

# SALE

## WESTSHORE - SENIOR HOUSING

Market Place Blvd - Cumming, GA 30041



**SALE PRICE**     \$1,250,000

[▶ CLICK TO VIEW VIDEO](#)

**Lakisha Smith**

O: (678) 320-4800 | C: (404) 414-0680

**Andrea Paulinelli**

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METRO BROKERS**

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### 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.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

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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### SALE PRICE

**\$1,250,000**

### LOCATION INFORMATION

Building Name	Market PI - Tract 5 - Senior Housing
Street Address	Market Place Blvd
City, State, Zip	Cumming, GA 30041
County	Forsyth
Market	Atlanta
Sub-market	North Fulton/Forsyth

### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Commercial
Zoning	PUD
Lot Size	2.44 Acres
APN #	C36 021

### NEAR PAD READY - UTILITIES ONSITE OR NEARBY



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### LOCATION DESCRIPTION

Westshore in Cumming, GA, is a ~60-acre master-planned, mixed-use development located at GA-400 and Turner Road, offering a "live, work, play" environment near Lake Lanier. Developed by Atlantic Realty Partners and Toll Brothers, it features 362 luxury apartments, 127 townhomes, 29 single-family cottages, retail, restaurants, and offices.

Strategically positioned just off Turner Road and Market Place Boulevard, immediately east of GA-400, the site offers excellent accessibility, visibility, and connectivity to Alpharetta, Roswell, and the greater North Atlanta metro area.

The surrounding area is supported by strong demographics, continued residential expansion, and proximity to key demand drivers, including Lake Lanier and Northside Forsyth Hospital. The site is further enhanced by its close proximity to a wide array of national retailers, restaurants, and lifestyle destinations that serve the growing Cumming and Forsyth County population.

### VIDEO

LOCATED ALONG THE HIGH-GROWTH NORTHERN CORRIDOR OF METRO ATLANTA, CUMMING SERVES AS THE COUNTY SEAT OF FORSYTH COUNTY—ONE OF THE FASTEST-GROWING AND MOST AFFLUENT COUNTIES IN THE SOUTHEASTERN UNITED STATES. POSITIONED JUST NORTH OF GA-400, THE AREA OFFERS DIRECT CONNECTIVITY TO MAJOR EMPLOYMENT CENTERS IN ALPHARETTA, NORTH FULTON, AND DOWNTOWN ATLANTA, WHILE BENEFITING FROM PROXIMITY TO LAKE LANIER AND THE NORTH GEORGIA MOUNTAINS.

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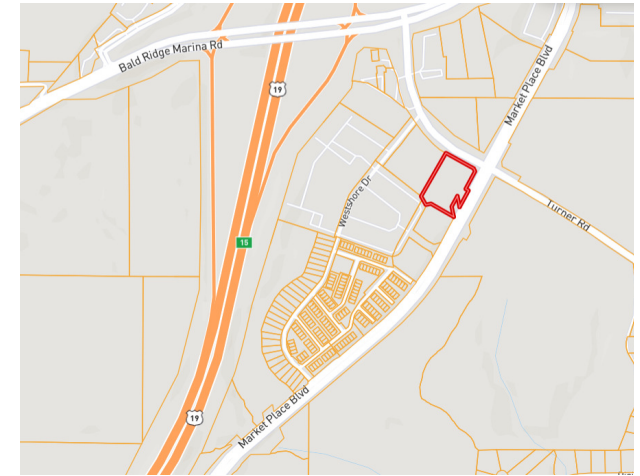


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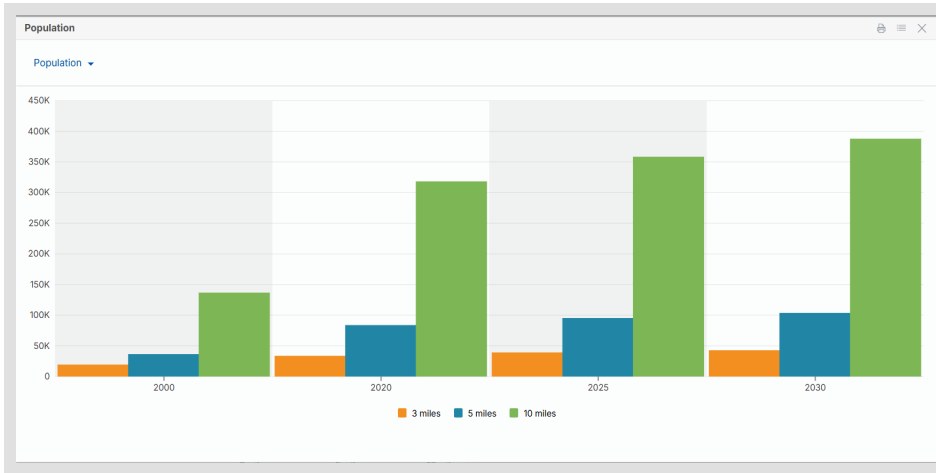
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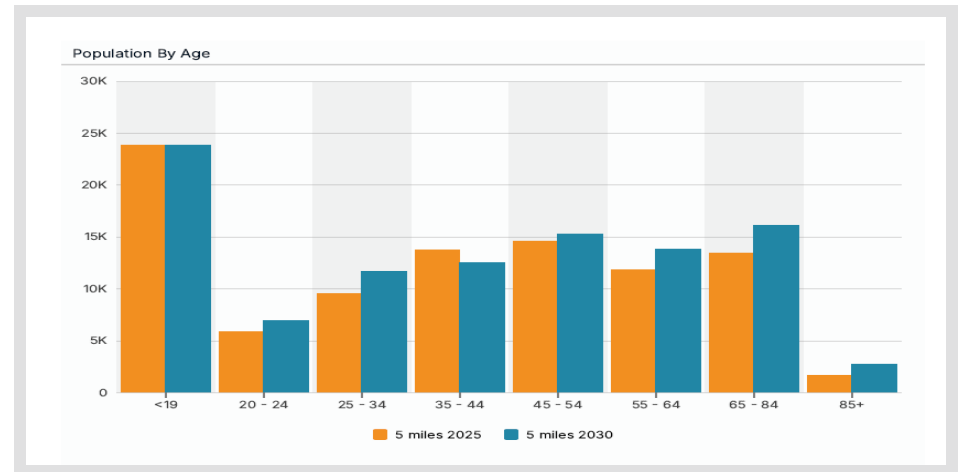
## MARKET PL - TRACT 5 - SENIOR HOUSING

Market Place Blvd - Tract 5 | Senior Housing Cumming, GA 30041



	2 miles	5 miles	10 miles
2020 Households	4,879	29,200	106,664
2025 Households	5,939	33,145	120,133
2030 Household Projection	6,541	36,099	130,001
Annual Growth 2020-2025	3.8%	2.5%	2.4%
Annual Growth 2025-2030	2.0%	1.8%	1.6%
Owner Occupied Households	4,269	28,258	106,325
Renter Occupied Households	2,272	7,841	23,676
Avg Household Size	2.6	2.8	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spend...	\$208.8M	\$1.4B	\$5.2B

Housing	2 miles	5 miles	10 miles
Median Home Value	\$453,836	\$595,420	\$610,336
Median Year Built	1997	2003	2003



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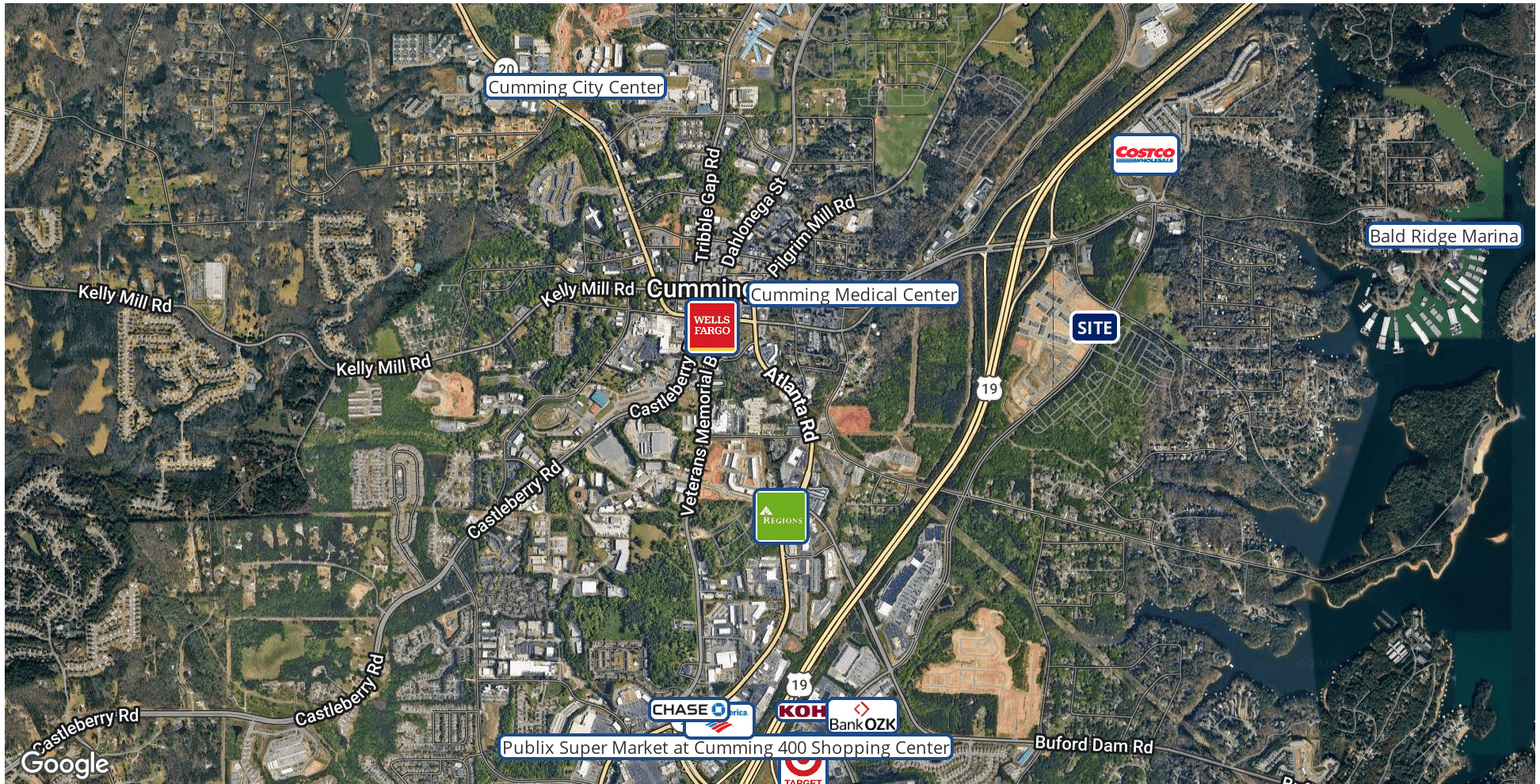


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### LAKISHA SMITH

Commercial Sales & Leasing

lakisha.smith@cbcmetrobrokers.com

Direct: (678) 320-4800 | Cell: (404) 414-0680

GA #283772

### PROFESSIONAL BACKGROUND

Lakisha has been a licensed Realtor serving clients in and around Metro Atlanta since 2005. She moved from her hometown of Dallas, TX because of the opportunities and possibilities this great city offers. She has had a long and successful career in sales and hospitality, which has been instrumental in leveraging her negotiation and people skills. Her success in the hospitality industry coupled with her love of real estate has helped her to pursue her passion by assisting clients with their real estate and business needs. She offers clients a high level of service, knowledge, and has a proven record of success. The key to Lakisha's success is her personalized service and dedication. She takes pride in working to ensure her clients' needs are met and that she walks them through each step of the process with integrity, honesty, & tenacity.

Lakisha resides in Cobb County with her beautiful family. As a family they love to travel, give back to the community, and explore all that is great about the city of Atlanta.

### EDUCATION

**Metro Brokers**  
5775 Glenridge Drive Building D, Suite 200  
Atlanta, GA 30328  
678.320.4800  
cbcworldwide.com

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### ANDREA PAULINELLI

Associate Broker

andrea.paulinelli@cbcmetrobroskers.com

Direct: (678) 320-4800 | Cell: (678) 313-9260

GA #324417

### PROFESSIONAL BACKGROUND

Andrea Paulinelli is a commercial real estate broker with 9 years of specialized experience and 19 years in real estate overall, known for executing complex transactions with precision and professionalism. A 2022 Century Club Award recipient and consistent Bronze and Silver Award winner, she brings expertise in finance, marketing, and negotiation to support clients across acquisitions, dispositions, and leasing. Originally from Nürnberg, Germany, Andrea enjoys hiking with her rescue Doberman, staying active at the gym, and traveling.

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### WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

# 3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

# 158 OFFICES, 45 COUNTRIES

# OVER 18,400

Transactions

# \$7.67 BILLION

Sales Volume

# \$1.01 BILLION

Lease Volume

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