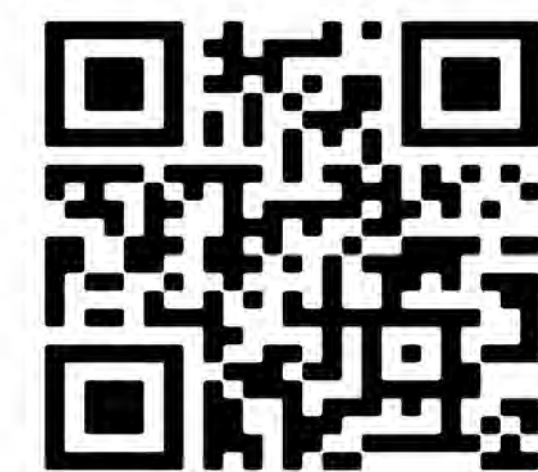




LANIER CROSSING SHOPPING CENTER

LOCATION

655 Atlanta Highway
Cumming, GA, 30040

SIZE

112,051 sq.ft.

PROPERTY HIGHLIGHTS

- Located near Northside Hospital-Forsyth with 78 beds, 300 physicians and 800 employees.
- 29,600 traffic count on Buford Hwy.
- Full access on Atlanta Hwy with several access points on Veterans Memorial Blvd.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	6,325	48,696	124,317
2031 Proj. Population	6,754	53,014	134,880
2026 Households	2,740	17,303	42,683
2031 Proj. Households	2,955	18,979	46,554
2026 Median HH Income	\$94,386	\$133,752	\$155,805
Proj. Median HH Income	\$106,434	\$152,422	\$174,584
2026 Average HH Income	\$126,004	\$164,169	\$185,498
Proj. Average HH Income	\$139,036	\$180,475	\$202,567

NOTABLE TENANTS

HOBBY LOBBY



SUBWAY

SHERWIN WILLIAMS

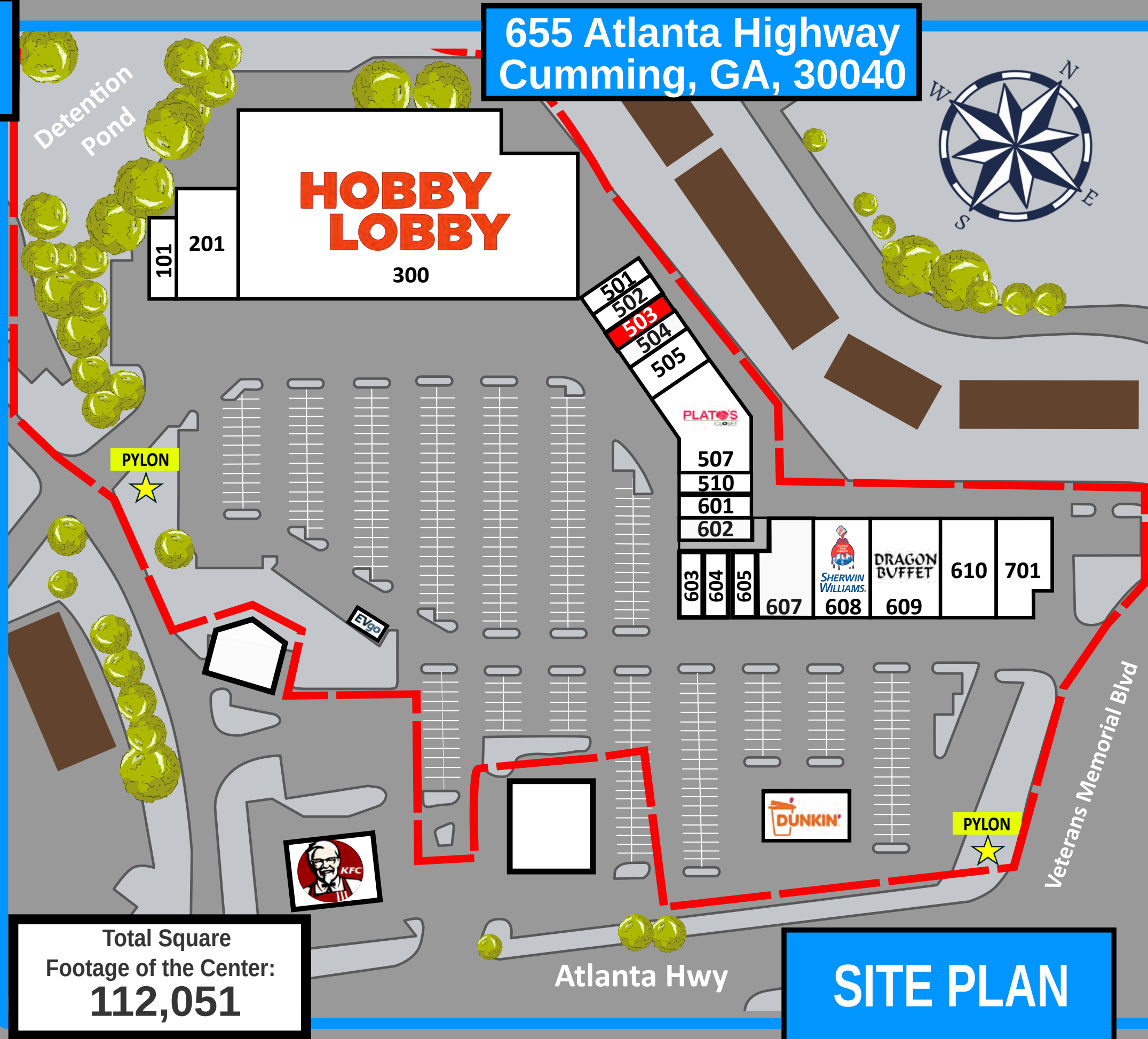
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cricket

More Information, call us | 917-288-0049
Jacob Sedgh | jsedgh1@hotmail.com

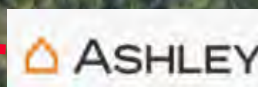
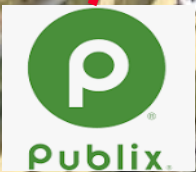
LANIER CROSSING SHOPPING CENTER

STE.	TENANT	SQ. FT
101	Moto Asian Cuisine	1,400
201	Style Encore	6,000
300	Hobby Lobby	54,154
501	The Goldsmith Jewelers	1,400
502	Qwik Pack & Ship	1,050
503	VACANT	1,050
504	Cleo P Nails & Spa	1,400
505	Cosmo Professional	2,800
507	Plato's Closet	6,755
510	Vapors Emporium	1,400
601	Ames Tools	1,680
602	Eda Salon Pro	1,540
603	Subway	1,200
604	Cricket Wireless	1,200
605	1st Acceptance Insurance	1,200
607	Indian Restaurant (Opening Soon)	4,184
608	Sherwin Williams	3,200
609	Dragon Buffet	7,850
610	Beautix Beauty Supply	7,000
701	Dr. Bragg Dental	3,539
***	Dunkin' Donuts	2,049
***	EVgo	****





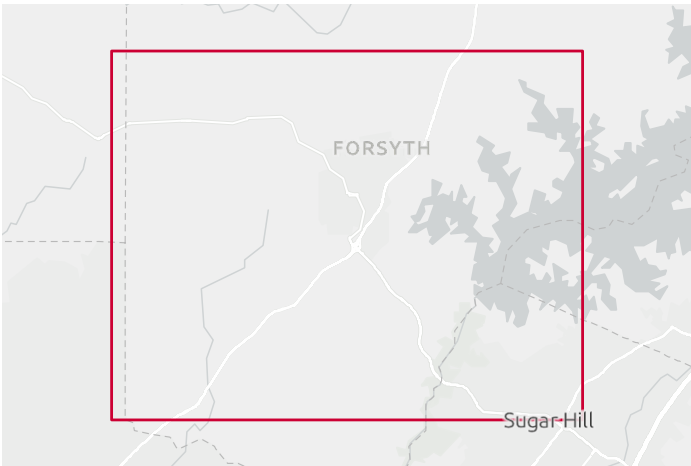
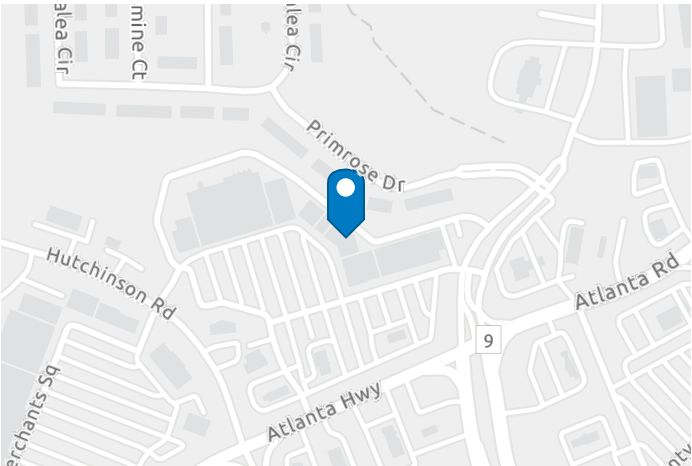
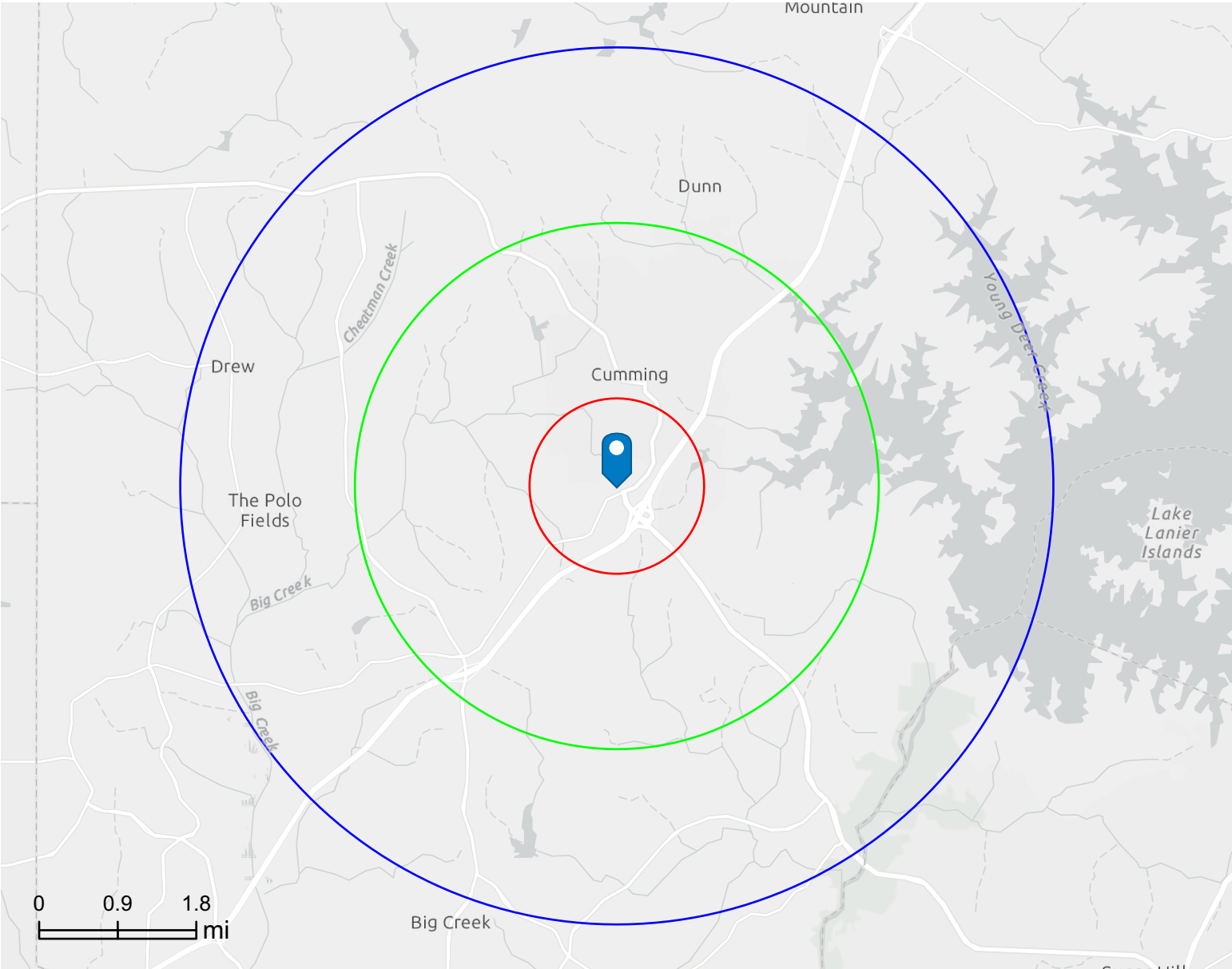
LANIER CROSSING
655 Atlanta Highway,
Cumming, GA, 30040



Site Map

655 Atlanta Hwy, Cumming, GA, 30040, USA
Rings: 1, 3, 5 mile radii

Latitude: 34.18880
Longitude: -84.14290



Executive Summary



655 Atlanta Hwy, Cumming, GA, 30040, USA
Rings: 1, 3, 5 mile radii

Population	1 mile	3 mile	5 mile
2020 Population	5,231	39,746	108,137
2020 Male Population	48.5%	49.0%	49.0%
2020 Female Population	51.5%	51.0%	51.0%
2026 Population	6,325	48,696	124,317
2026 Male Population	49.9%	49.7%	49.5%
2026 Female Population	50.1%	50.3%	50.5%
2031 Population	6,754	53,014	134,880
2031 Male Population	50.2%	49.5%	49.3%
2031 Female Population	49.8%	50.5%	50.8%
2010-2020 Annual Rate	3.85%	3.44%	3.95%
2020-2026 Annual Rate	3.09%	3.30%	2.26%
2026-2031 Annual Rate	1.32%	1.71%	1.64%

In the identified area, the current year population is **124,317**. In 2020, the Census count in the area was **108,137**. The rate of change since 2020 was **2.26%** annually. The five-year projection for the population in the area is **134,880** representing a change of **1.64%** annually from 2026 to 2031. Currently, the population is **49.5%** male and **50.5%** female.

Median Age

2026 Median Age	37.0	39.1	39.9
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The median age in this area is **39.9**, compared to U.S. median age of **39.6**.

Race and Ethnicity

2026 White Alone	54.2%	53.9%	53.5%
2026 Black Alone	9.1%	4.7%	4.3%
2026 American Indian Alone	0.7%	0.6%	0.5%
2026 Asian Alone	13.8%	23.2%	27.9%
2026 Pacific Islander Alone	0.0%	0.0%	0.0%
2026 Some Other Race Alone	9.5%	7.4%	5.0%
2026 Two or More Races	12.8%	10.2%	8.7%
2026 Hispanic Origin	20.1%	15.4%	11.5%
2026 Diversity Index	76.5	73.2	70.0

Persons of Hispanic origin represent **11.5%** of the population in the identified area compared to **19.9%** of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is **70.0** in the identified area, compared to **73.0** for the U.S. as a whole.

Households	1 mile	3 mile	5 mile
2026 Wealth Index	94	141	167
2010 Total Households	1,580	10,039	25,551
2020 Total Households	2,256	13,875	36,735
2026 Total Households	2,740	17,303	42,683
2031 Total Households	2,955	18,979	46,554
2010-2020 Annual Rate	3.63%	3.29%	3.70%
2020-2026 Annual Rate	3.16%	3.60%	2.43%
2026-2031 Annual Rate	1.52%	1.87%	1.75%
2026 Average Household Size	2.16	2.77	2.89

The household count in this area has changed from **36,735** in 2020 to **42,683** in the current year, a change of **2.43%** annually. The five-year projection of households is **46,554**, a change of **1.75%** annually from the current year total. Average household size is currently **2.89**, compared to **2.92** in the year 2020. The number of families in the current year is **33,268** in the specified area.

Mortgage Income			
2026 Percent of Income for Mortgage	33.0%	23.7%	22.4%

Median Household Income			
2026 Median Household Income	\$94,386	\$133,752	\$155,805
2031 Median Household Income	\$106,434	\$152,422	\$174,484
2026-2031 Annual Rate	2.43%	2.65%	2.29%

Average Household Income			
2026 Average Household Income	\$126,004	\$164,169	\$185,498
2031 Average Household Income	\$139,036	\$180,475	\$202,567
2026-2031 Annual Rate	1.99%	1.91%	1.78%

Per Capita Income			
2026 Per Capita Income	\$49,914	\$58,223	\$63,714
2031 Per Capita Income	\$55,378	\$64,452	\$69,905
2026-2031 Annual Rate	2.10%	2.05%	1.87%

Income Equality			
2026 Gini Index	43.3	40.2	37.5

Households by Income

Current median household income is **\$155,805** in the area, compared to **\$85,893** for all U.S. households. Median household income is projected to be **\$174,484** in five years, compared to **\$100,053** all U.S. households.

Current average household income is **\$185,498** in this area, compared to **\$122,692** for all U.S. households. Average household income is projected to be **\$202,567** in five years, compared to **\$138,579** for all U.S. households.

Current per capita income is **\$63,714** in the area, compared to the U.S. per capita income of **\$48,241**. The per capita income is projected to be **\$69,905** in five years, compared to **\$55,073** for all U.S. households.

Housing Unit Summary	1 mile	3 mile	5 mile
2026 Housing Affordability Index	72	101	107
2010 Total Housing Units	1,693	10,825	27,407
2010 Owner Occupied	875	7,882	21,212
2010 Renter Occupied	705	2,157	4,339
2010 Vacant	113	786	1,856
2020 Housing Units	2,312	14,483	38,247
2020 Owner Occupied	1,113	10,296	29,365
2020 Renter Occupied	1,143	3,579	7,370
2020 Vacant	69	563	1,522
2026 Housing Units	2,787	17,859	43,876
2026 Owner Occupied	1,331	12,565	34,246
2026 Renter Occupied	1,409	4,738	8,437
2026 Vacant	47	556	1,193
2031 Total Housing Units	3,012	19,620	47,898
2031 Owner Occupied	1,439	13,841	37,487
2031 Renter Occupied	1,516	5,139	9,066
2031 Vacant	57	641	1,344

Socioeconomic Status

2026 Socioeconomic Status Index	56.3	58.4	62.1
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Currently, **47.8%** of the **43,876** housing units in the area are owner occupied; **50.6%** renter occupied; and **1.7%** are vacant. Currently, in the U.S., **57.6%** of the housing units are owner occupied; **32.4%** are renter occupied; and **10.0%** are vacant. In 2020, there were **38,247** housing units in the area and **69** vacant housing units. The annual rate of change in housing units since 2020 is **2.22%**. Median home value in the area is **\$593,281**, compared to a median home value of **\$376,272** for the U.S. In five years, median home value is projected to change by **2.54%** annually to **\$599,946**.