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## CONTACT

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### ENGEL & VÖLKERS ATLANTA

1745 Peachtree Street

Atlanta, GA 30309

[evatlanta.com](http://evatlanta.com)

**ENGEL&VÖLKERS®**

PRIME RETAIL DEVELOPMENT  
1.23 ACRES  
PUBLIX OUTPARCEL  
SIGNAL ACCESS

QUIKTRIP 844,000  
ANNUAL VISITS

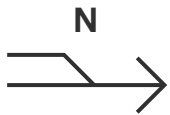
CRUSE MARKETPLACE  
961,000 ANNUAL VISITS

ALDI 359,000  
ANNUAL VISITS

AVAILABLE 1.27 ACRES

| POPULATION                | 1 Mile    | 3 Mile    | 5 Mile    |
|---------------------------|-----------|-----------|-----------|
| 2024 Estimated Population | 3645      | 45,637    | 120,716   |
| 2029 Projected Population | 4,447     | 53,814    | 141,059   |
| Projected Annual Growth   | 4.40%     | 3.50%     | 3.40%     |
| HOUSEHOLD INCOME          |           |           |           |
| 2024 Average HH Income    | \$148,323 | \$162,129 | \$163,127 |

BUFORD HWY  
34,598 VPD





AVAILABLE 1.23 ACRES

20



BUFORD HWY  
34,598 VPD

ENGEL & VÖLKERS  
COMMERCIAL

1747 Buford Highway, Cumming, GA 30041





CRUSE MARKETPLACE  
961,000 ANNUAL VISITS

QUIKTRIP 844,000  
ANNUAL VISITS

QT QuikTrip

ANYTIME  
FITNESS

Publix

AVAILABLE 1.23 ACRES

TEBO  
ORTHODONTICS

WELLS  
FARGO

Shell

Orangetheory  
FITNESS

BlueSky  
Real Estate

BUFORD HWY  
34,598 VPD



CHASE

O'Reilly  
AUTO PARTS

ALDI 359,000 ANNUAL  
VISITS

ALDI

BEVERAGE MART  
CUMMING

Mister

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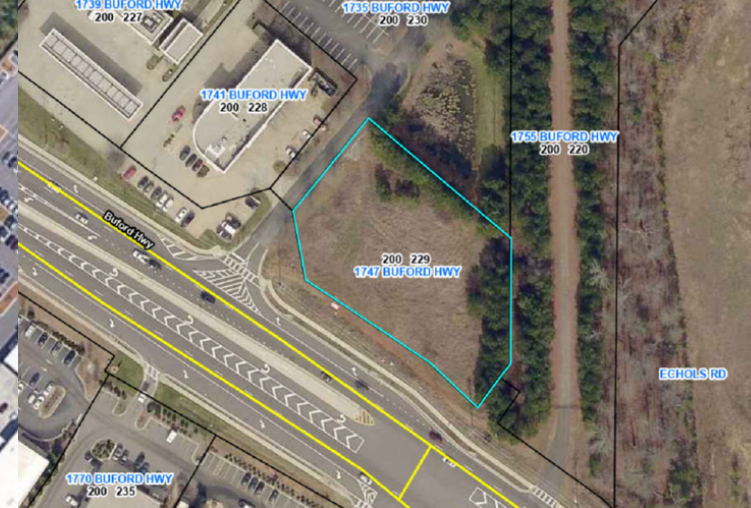
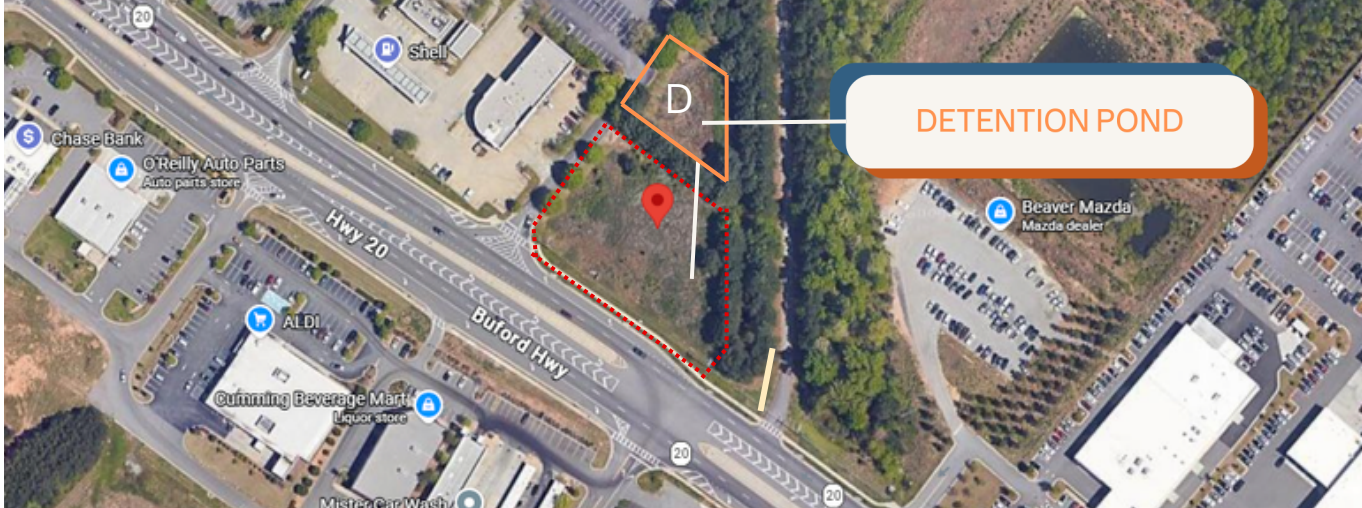




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1747 Buford Highway, Cumming, GA 30041





## Property Overview

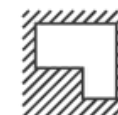
Engel & Völkers presents a prime commercial retail development site at 1747 Buford Highway, Cumming, GA 30041, Forsyth. Don't miss the opportunity to take advantage of the largest Northside Infrastructure project with the \$10.8 Billion Dollar 400 Express Lanes projected for 2030 Completion.

This rough-graded site has a detention pond in place with 24" CMP in place, and utilities run to the site edge. Ingress and egress from the existing private road. Ideal for a QSR, retail coffee, urgent care, or similar retail uses. Multiple fitness businesses nearby; you can tailor to early morning, midday, and afternoon clientele. Or capture traffic in route to 400 or Northside Hospital.

Located in Cumming, the property benefits from excellent visibility and access to major roads. The neighborhood is known for top-rated schools, high incomes, community spirit, and health facilities, enhancing its appeal. This property offers significant development opportunities in a stable real estate market.



**VEHICLES PER DAY**  
34,598



**LAND**  
1.23 AC



**ZONING**  
CBD



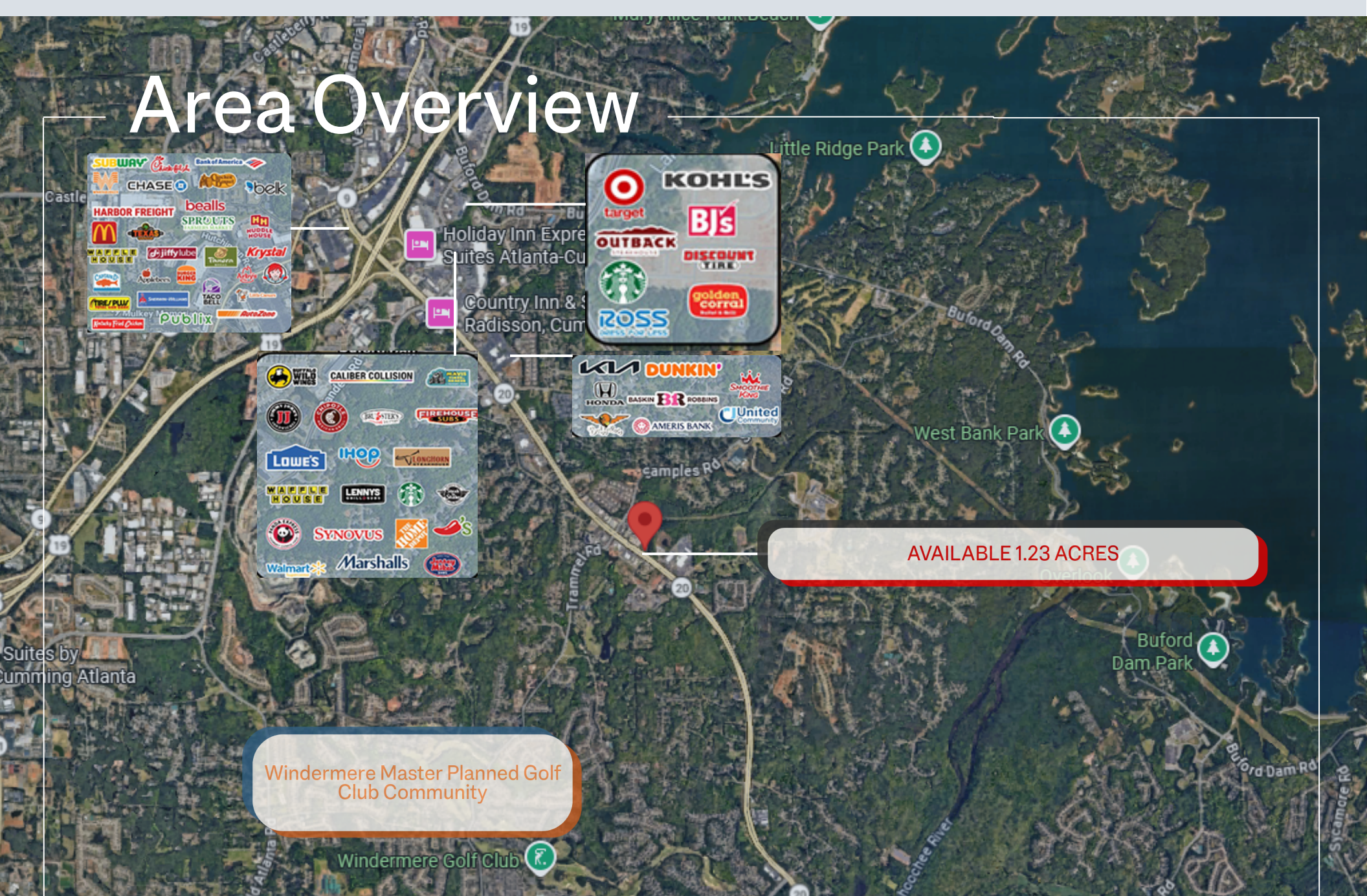
**Sales Price: \$725,000**

# Property Highlights

- Prime location in Cumming, Forsyth, a prestigious area known for its strong community and top-rated schools.
- Total lot size of 1.23 acres on Cruse Market place Outparcel.
- Rough Graded Lot with Detention pond in place.
- Suitable for retail developments such as QSRs, coffee retail, medical office, urgent care or consulting businesses.
- Ideal for national tenants looking to be established in the Cumming corridor.
- Versatile lot which operates independently and congruent with partner Development showing 961,000 annual visits
- Excellent Visibility & accessibility on a State Highway and close proximity to the largest Infrastructure project on the Northern Corridor, the Highway 400 Express Lanes.



# Area Overview



# Cumming at a Glance

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## FLOURISHING INCOME LANDSCAPE

The average household income in Forsyth stands at an impressive \$165,000, with an average disposable income of \$123,000. Retail sales per capita reach \$19,519 annually, demonstrating robust local commercial activity driven entirely by extra spending money. The local unemployment rate is only 3.0%, which is significantly lower than the national average of 4.3%, indicating robust economic stability in the region.

## DENSE AND ESTABLISHED COMMUNITY

The primary demographic segment dominating this specific area is categorized as "Boomburbs" and "Up and Coming Families". With a median age of 39.6 years, residents are predominantly professionals or engaged in , software developers, IT consultants, corporate lawyers, accountants, and scientific researchers. Homeownership is high, with 85% owning single-family homes. The population stands at 282,805, with a density of 1,247 per square mile in 2020, and the median age is 46.1 years, indicating a mature, established community.

## TAILORED OPPORTUNITIES FOR INVESTORS & BUSINESSES

Forsyth offers an upscale lifestyle with well-employed, financially secure residents who appreciate high-end goods and services. For investors, this means stability in residential real estate, while businesses targeting affluent customers will find a supportive market with strong economic indicators and high disposable incomes. The area has retail gaps and consumer spending leakage due to lack of desired sectors.



**Robust Economy**  
\$16.28 billion in 2024



**High Homeownership**  
85% of residents own  
their homes

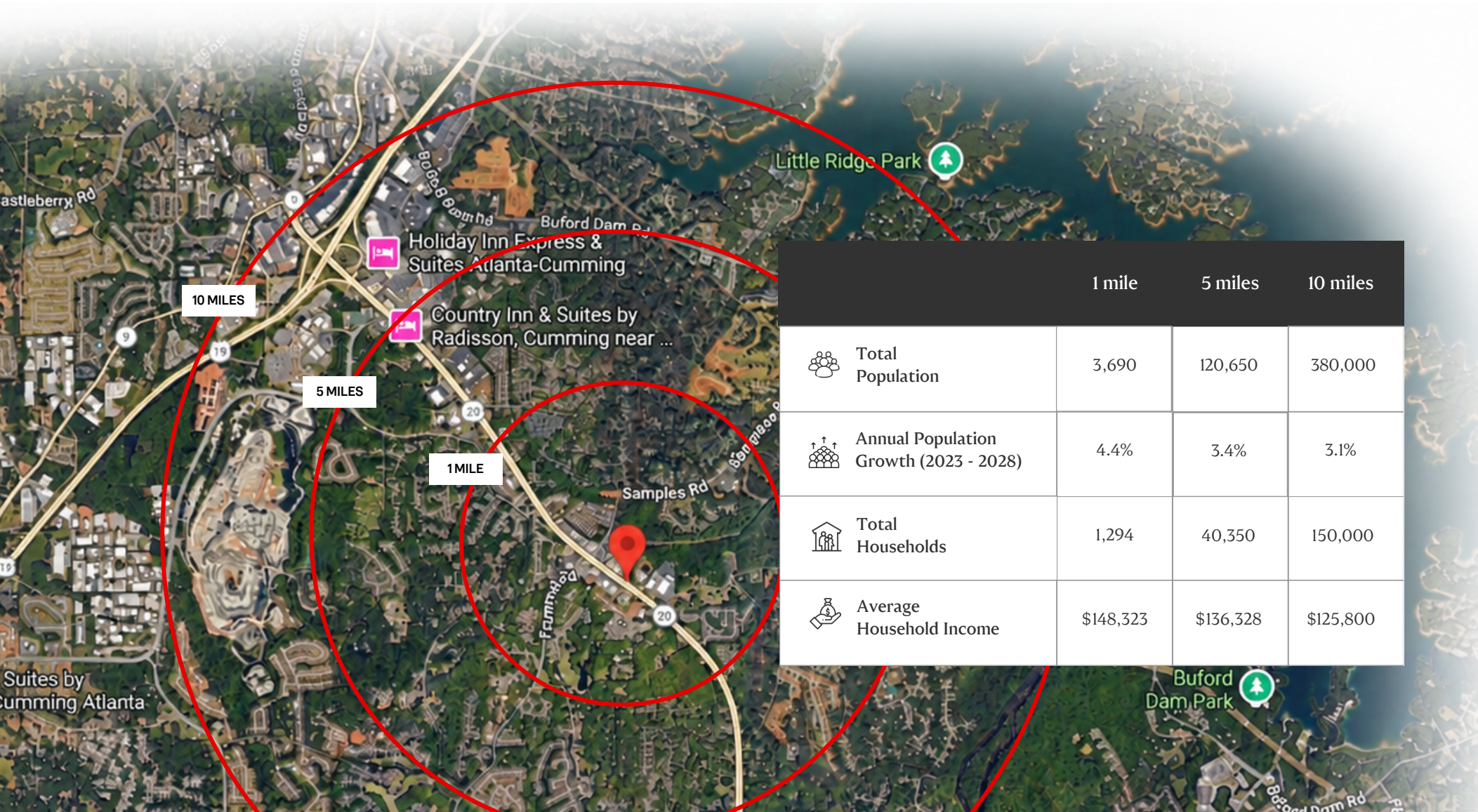


**Market Competition**  
~9,168 operating businesses



**Strategic Location**  
Located near major highways

# Demographic Overview



# Cumming at a Glance

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The Declaration of Restrictions, Covenants, Conditions, and Grant of Easements for Cruse Marketplace (Forsyth County, Georgia) outlines the operational and development requirements for the property. Below is a summary of the key provisions.

- **Term and Scope:** These restrictions are binding on all owners and occupants for an initial period of 20 years, automatically extending for successive 20-year terms. They run with the title to the respective tracts.
- **Use Restrictions:** Without prior written consent from the Shopping Center Tract owner, specific uses are prohibited, including manufacturing, adult entertainment, cinemas, skating rinks, and certain automotive services (with specific allowances for light service on Outparcel 4). Publix holds exclusive rights for grocery supermarket, bakery, and pharmacy operations within the property.
- **Architectural Approval:** An established architectural theme exists for the center. Owners must submit architectural plans and signage designs for the Shopping Center Tract owner's approval prior to construction.
- **Common Area Maintenance:** Owners must maintain their portions of the Common Area in a "first-class" condition comparable to similar retail developments in the market area. This includes adhering to specific lighting standards (from dusk to dawn).
- **Assessments:** Outparcel owners are subject to assessments to cover the costs of managing, maintaining, insuring, and paying taxes on "Common Maintenance Items," which include shared driveways, utility lines, and detention ponds.
- **Easements:** The declaration establishes perpetual non-exclusive easements for:
  - Vehicular and pedestrian access.
  - Installation and maintenance of utility lines, Stormwater drainage.
- **Insurance:** Owners are required to maintain comprehensive general liability insurance with a minimum combined single limit of \$2,000,000 for bodily injury or property damage.

# Your Advisor

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## Stuart Dangar

Stuart Dangar brings a unique, relationship-driven approach to commercial real estate, cultivated through years of building deep, trusted partnerships with long-standing landowners.

Rather than relying solely on conventional market data, Stuart excels at identifying hidden value-add opportunities that traditional analytical metrics often overlook. By combining this proprietary local insight with a sharp instinct for untapped potential, he bridges the gap between land owners and visionary commercial developers, consistently uncovering off-market properties primed for high-yield transformation.



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