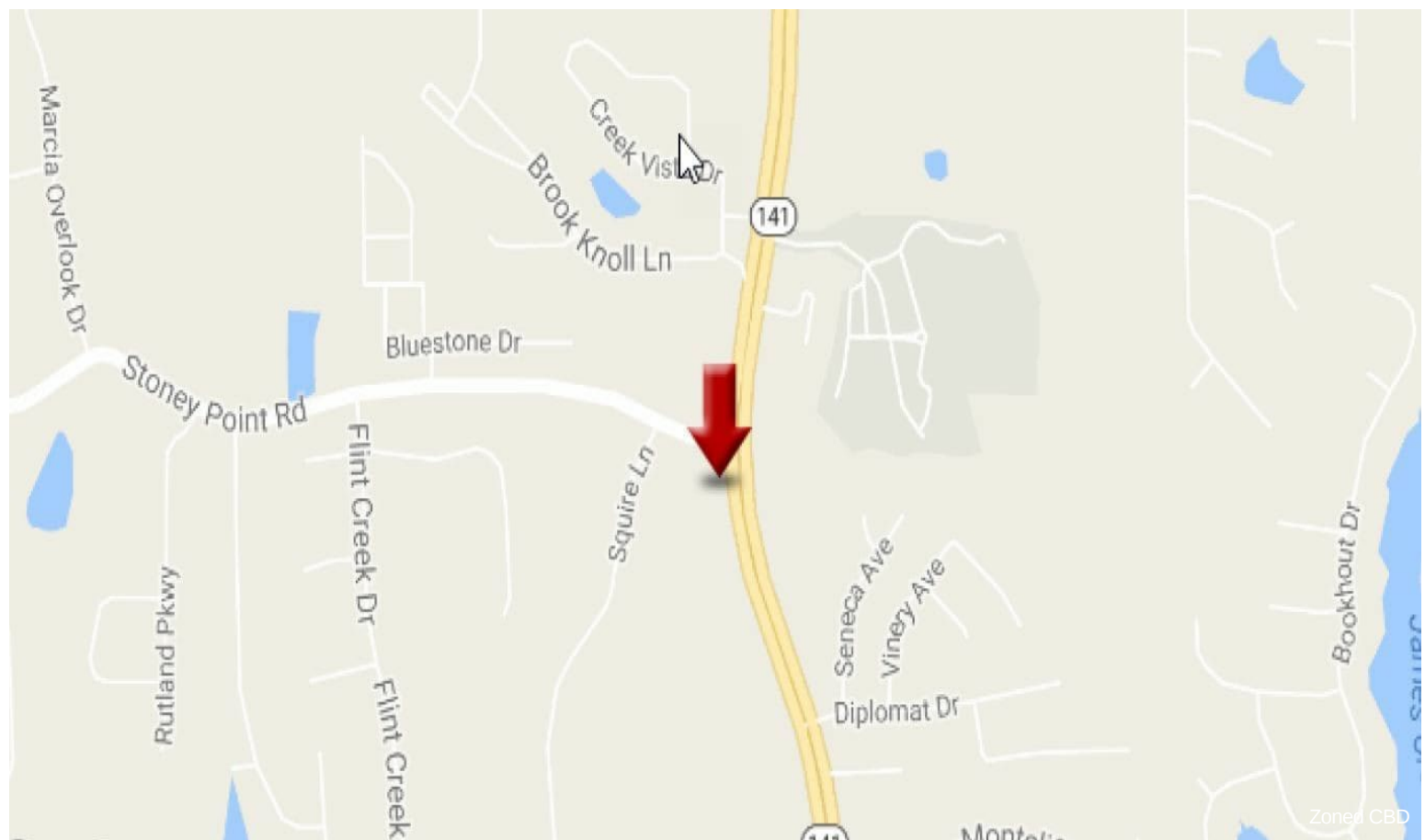
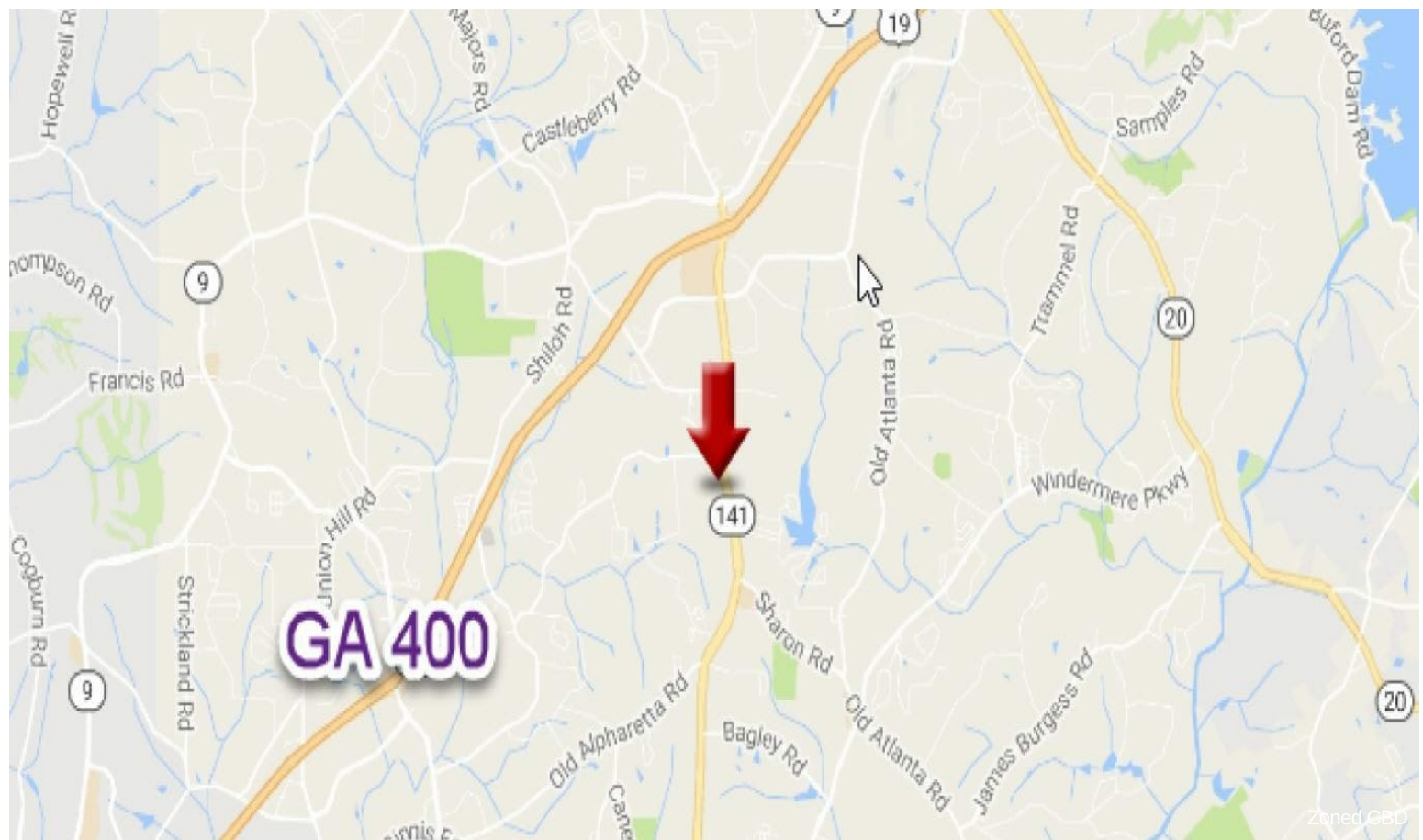
Prime ± 1.32 -acre commercial corner parcel located at 1110 Stoney Point Road, Cumming, Georgia, at the signalized intersection of Stoney Point Road and Georgia Highway 141 (Peachtree Parkway). Positioned along one of Forsyth County's most heavily traveled commercial corridors, the site benefits from exposure to more than 42,000 vehicles per day, providing exceptional visibility and brand recognition opportunities.

This property is zoned CBD (Commercial Business District), allowing for a broad range of retail, restaurant, office, medical, financial, and service-oriented uses. Its prominent corner location offers excellent access, strong frontage, and convenient ingress/egress from a fully signalized intersection.

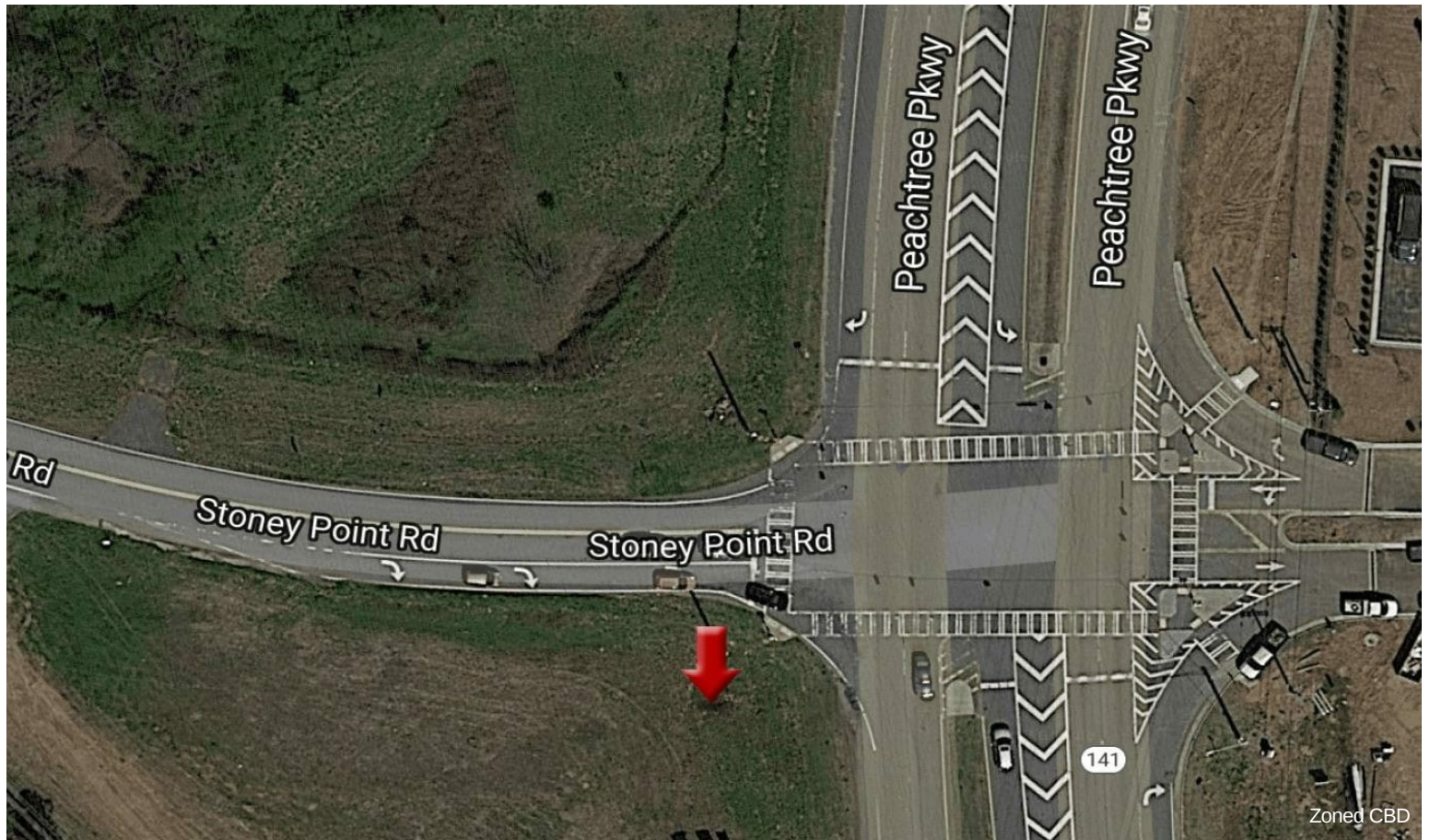
Surrounded by established residential communities, top-rated schools, and expanding commercial development, the site is ideally situated to serve the growing population of South Forsyth County and neighboring communities including Johns Creek, Alpharetta, and Suwanee. The area is characterized by strong household incomes, continued residential growth, and increasing demand for neighborhood-serving commercial amenities.

This highly visible parcel presents an outstanding opportunity for a ground lease, build-to-suit development, or custom commercial project, making it well-suited for users seeking a premier location in one of Metro Atlanta's fastest-growing markets. The combination of strong traffic counts, signalized access, flexible zoning, and affluent demographics creates a rare development opportunity along the highly desirable Highway 141 corridor.

Property Photos



Property Photos



Property Photos



Other

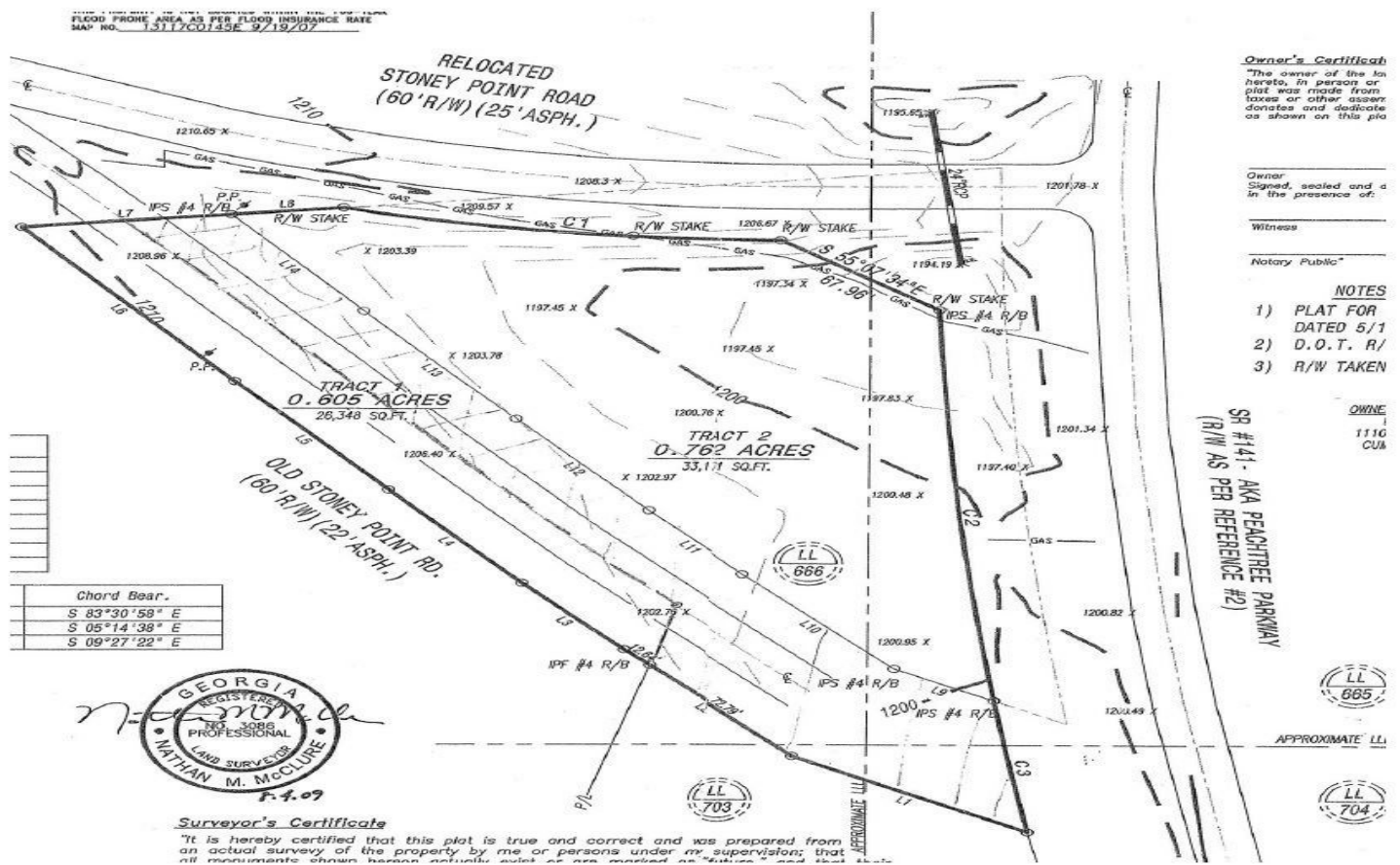


Other

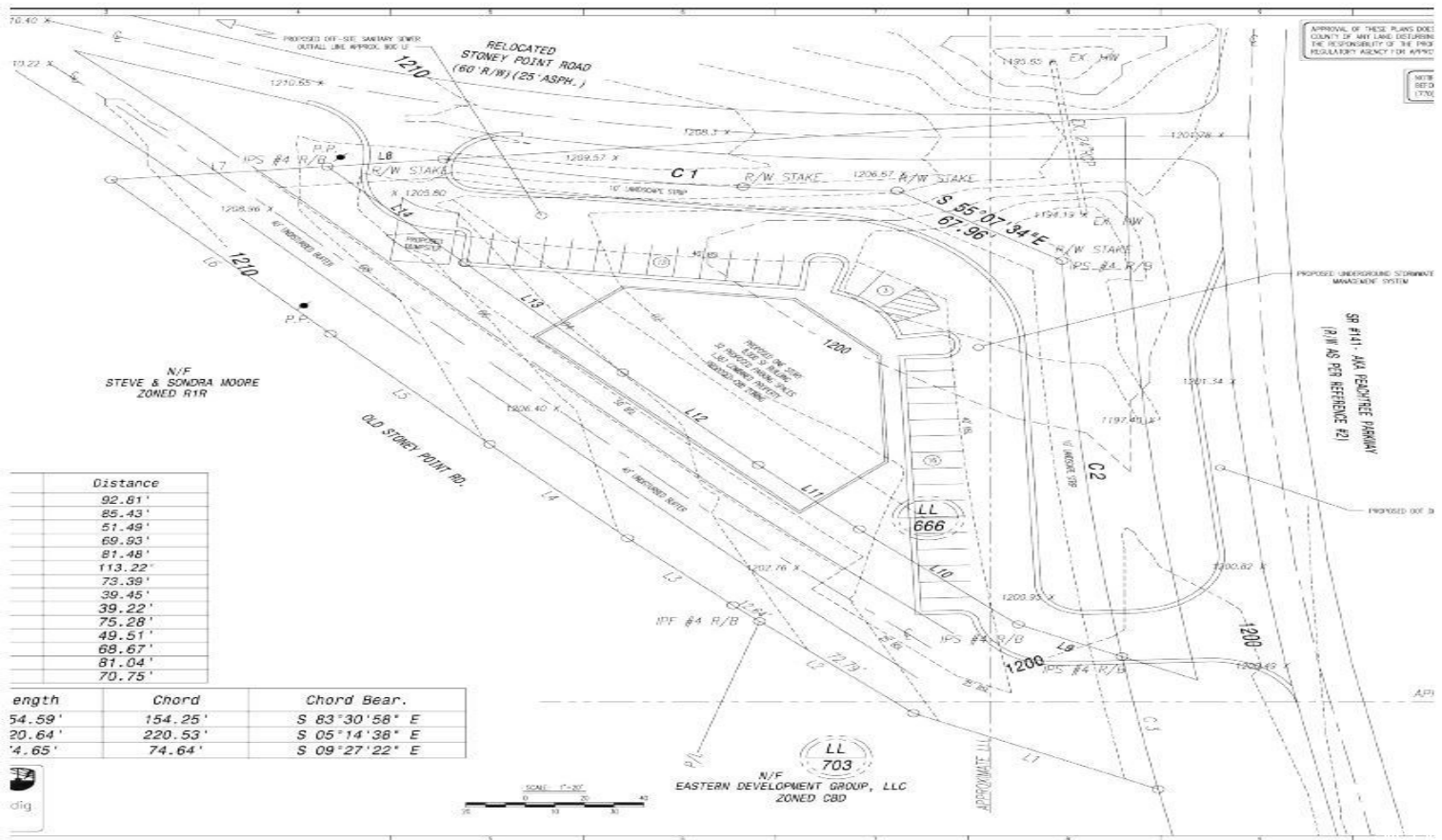
Property Photos



Other



Property Photos



Site Aerial
Cumming, GA

PEACHTREE PKWY 41,800 VPD

STONEY POINT RD

SQUIRE LN

141

UNITED BANK

Pinnacle Field

REVENUEPLUSPILOT

Building Photo

© 2023 SRS Real Estate Partners. This information presented was obtained from sources deemed reliable; however, SRS does not guarantee its completeness or accuracy. Imagery © 2023 Google. Internal: A:\Georgia\Cumming, StonePoint_Site_Aerial.psd

Building Photo